

11,097 SF  
Available

Directly Across from Westchester Medical Center

# UNIQUE MEDICAL SPACE

503 Grasslands Road, Valhalla

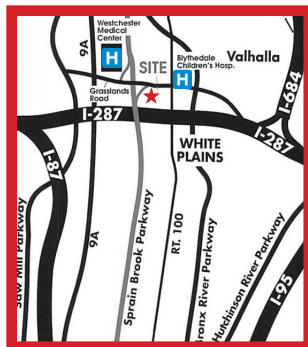
*Divisible to Separate Medical Spaces of 6,840 & 4,257 SF*

## Building Features:

### Close Proximity to Medical Community

- Adjacent to Westchester Medical Center, The New York Medical College & Blythedale Children's Hospital
- Private Entry
- 24/7 building access
- Plentiful parking
- Direct Access to major highways
  - (I-287) Cross Westchester Expressway
  - (I-87) NYS Thruway
  - Saw Mill River Parkway
  - Sprain Brook Parkway
  - Bronx River Parkway

[Click Here for Directions](#)



## Current Configuration

- 11,097 SF
- Full medical floor with multiple practices
- 24 exams rooms , 11 offices/ conference rooms
- 2 separate waiting room and reception area
- Abundant storage space,
- Administration offices and staff lounge
- Private bathrooms
- HVAC controlled by tenant
- Separate utilities
- Separate entrance
- 24 hour access

**Specializing in New York real estate and property management**

For More Information Contact  
Liptak Commercial Realty, Inc.  
**Thomas J. Liptak**  
Licensed Real Estate Broker

For Your Property Management Needs  
Contact EMG Management

[Tom@liptakemg.com](mailto:Tom@liptakemg.com)



**(914) 946-4600**



**[www.LiptakEMG.com](http://www.LiptakEMG.com)**

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503 Grasslands Road  
Valhalla, NY

Suite 200-201—11,100 SF

Built out Medical Office



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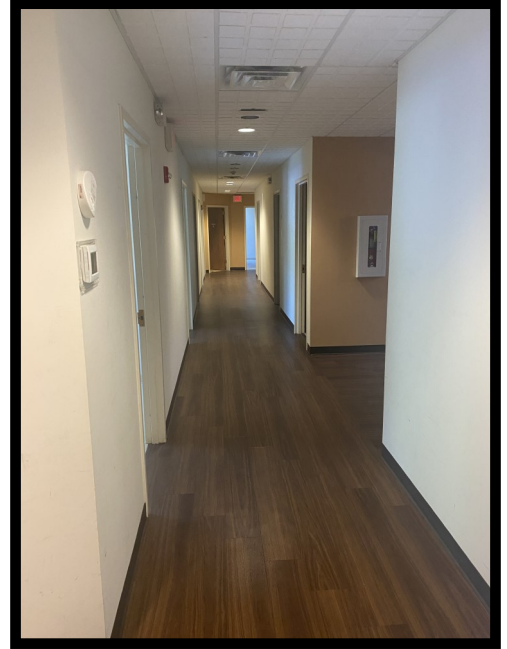
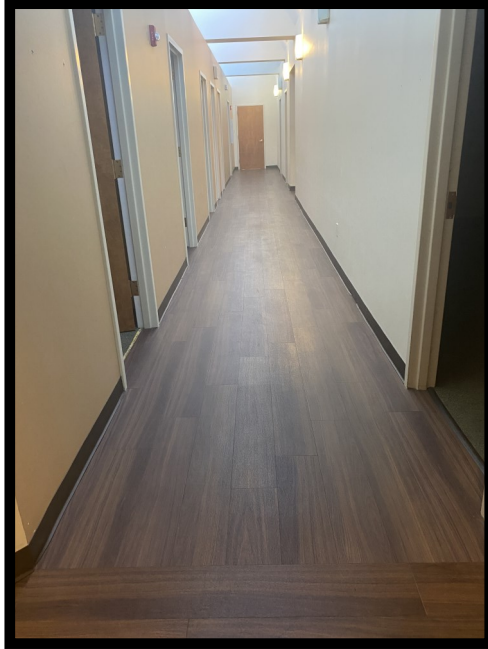


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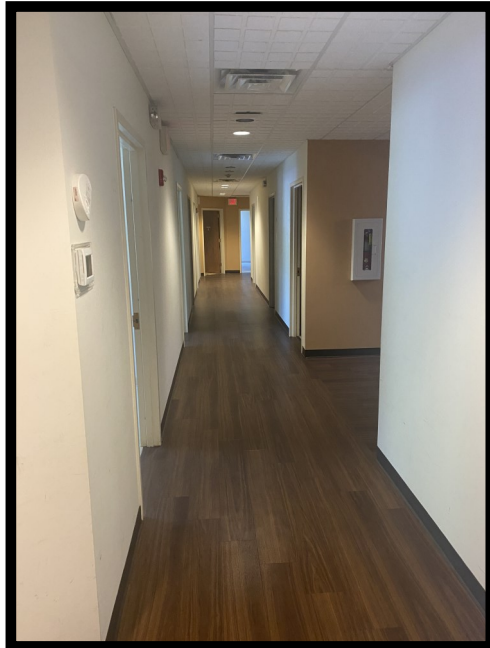


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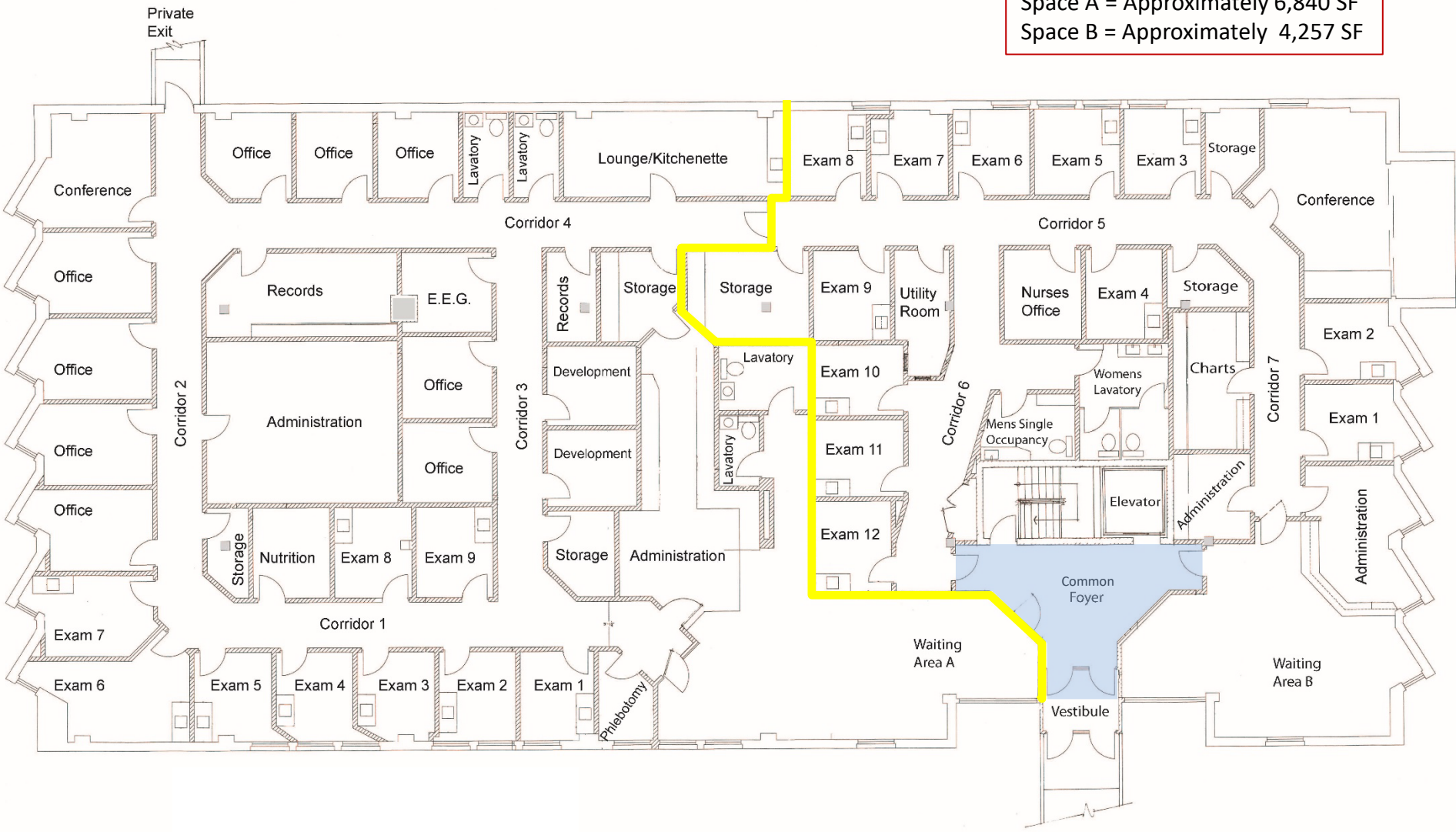
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Divisible: 11,097 SF  
Space A = Approximately 6,840 SF  
Space B = Approximately 4,257 SF



**503 Sprainbrook Co.**  
**Suite 200/201**  
**11,097 SF**



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