

# Build-to-Suit Opportunity

Mid-Westchester Executive Park • 14 and 16 Skyline Drive • Hawthorne, NY



*Mid-Westchester Executive Park offers an exceptional business location—close to area highways, yet overlooking the serene Rockefeller Estate and the Grasslands Reservation.*

**M**ack-Cali's Mid-Westchester Executive Park offers businesses a unique opportunity for two custom-built facilities—totaling approximately 82,000 square feet—ideal for office, warehouse, light assembly or high-tech use. Strategically located along the Route 9A corridor, this award-winning business park provides exceptional highway access, an in-park café, and numerous nearby amenities.

These new projects are backed by Mack-Cali's expertise in developing class A office and office/flex properties, award-winning property management, and solid financial resources—all combining to ensure a high-quality, timely and successful completion. With all approvals and improvements already in place, occupancy can be as soon as one year from lease signing.

## Features of Mid-Westchester Executive Park:

- A multi-use business park, currently containing 14 buildings (five office and nine flex)
- Private entrances, user-controlled HVAC, and directly metered utilities
- 100% usable space—no loss factor
- Park amenities include on-site food service and child care center
- Restaurants, hotels, fitness center and business services nearby
- Strategically located two miles north of I-287 along the Route 9A technology corridor
- Adjacent to Westchester Medical Center and New York Medical College campuses
- Responsive on-site Mack-Cali management

## Building Specifications:

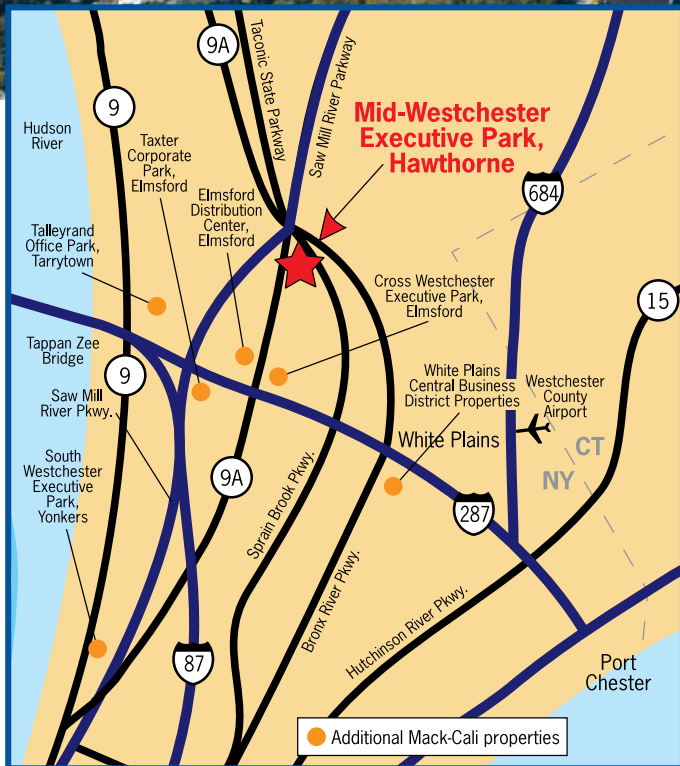
- RSF – 14 Skyline Drive: 41,650 sf  
16 Skyline Drive: 40,450 sf
- Configuration – two-story flex; hillside site allows on-grade access on both levels
- Floor plate – 14 Skyline Drive: 21,277 sf at upper level  
14 Skyline Drive: 20,373 sf at lower level  
16 Skyline Drive: 20,225 sf both levels
- Ceiling heights – 16' lower level and 14'6" upper level
- Loading – four loading docks with overhead doors in each building
- Building dimensions – 270' x 87' each
- Alucobond flush glass and metal panel system façade
- Approval status – fully approved

Tappan Zee Bridge

Route 9A

Land Site

Saw Mill River Parkway



Conveniently located along the 9A corridor, Mack-Cali's Mid-Westchester Executive Park offers an excellent opportunity for a custom-built facility.

Contact the Mack-Cali Leasing Department at 914.592.4800 or e-mail [leasing@mack-cali.com](mailto:leasing@mack-cali.com).



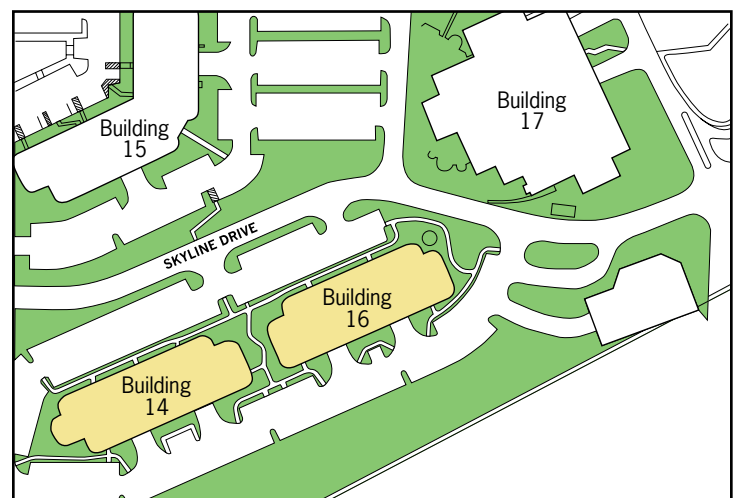
Realty Corporation

[www.mack-cali.com](http://www.mack-cali.com)

100 Clearbrook Road  
Elmsford, NY 10523

Mid-Westchester Executive Park offers a prime Westchester location:

- Easy access to area highways via Route 9A including I-287, I-87 and parkways
- Convenient to Westchester County and New York City airports
- Close to numerous restaurants, fitness center, retail stores, and hotels
- Five miles from the Tappan Zee Bridge and 30 minutes north of New York City
- Excellent skilled labor pool nearby



Shown above is the site plan for the two proposed two-story office/flex buildings.

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