



# ARDSLEY PARK

430 & 440 SAW MILL RIVER ROAD, ARDSLEY NY

**CBRE**

## **BUILDING 430 AVAILABILITY**

Third Floor    Approximately 26,000 SF

Second Floor    Approximately 27,000 SF

First Floor    Approximately 21,000 SF

## **BUILDING 440 AVAILABILITY**

First Floor    Approximately 22,000 SF

## **RENT**

Upon Request

## **POSSESSION**

Immediate

## **TERM**

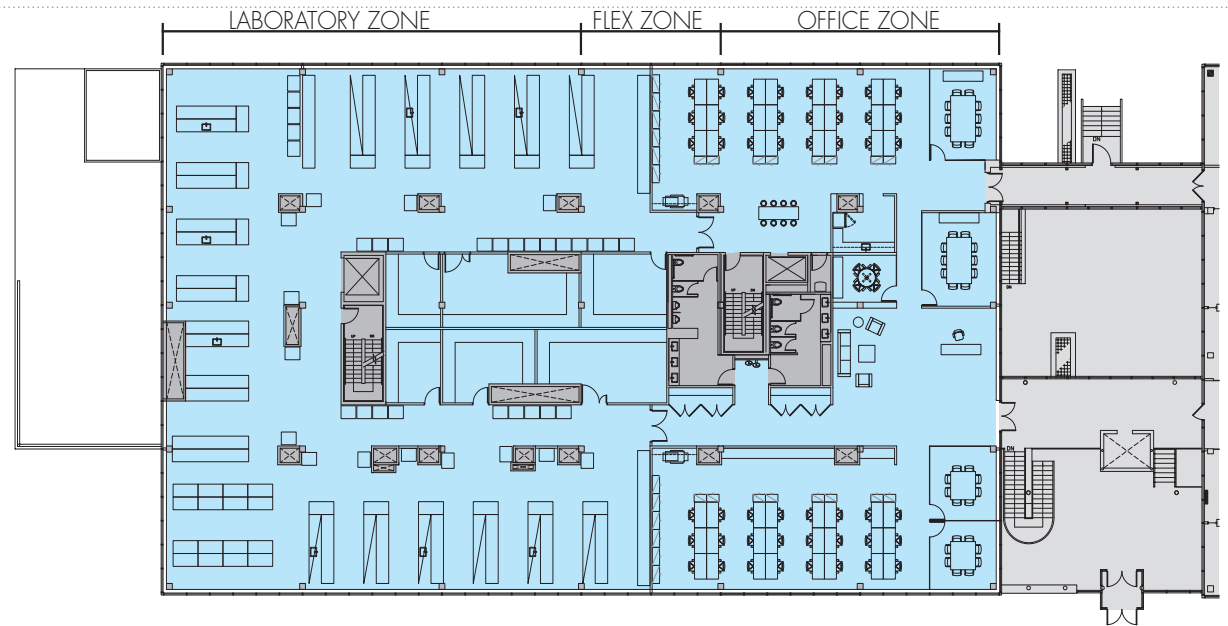
Negotiable

## **ABOUT THE CAMPUS**

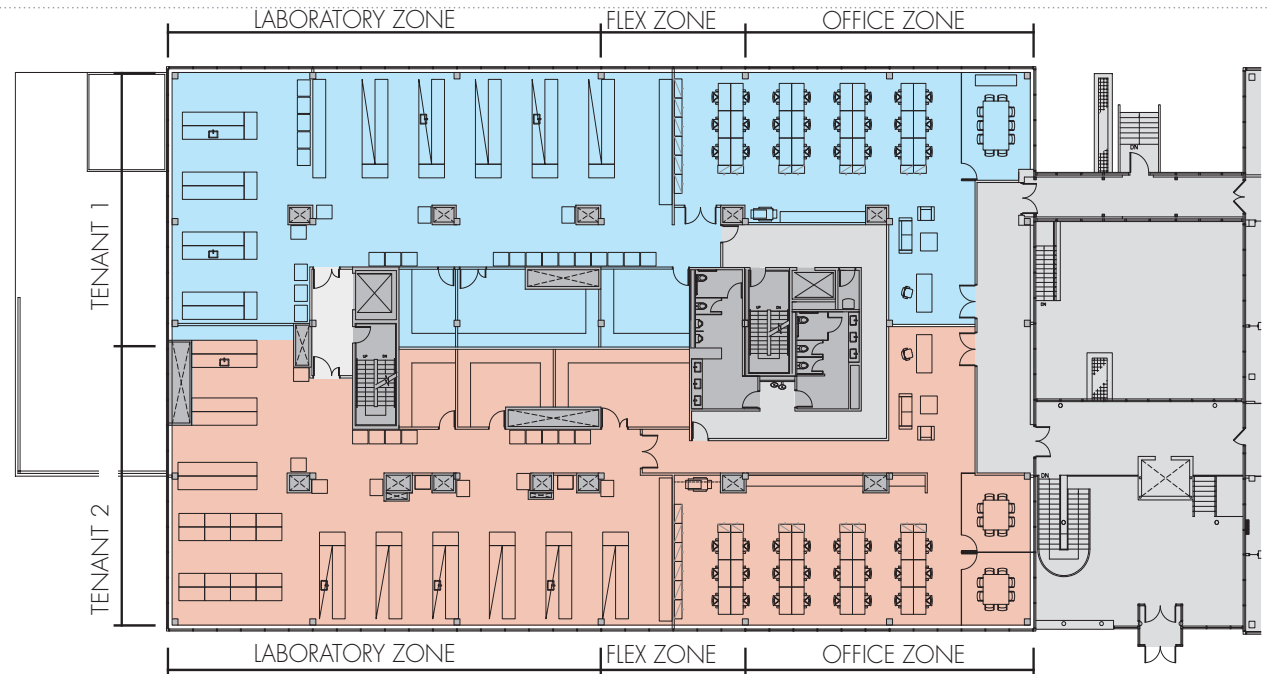
- Institutional Ownership
- 25 Miles from Manhattan
- Opportunity to create approximately 100,000 SF contiguous block of lab space
- Convenient access to shopping, restaurants, hotels and major roadways including the Saw Mill Parkway, Sprain Brook Parkway & Route 87

**CLICK TO DOWNLOAD  
SPACE FEATURES**

SAMPLE TEST FIT  
SINGLE TENANT - OFFICE + LAB  
[CLICK TO DOWNLOAD](#)



SAMPLE TEST FIT  
TWO TENANT - OFFICE + LAB  
[CLICK TO DOWNLOAD](#)







## ABOUT BIOMED REALTY

BioMed Realty is the leading provider of real estate solutions to the life science community. BioMed Realty has a proven track record in bringing unmatched expertise to the full range of real estate services -leasing, development, construction, redevelopment, acquisition, financing and property management – to our tenant partners in the United States and United Kingdom.

With over 12 million square feet of rentable space worldwide, BioMed Realty's world-class portfolio of facilities offers partners a wide range of options from traditional office space to small lab space to state-of-the-art build-to-suit life science properties.

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