

D 86 MAIN

YONKERS, NY

ACCESSIBILITY.
VISIBILITY.
FLEXIBILITY.

Exclusive Leasing Agent:

Norman Bobrow | President | 212.682.9790
nbobrow@normanbobrow.com

David Badner | Senior Director | 212.682.2269
dbadner@normanbobrow.com

Jonathan Kershner | Associate | 212.682.9714
jkershner@normanbobrow.com

Bobrow
Bobrow
Bobrow

AMS
AMS ACQUISITIONS

86
MAIN

Class A Space. Incredible Views. Prominent Downtown Location.

Adjacent to an active multi-modal transit center (Metro North, Amtrak, Beeline buses) with a direct line-of-sight, 86 Main Street offers easy access to both New York City and Westchester County. Grand Central is a quick 26-minute commute for a growing millennial population many of whom reside in hundreds of new luxury units along the reinvigorated Yonkers waterfront within blocks of 86 Main. This new residential influx has spurred a restaurant revival and attracted numerous innovative companies to this burgeoning downtown. 86 Main Street is undergoing a significant facade capital improvement program including floor-to-ceiling glass allowing for light-flooded space and beautiful Hudson River views.

Prominent signage is visible from the transit center and Main Street.

BRANDING

THINK AGAIN ABOUT
WHERE YOU WANT TO BE.

86
MAIN

86
MAIN
STREET

A Modern Welcome.

Enhanced walls and floors, custom furnishings and minimalist lighting pendants create a sleek lobby. Custom geometric artwork infuses the space with a contemporary vibe.



86
MAIN

A Fresh Approach.

An elegant roof deck provides an oasis away from the office, complete with lush foliage, accent lighting and custom furniture, along with stunning views of the Hudson River and George Washington Bridge.



A Healthy Lifestyle.
An on-site gym adds both convenience
and wellness to daily activities.



86
MAIN



86
MAIN



Hudson River and Palisades Panoramas.

Yonkers is rapidly coming into its own. New residential towers, new restaurants, new retail and new digital age and knowledge-based tenants are moving in and breathing new life into a well-located NYC edge city. Proximity reigns – Grand Central is a 26-minute commute while Westchester and Fairfield Counties are easily accessed via 1-87, the Sprain Brook Parkway and the Cross Westchester Expressway.



FEEL IT.
YONKERS IS GETTING HOTTER.

86 MAIN

RESIDENTIAL

- 1 Metro 92
- 2 66 Main St
- 3 Hudson Park
- 4 Trolley Barn
- 5 Larkin Tower
- 6 Exalta
- 7 Lofts on Main
- 8 Mill Street Mews
- 9 Mercantile Building
- 10 Modera Hudson
- 11 44 Hudson Street
- 12 Uno Lofts
- 13 Hudson Park River Club
- 14 Hudson Regency
- 15 AvalonBay
- 16 Teutonia Hall
- 17 Larkin Plaza

RESTAURANTS

- 1 Dolphin Restaurant
- 2 X2O
- 3 Zuppa
- 4 Yonkers Brewing Company
- 5 La Bella Havana

ESSENTIALS

- 1 MetroNorth + Amtrak
- 2 Post Office
- 3 DMV
- 4 City Hall
- 5 Buena Vista Parking Garage
- 6 Library

GREEN SPACE

- 1 Larkin Park
- 2 Hudson Riverwalk
- 3 Washington Park



86
MAIN

Availabilities

ENTIRE 6TH FLOOR Approx. 12,273 RSF (divisible)

ENTIRE 5TH FLOOR Approx. 12,273 RSF (divisible)

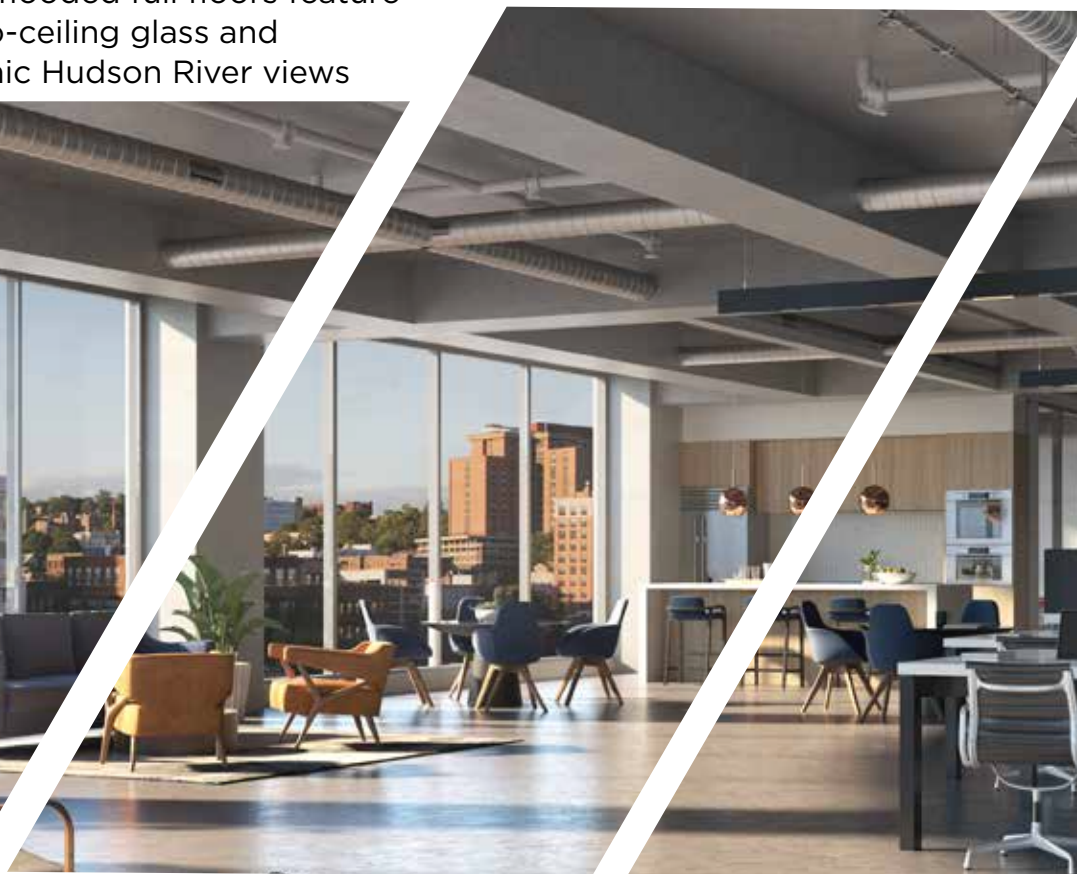
ENTIRE 4TH FLOOR Approx. 12,273 RSF (divisible)

PARTIAL 3RD FLOOR 2,580 RSF

ENTIRE 2ND FLOOR 11,139 RSF (divisible)

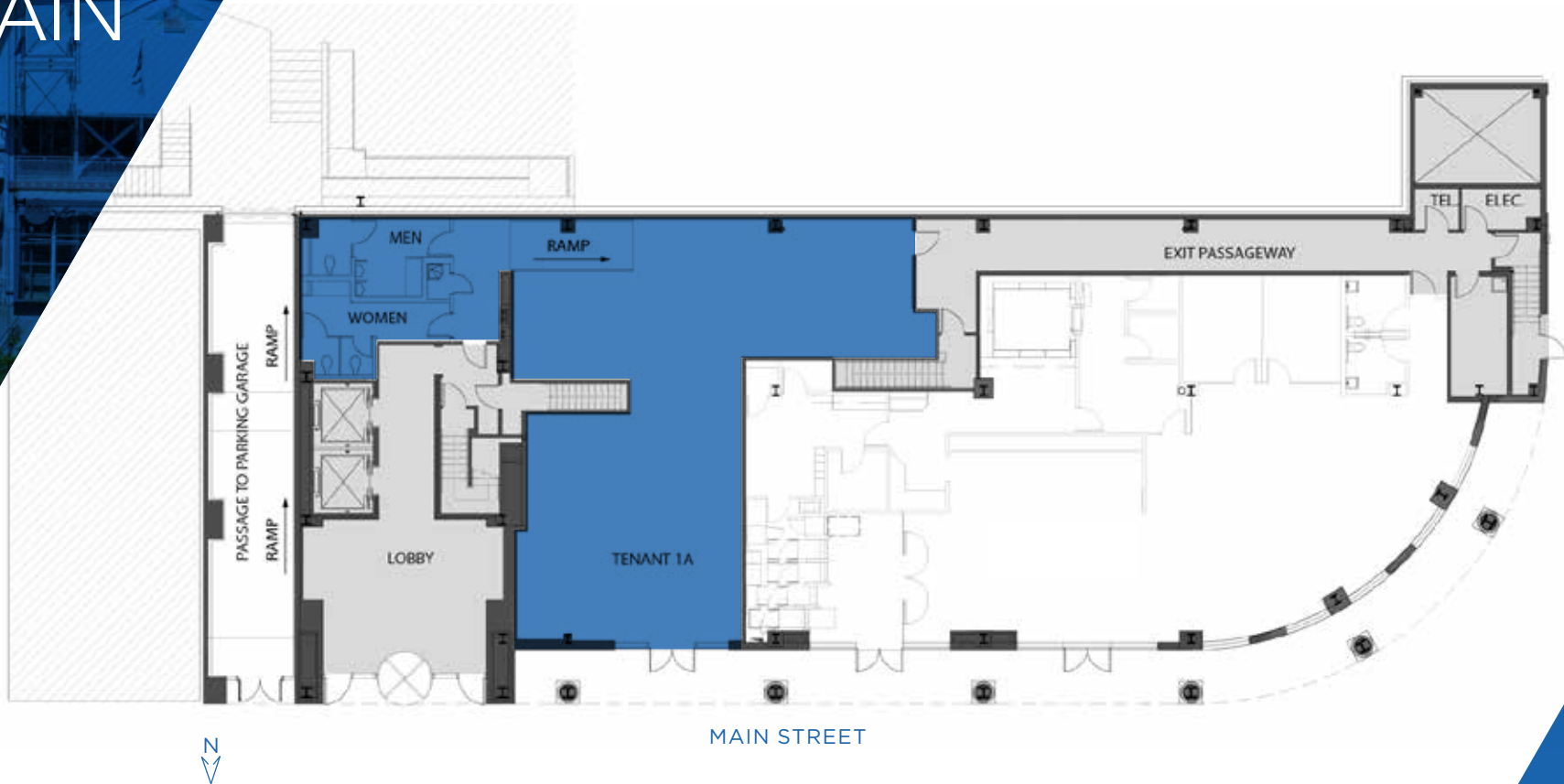
RETAIL 1ST FLOOR 3,000 RSF

Light-flooded full floors feature floor-to-ceiling glass and panoramic Hudson River views



86
MAIN

1st Floor | Retail 3,000 RSF



86
MAIN

2nd Floor | Prebuilt Office 11,139 RSF



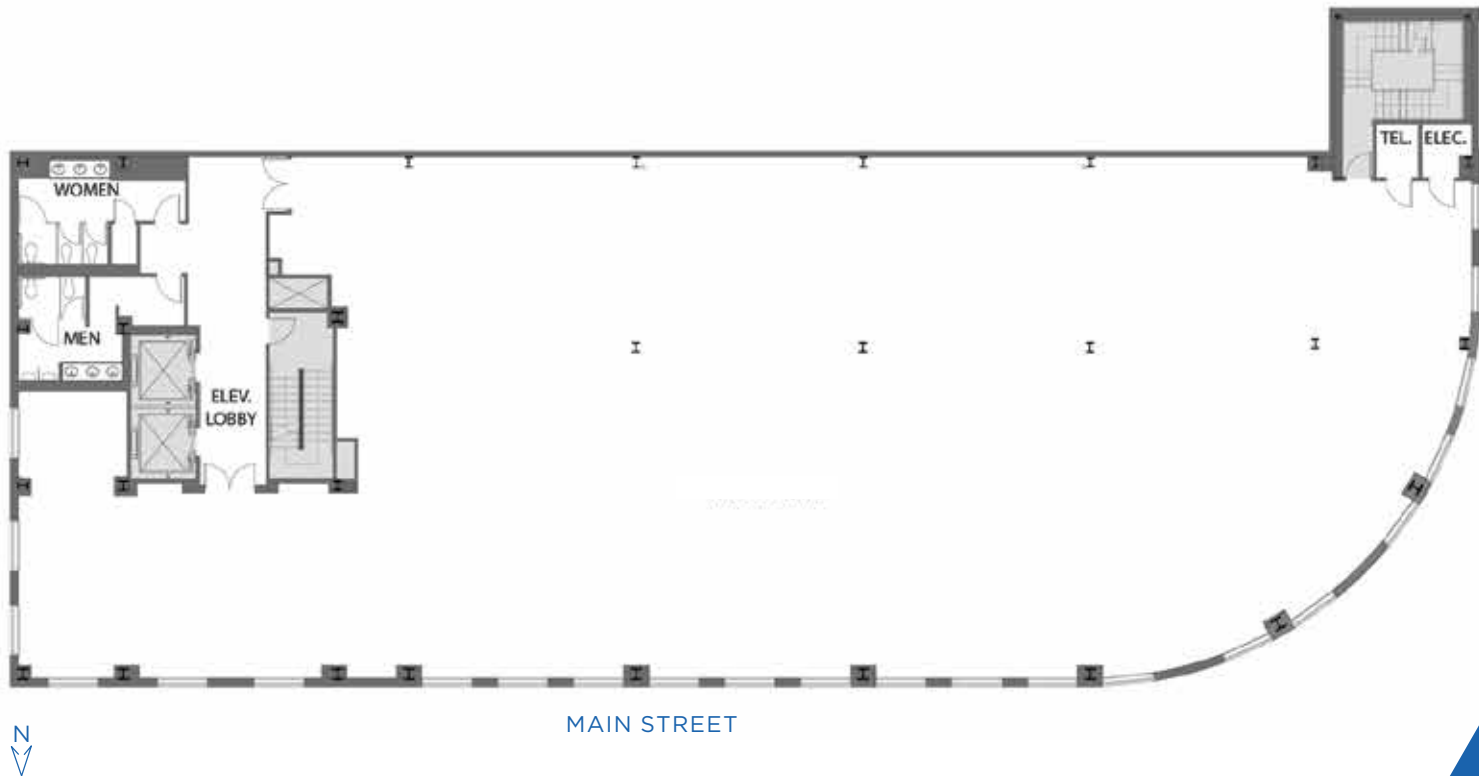
86
MAIN

3rd Floor | Multi-Tenant Floor 2,580 RSF



86
MAIN

Typical Floor | Core + Shell 12,273 RSF (divisible)



86
MAIN

Typical Floor | Open Plan Test Fit 12,273 RSF (divisible)

RECEPTION/WAITING AREA 1

OPEN WORKSTATIONS 65

PRIVATE OFFICES 8

EXECUTIVE OFFICE 1

TOTAL 74

CONFERENCE ROOMS 2

SMALL MEETING ROOMS 4



About The Owner



AMS Acquisitions LLC (AMS) is a real estate investment firm which focuses on the acquisition and development of retail, residential, and office properties in the New York Metropolitan area. Since forming in 2012, AMS has built a portfolio of approximately 1,500,000 square feet throughout New York, New Jersey and Connecticut. AMS' development portfolio consists of an estimated \$800 million in total capitalization in the most sought after neighborhoods of New York City. AMS' expertise in multiple asset classes gives it the ability to understand and unlock value on both ends of mixed-use projects and provides a major competitive edge in the market. AMS has leveraged its multifaceted approach and its emphasis on careful execution to achieve outsized returns for its investors.