



ROYAL REALTY COMPANY

REAL ESTATE MANAGEMENT

35 East Grassy Sprain Road, Yonkers

This modern, centrally located office building gets you where you're going in an environment designed for business productivity. An edge-of-downtown location is conveniently close to banks, hospitals, dining and shopping; mere minutes from local parkways and the NYS Thruway. St. John's Riverside Hospital and Lawrence Hospital are easily accessible, creating opportunities for professionals in the medical field.

- The 60,000 square-foot building is six stories with excellent highway visibility
- Polished marble lobby with distinctive architectural accents
- Renovated Elevators
- Renovated ADA Restrooms
- Abundant Parking
- 24-hour card-key access
- Storage space available
- Full-service Bank with ATM and drive-thru
- Responsive, on-site property management and ownership
- Close to Child Care Centers, Gas Stations and Shopping
- 6 Minutes to Tuckahoe Metro North Train, and 35-minutes to Grand Central Terminal
- Walk to Bee-line Bus Stops, Restaurants, Health Club
- Build to Suit Spaces Available
- Direct access to Sprain Brook Parkway, NYS Thruway and Central Avenue (Route 100)
- Close to Cross County Parkway, Bronx River Parkway, I-287, Saw Mill River Parkway

Map & Directions

[Hudson Valley Bank Building](#)

35 East Grassy Sprain Road
Yonkers, NY 10710

Call (914) 961-6222 to Schedule a Showing



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