



AMS Acquisitions launches leasing at 86 Main

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Yonkers, NY AMS Acquisitions has launched leasing at 86 Main, a newly-renovated, class A, six-story office building downtown across from the Hudson River waterfront and Metro North Yonkers station.

The 70,072 s/f brick and glass building features three full floors with 12,273 s/f each and one with 11,139 s/f. All have high ceilings and open/raw space with floor to ceiling glass windows that overlook the Hudson/ Palisades. There is also a partial third floor for with 2,580 s/f and retail space on the first floor for 3,000 s/f.

The office building's amenities include an elegant roof deck with views of the Hudson River and George Washington Bridge and on-site gym.

"With 86 Main, we are meeting the needs and demands of today's businesses," said Avi Abadie, a principal at AMS Acquisitions. "The beautifully constructed brick building offers unique high ceilings with the ability to cater to the popular trend of open loft type space that tenant's crave."

The exclusive leasing agent is Norman Bobrow, David Badner and Jonathan Kershner of Norman Bobrow and Co.

"We are excited to reintroduce the property to the market," said Bobrow. "Yonkers is a leader for development within Westchester County and 86 Main St.—with its superior location and extremely unique qualities—will benefit greatly from the growth and resurgence downtown Yonkers is experiencing."

The building was originally built for Homes for America in 2005, and was purchased by AMS Acquisitions for \$9.5 million in Jan. 2018 from Madison Realty Capital. AMS did significant renovations to the building. Citibank occupies one of the ground level retail spaces.

Other tenants in the neighborhood include: fine restaurants, Peter Kelly's famous X20 Xaviars on Hudson, Zuppa's, Le Moulin Wine Bar, the Dolphin, Key Bank, Chase Bank, HSBC, CVS and the city's Post Office and repositioned main Library.

Leasing starts at \$24 per s/f and goes up to \$40 per s/f. Space can be leased from five to 15 years.

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