

Fishkill, New York

Vassar Brothers Medical Mall at Westage

PROJECT UPDATE Fall/Winter 2009

- Construction to start 4th Quarter 2009
- Now programming medical office interiors
- 34% of office space committed
- Exploring Green Building Solutions
- Modernizing Energy Management System

**GROUND BREAKING
2009!**



- Premier medical arts facility in the region
- Custom Designed Class "A" medical office space
- 485B Tax Abatement for Medical Offices
- Easy access from Route 9 and Interstate 84
- Walk to restaurants, shopping & hotels
- Experienced Real Estate Developer
- Medical Office Buildings Manager

**Phase I
100%
Occupied**

**Phase II
Now Leasing
25,000 sf**

www.Westage.com



Real Estate Development
& Property Management

SITE: **Vassar Brothers Medical Mall at Westage**

STATUS: **Phase II - Now Leasing!**

1st Floor - 8,327 rsf

2nd Floor - 8,103 rsf

3rd Floor - 7,583 rsf

**All measurements are subject to revisions*

ADDRESS: 200 Westage Business Center Drive
Fishkill, New York 12524
Adjacent to I-84 & Route 9

MEDICAL PRACTICES/SERVICES:

Vassar Brothers Medical Center:

Imaging Center ■ Radiation Oncology Center ■ Vassar Physical Therapy
Center for Sleep Medicine ■ Fishkill Ambulatory Surgery Center
Speech-Language Pathology Services ■ Reproductive Medicine Associates

Additional Practices:

University Orthopaedics ■ Aesthetic & Reconstructive Plastic Surgery
Optical Fashions ■ ENT & Allergy Associates ■ The Heart Center
e-River Neurology ■ New York Neurosurgical & Spine ■ County Dental
Pediatric Urology Associates ■ Women's Incontinence Center
LabCorp ■ Craig Austin MD Dermatology ■ Hudson Valley Eye Surgeons
Sobel, Marmor & Fisher, DDS ■ Mount Kisco Medical Group
Tri-State Bariatrics

Professional Specialties:

Brown Investment Advisory Trust ■ Health Quest Business Office
The Ettinger Law Firm ■ Westage Companies Headquarters

AMMENITIES:

Security Desk, Staffed 6am –10pm w/CCTV ■ Card Access System for Employees
Intercom System for After Hours Guests ■ Access from 3 entrances ■ 4 Elevators
Fibre Optic Service / Satellite / DSL ■ Handicap Accessible Loading ■ Dock / Leveler
Smoke Haus Grab & Go Deli ■ Vending ■ Convenient Parking