



SUBLEASE

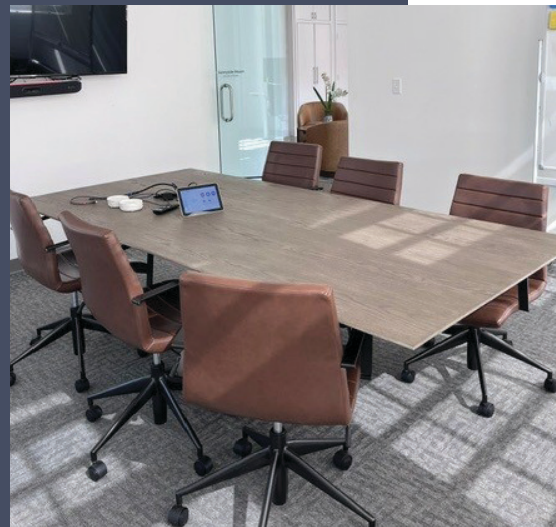
Trophy Greenwich-quality
space at the Irvington
Train Station

4,273 RSF

3 W MAIN STREET, IRVINGTON, NY

- 4,273 RSF | Top Floor
- Term through December 31, 2033
- Furnished office trading floor + FF&E
- Direct Hudson River + Tappan Zee views

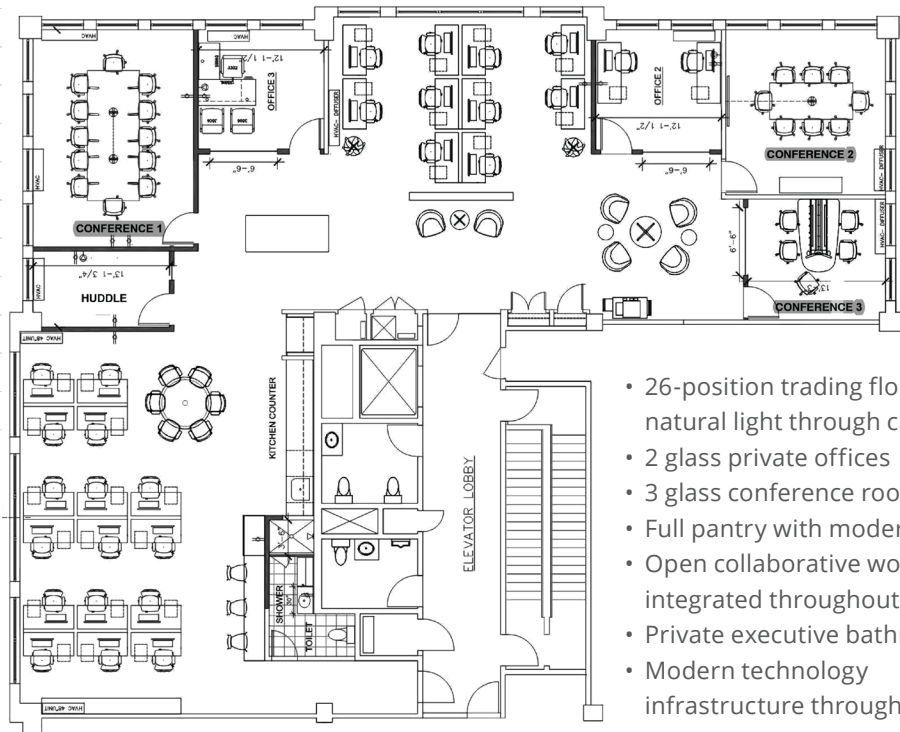




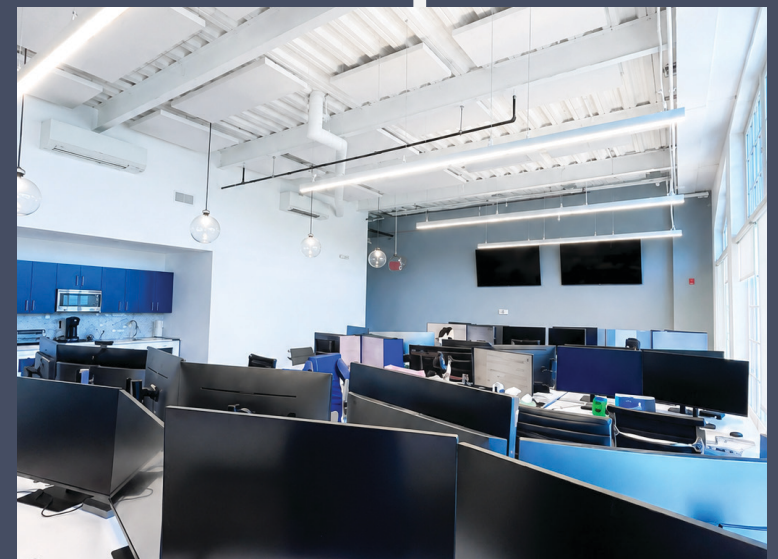
PROPERTY HIGHLIGHTS

- Trophy top-floor sublease, 4,273 RSF, with sweeping Hudson River and Tappan Zee Bridge views
- Approximately 7.5 years of term remaining (through December 31, 2033)
- Delivered turnkey: move in and operate from day one
- Trading desks, all FF&E, and IT infrastructure in place
- Turn-of-the-century Hudson-front warehouse, fully reimagined with cathedral windows, soaring ceilings, and current-generation finishes
- Ideal for hedge funds, family offices, and financial/trading-oriented users seeking Greenwich - quality space at the Irvington train station

SPACE FEATURES



- 26-position trading floor with abundant natural light through cathedral windows
- 2 glass private offices
- 3 glass conference rooms plus huddle room
- Full pantry with modern finishes
- Open collaborative workspace integrated throughout
- Private executive bathroom with shower
- Modern technology infrastructure throughout



PROPERTY GALLERY





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