

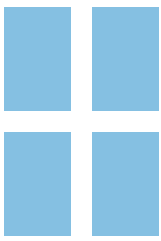
A CONVENIENT LOCATION FOR BUSINESSES TO THRIVE

2975
WESTCHESTER
AVENUE

PURCHASE | NEW YORK



NEW YORK | SPRINGFIELD
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OVERVIEW

2975 WESTCHESTER AVENUE

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LIGHT AND BRIGHT OFFICE SUITES WITH MUCH TO OFFER

2975 Westchester Avenue is a 120,000-SF, Class A, four-story commercial office building directly off of I-287/Cross Westchester Expressway.

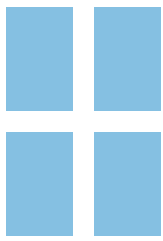
Corporate neighbors include Morgan Stanley, PepsiCo and Mastercard.

2975 Westchester Avenue offers tenants:

- Convenient commuting options with close proximity to Downtown White Plains, Rye, and Greenwich
- Easy access to the Metro-North Port Chester train station
- Ample parking (ratio = 4 spots/1,000 SF)
- Move-in ready units
- Flexible terms
- Renovated public areas
- Responsive, on-site property management



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AMENITIES

2975 WESTCHESTER AVENUE

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CAFE



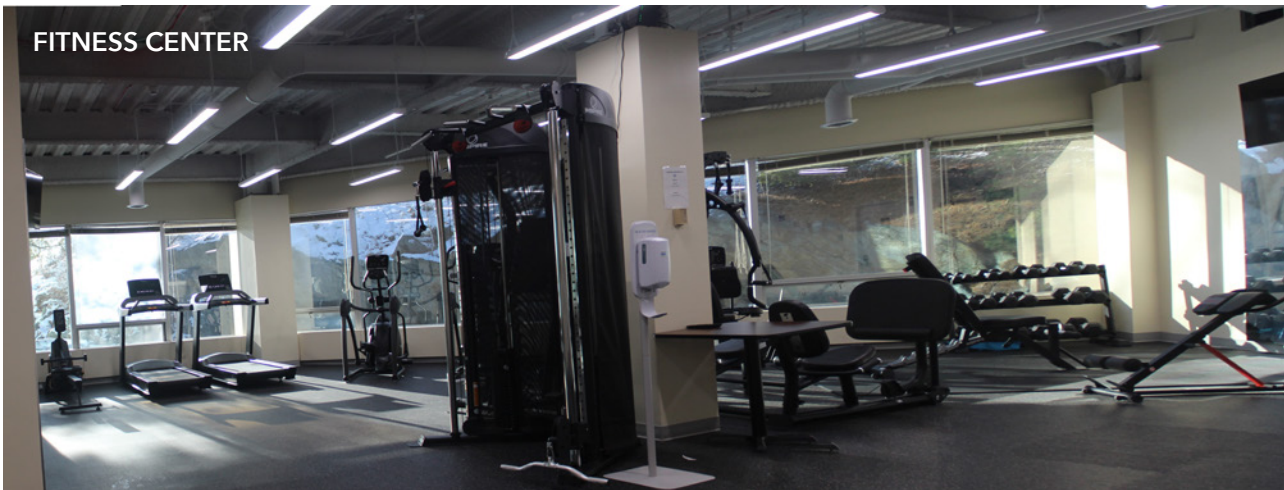
OFFICE VIEWS

THE PERFECT LOCATION FOR YOUR EMPLOYEES TO ENJOY A POSITIVE WORK-LIFE BALANCE

2975 Westchester Avenue offers a park-like office setting and convenient access to I-287 and the greater Westchester and Fairfield area.

There is an inviting and open on-site café that offers healthy breakfast, lunch, and snack options as well as plenty of comfortable seating to take a relaxing break.

In addition, tenants of 2975 Westchester Avenue can utilize the new fitness center with full locker room and showers.



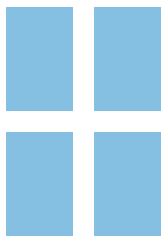
FITNESS CENTER



DINING



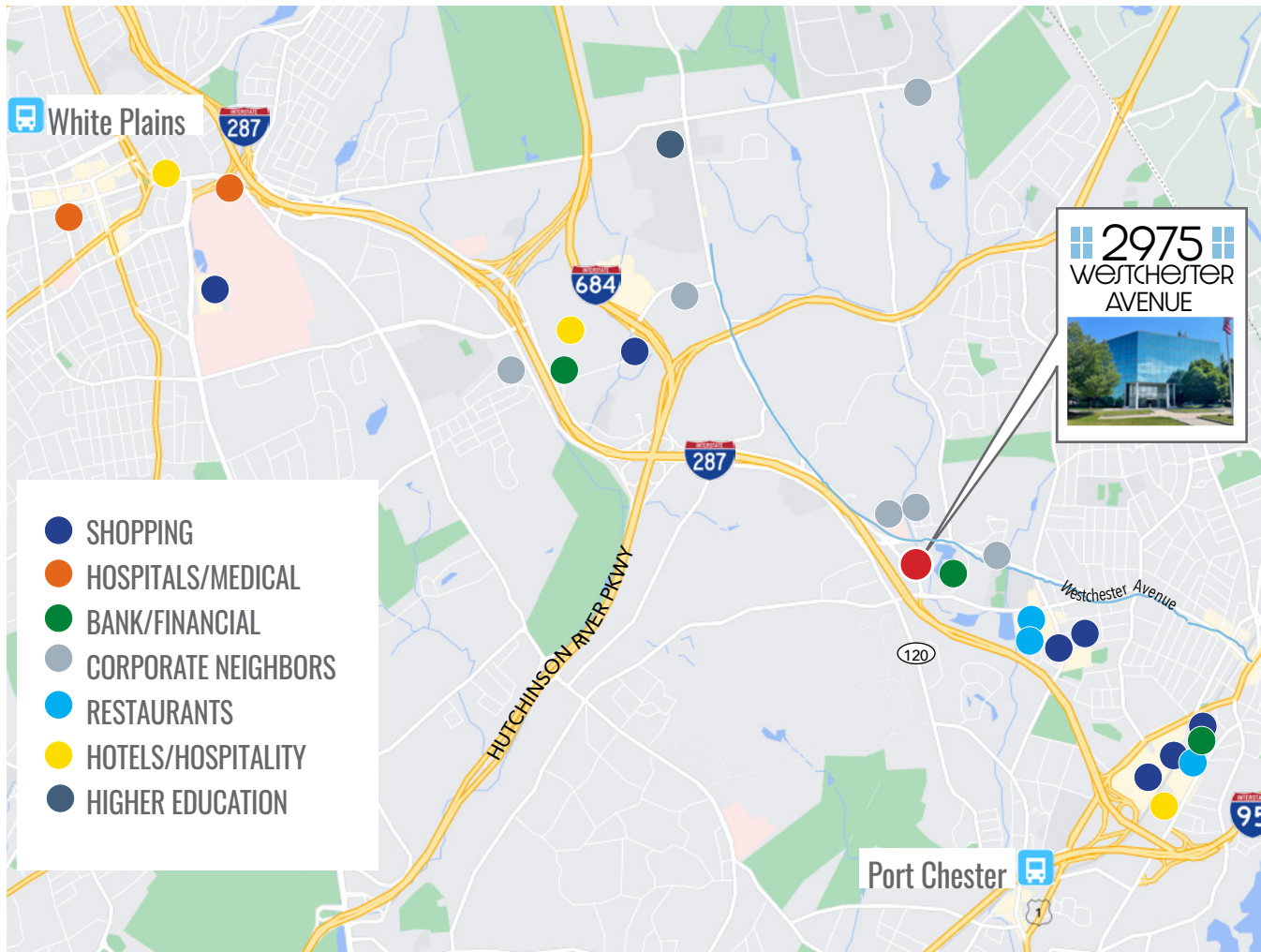
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LOCATION

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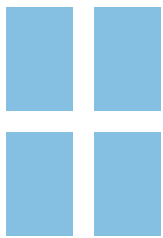


2975 Westchester Avenue is located off of I-287, the Cross Westchester Expwy and between the Hutchinson River Parkway and I-95/Connecticut Turnpike. The closest train station is the Metro-North Port Chester station.

Nearby dining options are located within a mile at the Rye Ridge Shopping Center including Starbucks, Chipotle, Dig Inn, Chop't Creative Salad, Rye Ridge Deli, Fortina, and Balducci's Food. Whole Foods Market,

Target, Home Goods, Kohl's, DSW, The Home Depot and more are less than two miles away.

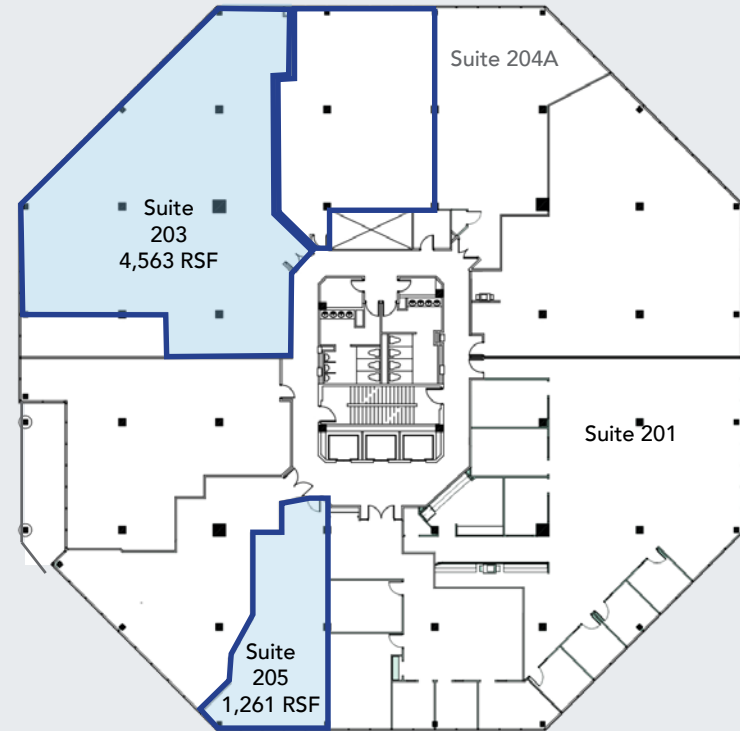
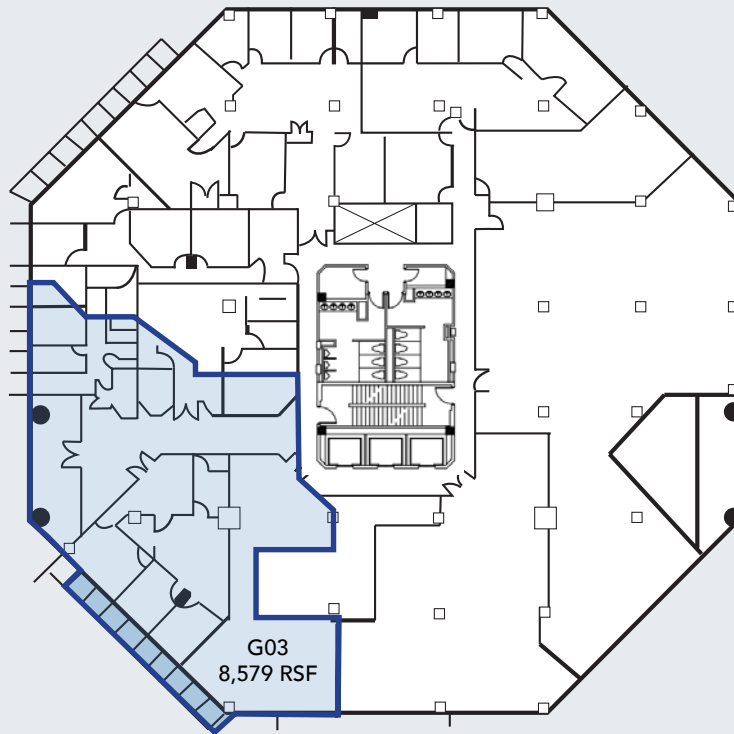




FLOOR PLANS & AVAILABILITY

2975 WESTCHESTER AVENUE

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GROUND FLOOR

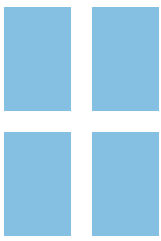
SUITE #	SIZE	ASKING PRICE
G03	8,579 RSF	upon request

SECOND FLOOR

SUITE #	SIZE	ASKING PRICE
203	4,563 RSF	upon request
205	1,261 RSF	upon request



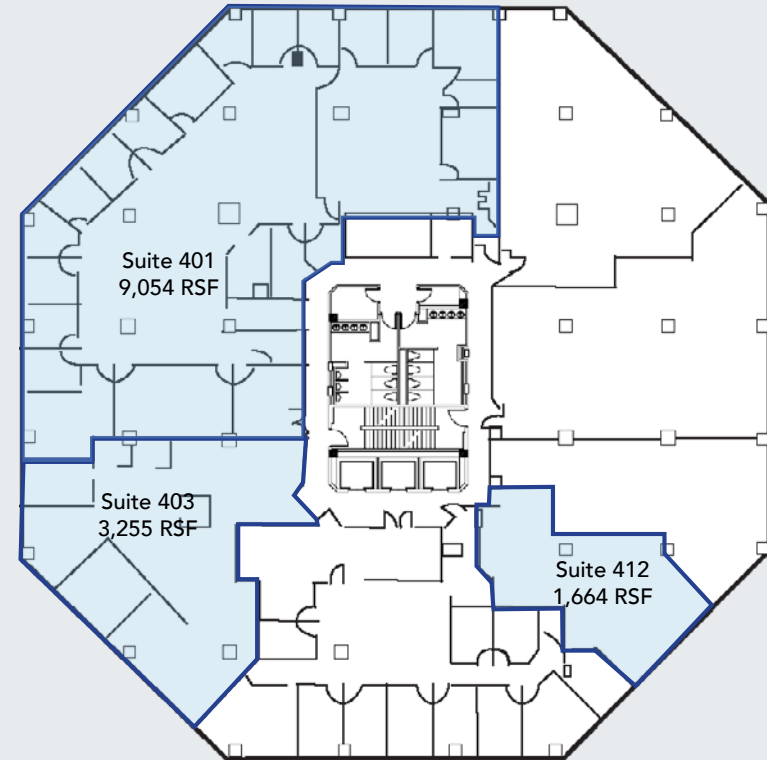
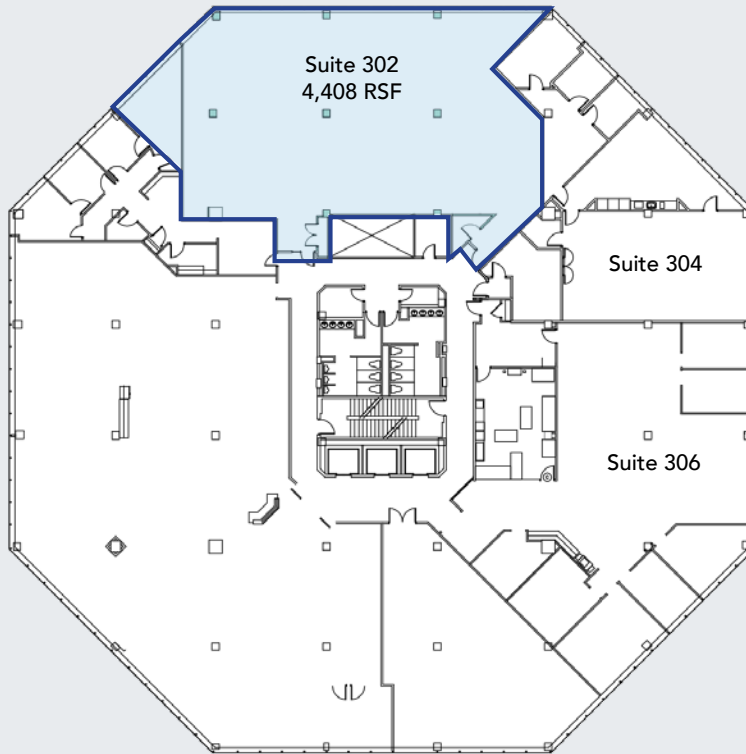
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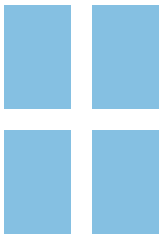
THIRD FLOOR

SUITE #	SIZE	ASKING PRICE
302	4,408 RSF	upon request

FOURTH FLOOR

SUITE #	SIZE	ASKING PRICE
401*	9,054 RSF	upon request
403*	3,255 RSF	upon request
412	1,664 RSF	upon request

* SUITES 401 & 403 COMBINABLE TO 12,309 RSF



OFFICE SUITES

2975
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CONTACT EXCLUSIVE LISTING AGENTS:

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