

**FOR LEASE:** Multiple Uses Build-To-Suit Offices  
Fantastic Location in the Heart of Downtown White Plains

WHITE PLAINS, NY  
175 Main Street

121 SF – 9,125 SF  
Total Available  
Modified Gross Lease Structure

CONTACT FOR ALL  
FULL RENTAL RATES

*Ownership is Proud to Announce  
that it has Entered into Lease  
with a Significant Credit Tenant  
for the Entirety of the 2<sup>nd</sup> Floor!*

*Positioned in the center of  
Downtown White Plains'  
transformative growth, the  
property offers tenants  
immediate access to transit,  
new residential density,  
premier regional amenities,  
and a dynamic business  
environment uniquely suited  
for the future of suburban  
office occupancy.*



CONTACT OWNER'S  
EXCLUSIVE AGENT:

ALEC FREDERICO: 914-779-8200 x118 [alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

BROKERS  
PROTECTED

## PROPERTY DETAILS

- 121 SF to 9,125 SF build-to-suit options available
- Situated in vibrant downtown White Plains on Main Street between William Street Renaissance Square
- Walking distance to many residential apartment buildings, developments, and all downtown retailers, restaurants, and services; Exceptionally close to Target
- 8-story office building in the heart of the White Plains CBD
- Ideal location for various uses including medical offices, law firms, accounting, technology, education, and more
- Building includes (2) newly upgraded elevators
- Features tenant shared kitchen facilities, common restrooms, and conference room
- Windowed offices with fantastic natural light and views of downtown White Plains
- W/D to Metro-North railroad station and White Plains Bus Terminal
- 35-minute non-stop train ride to Grand Central (Midtown NYC)
- Easy Access to Sprain Brook Parkway, Saw Mill River Parkway, Bronx River Parkway, I-287, and I-684
- Less than 1-mile to White Plains Hospital

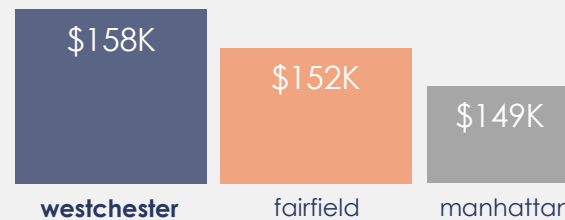
## WHITE PLAINS, NY

175 Main Street

### NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

### HIGH AVERAGE HOUSEHOLD INCOME



## DEMOGRAPHICS

| By Radius           | 0.25-Mile | 0.50-Mile | 1-Mile    |
|---------------------|-----------|-----------|-----------|
| Average HH Income   | \$184,119 | \$142,259 | \$161,787 |
| Median HH Income    | \$119,220 | \$90,459  | \$108,742 |
| Population          | 3,876     | 16,256    | 43,648    |
| Total Households    | 2,013     | 8,020     | 18,527    |
| Healthcare Expenses | \$10,952  | \$8,594   | \$9,676   |

## KEY FACTS (0.25-Mile Radius from Site)

| AVG HH INCOME   | POPULATION        |
|-----------------|-------------------|
| \$184,119       | 3,876             |
| HEALTH EXPENSES | DISPOSABLE INCOME |
| \$10,952        | \$121,557         |



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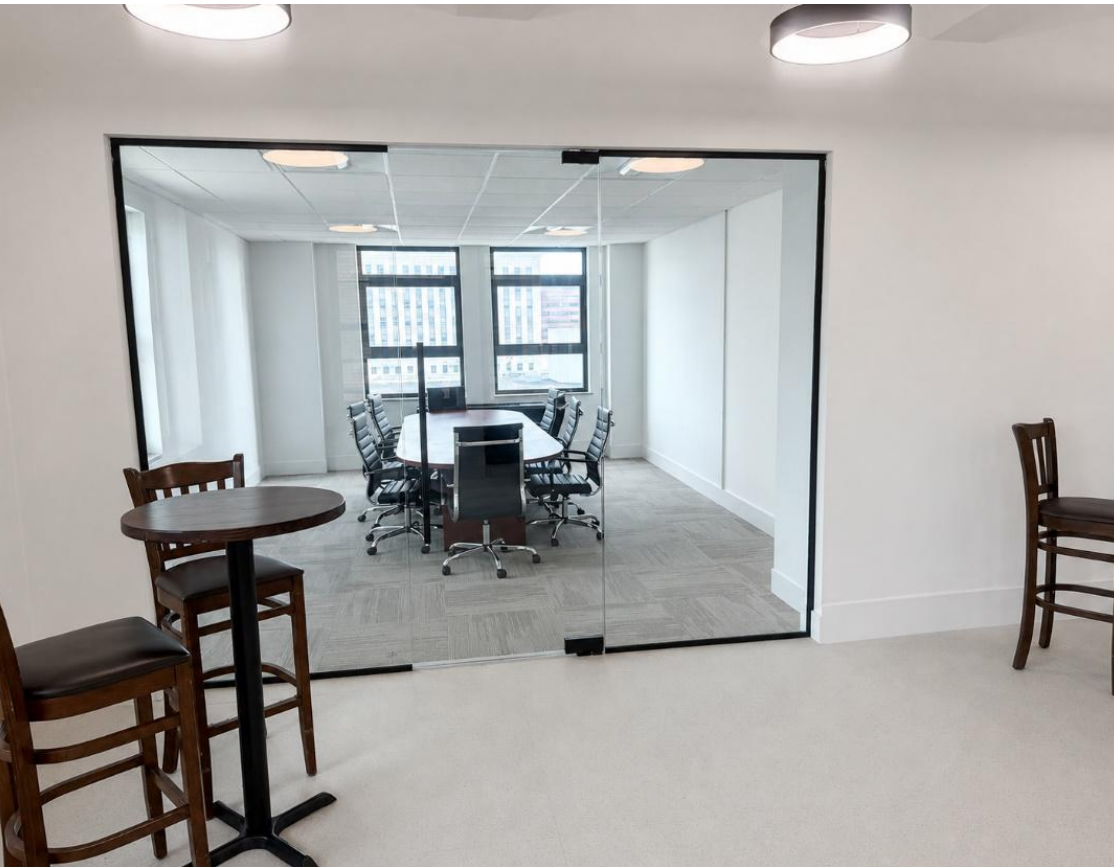




## BUILDING AMENITIES

# WHITE PLAINS, NY

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A burgeoning 18-hour city, White Plains, NY is building on its foundation as an established business and shopping center to attract additional residents, shoppers and businesses. The city is recasting itself as a city for 'urban living', which provides symbiotic benefits for residents, visitors and businesses. The CBD's established business and shopping districts, along with varied restaurant and entertainment options, are requisites for the urban lifestyle, which has in turn fostered the city's multifamily developments.

White Plains is also home to many distinguished medical organizations including New York Presbyterian Behavioral Health Center and White Plains Hospital. Further, White Plains Hospital is a leading healthcare provider in Westchester County and home to many renowned programs and services including the Center for Cancer care, Orthopedics, and the William & Sylvia Silberstein Neonatal and Maternity Center.

