

202 MAMARONECK AVENUE / WHITE PLAINS / NEW YORK

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SMALL FORMAT OFFICE SUITES BY **SRG2 PARTNERS LLC**

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Welcome to Micro@202, where innovation meets convenience in the heart of downtown White Plains. Featuring turn-key office suites crafted for small-format users with big ideas, and offering a refreshing alternative to traditional office space.

Forget the hassle of large floorplates, expensive build-out costs, and cumbersome leases. We've taken the best of both worlds: the smaller office floor size and flexibility of co-working spaces and combined it with the privacy of individual offices and upscale amenities that one usually only finds in a larger office building. Our pre-built suites are ready for immediate occupancy, allowing you to move in and get to work right away.



Our approach to creating a personalized office solution

This isn't coworking, and it's not just another office space. It's a tailored solution designed around the needs of today's agile businesses. Enjoy the freedom to concentrate on your work in a vibrant, dynamic setting without the constraints of conventional office setups.



Features That Matter Most

- ▶ Building improvements include recently renovated and modernized common areas, updated elevators and floor lobbies, secured 24/7 building access with digital entry system, and a digital directory.
- ▶ Micro-suite common areas include a shared lobby lounge and conference room, kitchen pantry area with vending machines, and newly renovated restrooms.
- ▶ Individual office suites feature tenant-controlled access, operable windows and independently controlled thermostats.
- ▶ A variety of suites are available to comfortably fit everything from single tenant offices to larger multi-user workspace layouts.
- ▶ Customizable office space is available with up to a floor of availability to accommodate future expansion.

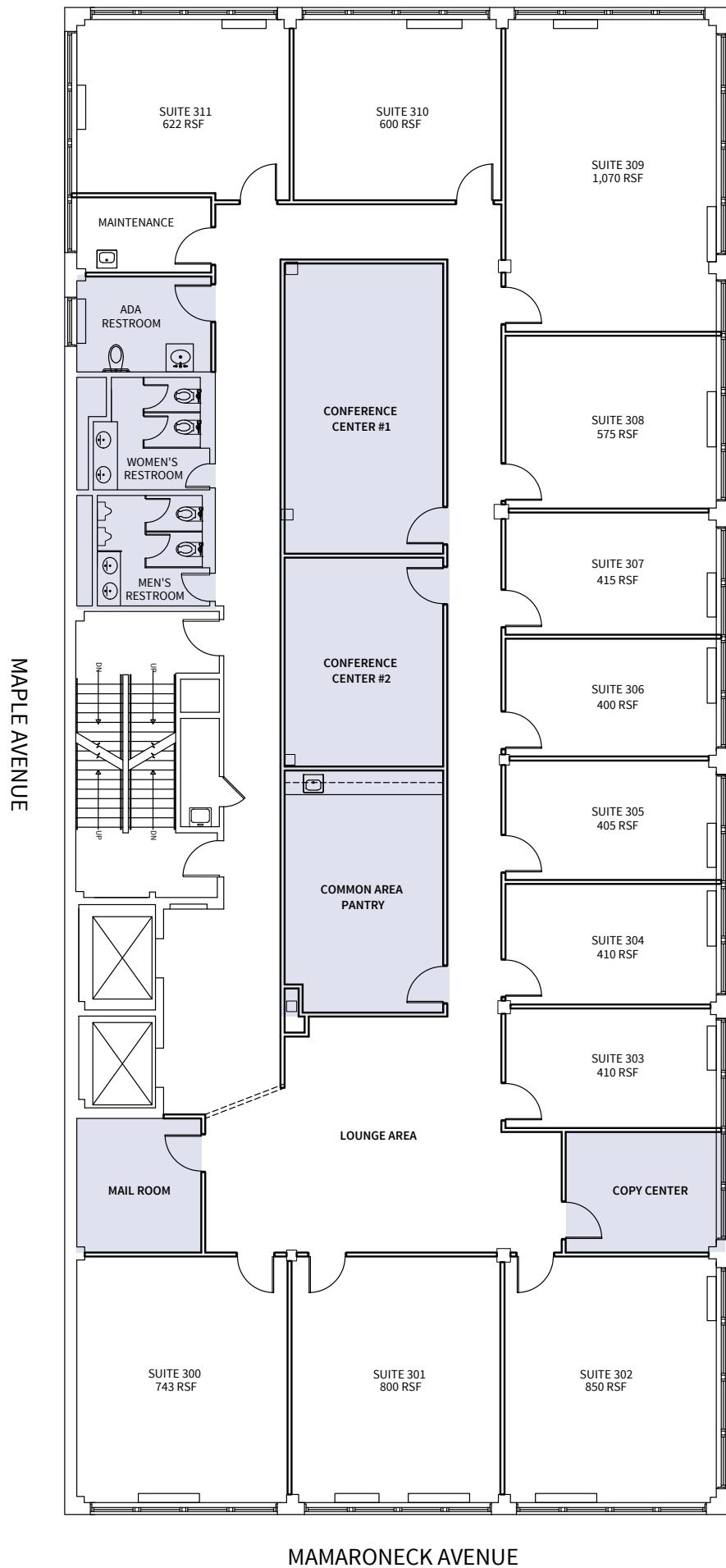
Micro@202 Quick Facts

Smallest Office:	400 SF
Largest Office:	1,070 SF
Tenant Electric:	Included
Cleaning:	Included
WiFi:	Separate (Optimum & Verizon Ready)
Access:	24/7 Access Office Key / Digital building entry with smartphone accessibility
Parking:	Chester-Maple Municipal Garage located directly behind the 202 with convenient breezeway leading to the building's entrance for employees and clients.

More office space availability online at: srg2partners.com

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Available Suites

Unit 300	743 RSF
Unit 301	800 RSF
Unit 302	850 RSF
Unit 303	410 RSF
Unit 304	410 RSF
Unit 305	405 RSF
Unit 306	400 RSF
Unit 307	415 RSF
Unit 308	575 RSF
Unit 309	1,070 RSF
Unit 310	600 RSF
Unit 311	622 RSF



A minimum lease term of 12 months is required.

Contact Us for Unit Pricing or to Schedule a Tour

James Loftus, Director of Leasing

Call: (914) 683-8000 x320

Text: (914) 774-0539

Email: james@srg2partners.com

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Walk Score® 94 A Walker's Paradise

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Surround Yourself With a Plethora of Amenities.

Incredible conveniences are just steps away. Enjoy on-site banking, the best restaurants, shopping, luxury apartments, hotels, and incredibly easy access to destinations like The Westchester. You'll be just a minutes walk from a FedEx Office, Minuteman Press, and USPS, as well as a Target for emergency office supply pick-ups. Whole Foods, ShopRite, and a summer/fall farmer's market bookmark Micro@202's location, making post-work meal prep simple!

Located directly along Restaurant Row, 202 is steps to the area's trendiest options for fine dining or quick eats. Enjoy amazing offerings from Cantina Taco & Tequila, Shiraz Kitchen, The Brazen Fox, Greca, Freebird Kitchen & Bar, Hudson Grille, Lilly's, Mulino's of Westchester, Shah's Halal, The Iron Tomato, Mario's Pizza, The Melting Pot, the newly opened Tous les Jour bakery, and so much more!



Easy Access Around Westchester & Beyond

- ▶ Car-free commuters are only minutes to the White Plains train station with service on the Harlem line.
- ▶ Connectivity throughout Westchester County is easily achieved by access to Interstate 287 and the Bronx River Parkway. For those living in Manhattan or Fairfield County, the area has a dedicated Metro-North train station that has a shuttle service to many of the buildings located downtown.
- ▶ From workplace to wherever! 202 is located approximately 15 minutes from the Westchester County Airport, and just minutes from major highways including I-287, I-87, and I-95.



Join The Unprecedented Growth of White Plains

NEW RESIDENTIAL

The Mitchell: A newly opened luxury apartment building featuring upscale units, amenities like a rooftop terrace, and proximity to downtown attractions.

Hamilton Crossing: A new development offering modern apartments with a focus on state-of-the-art community features including spa services, gaming lounge, and golf simulator.

Mixed-Use Developments: Projects like the Ridgeway Country Club Apartments that combine luxury residential living with retail and office spaces, and in a few years' time, one of the most anticipated new mixed-use developments in the tri-state region: District Galleria.

RETAIL EXPANSION

Downtown White Plains is already home to The Westchester Mall, a premier shopping destination with high-end retailers such as Gucci, Louis Vuitton, and Apple, as well as City Center, home to Barnes and Noble, Target and Nordstrom Rack. As mixed-use residential development continues at its hot pace in White Plains, more experiential retail and services are just around the corner!

Several gyms, convenient medical offices, and beauty businesses ranging from Orange Theory, the Opus Spa, Farida Studios and the DryBar are located downtown, making self-care during the lunch hour or after work easy.

AWARD-WINNING DOWNTOWN

The City of White Plains is the latest recipient of the NY State's Downtown Revitalization Award!

Metro-North Improvements: Upgrades to the White Plains Metro-North station, including enhanced facilities and increased service frequency.

Pedestrian Enhancements: New pedestrian plazas and improved crosswalks along key streets like Main Street and Martine Avenue.

Green Spaces: Creation of new parks and green areas, such as the recently expanded Liberty Park, to provide recreational opportunities and improve urban aesthetics.



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