

# 2 LYON PLACE

WHITE PLAINS, NY

TURNKEY OFFICE USER/BUYER  
OPPORTUNITY IN THE HEART OF  
DOWNTOWN WHITE PLAINS

16,605 RSF NEWLY RENOVATED  
MODERN WORKSPACES

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

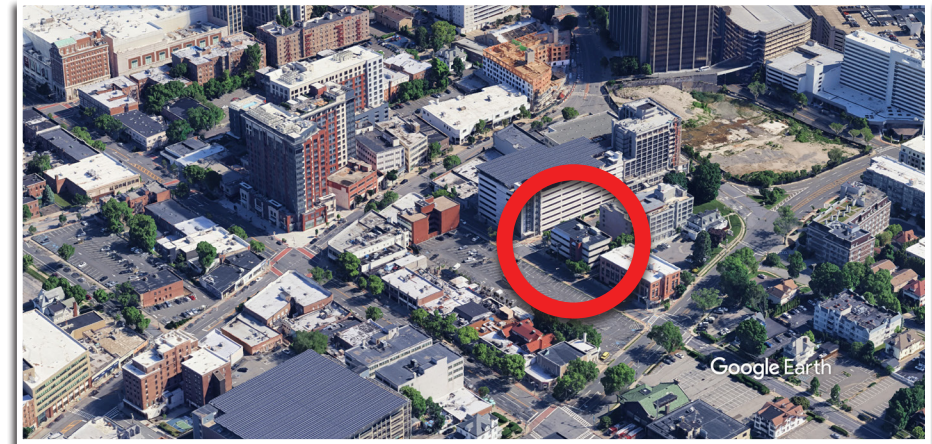


# EXECUTIVE SUMMARY

*A Rare Ownership Opportunity In Downtown White Plains  
Surrounded by Shops, Dining & Culture.*

2 Lyon Place presents a rare opportunity to acquire a newly renovated, turnkey office building in the heart of Downtown White Plains. Positioned at the highly visible intersection of Lyon Place and Waller Avenue, the property offers 16,605 RSF across three stories with flexible, modern layouts designed for today's workplace standards.

The building features collaborative open areas, large conference rooms, private offices, kitchen facilities, and wellness-oriented spaces, all connected by an internal staircase. Recent infrastructure upgrades include robust bandwidth, 24/7 keycard access, and a modern HVAC system, ensuring efficiency, comfort, and security. With 13 covered parking spaces on-site and additional municipal parking across the street, the property provides exceptional convenience for employees and visitors.



Currently, the property is supported by two short-term leases totaling 3,400 RSF, generating immediate income while offering a clear rollover opportunity for future leasing or owner-occupancy. This dual dynamic provides stability for investors and flexibility for owner-users.

As Westchester County's premier business and cultural hub, White Plains boasts a highly educated workforce, strong transportation connectivity, and a walkable downtown filled with dining, retail, and entertainment. Surrounded by major employers, luxury residential development, and institutional anchors, 2 Lyon Place is ideally positioned as a premier office asset for owner-users.

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# PROPERTY DETAILS

*Newly-Renovated, Move-In Ready Office Building  
With Robust Bandwidth And Infrastructure.*

Address: **2 Lyon Place White Plains, NY 10601**

Location: **Southeast intersection of Lyon Place and  
Waller Avenue in White Plains**

Description: **3-story office building w/parking**

S/B/L: **125/84-5/1**

Zoning: **CB-1 (Core Business 1)**

Lot Size: **7,841 SF | 59' x 135' Irregular (0.18 Acres)**

Total RSF: **16,605 RSF**

Stories: **3**

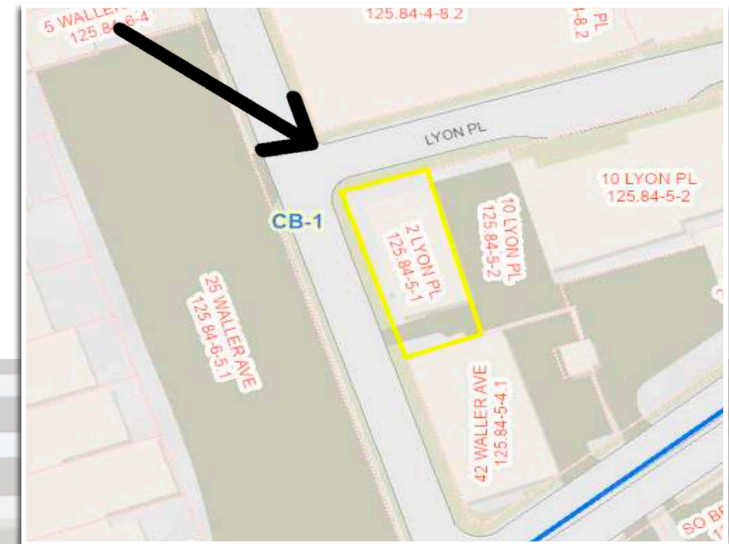
RE Taxes: **\$104,732/yr**

Parking: **13 Covered spaces**

## TAX MAP



## ZONING MAP



## CALL FOR SALE PRICING

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# ELEVATE YOUR WORKSPACE IN DOWNTOWN WHITE PLAINS

## TURNKEY & READY FOR MOVE-IN

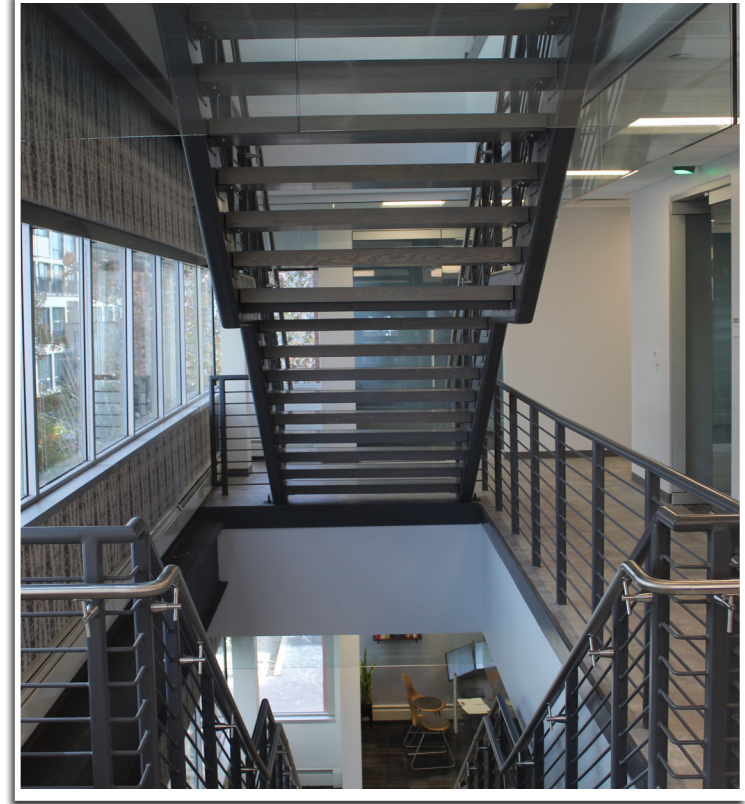
Newly renovated flexible spaces with modern layouts.

Collaborative areas, large conference rooms, kitchen, and wellness-focused spaces spanning three floors with internal staircase.

24/7 keycard access and HVAC system.

13 private covered spaces with additional municipal parking across the street.

Steps from dining, retail, & all major transportation.



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# FLOOR PLANS | LEVEL 1

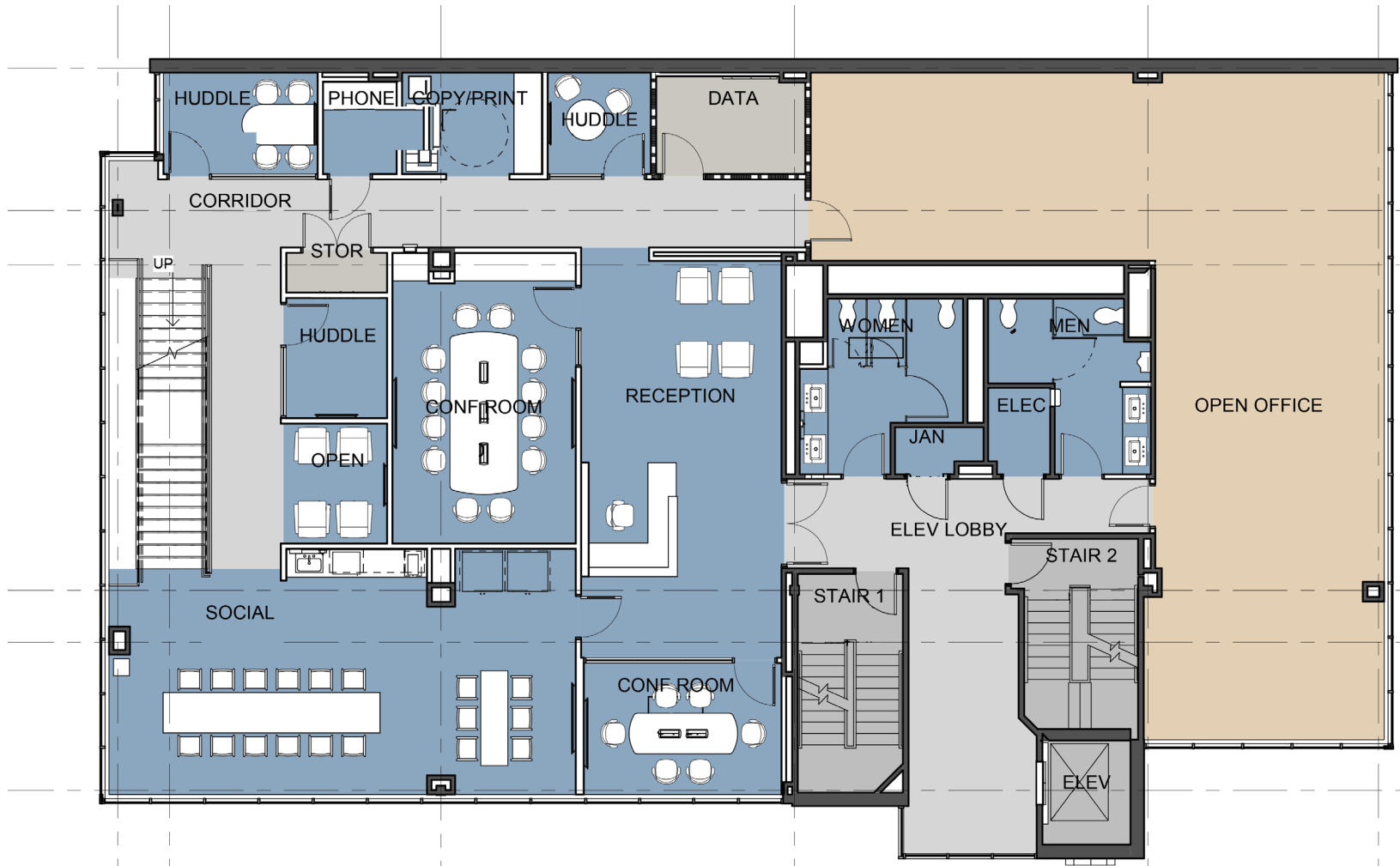
Includes 4 partner offices, director offices, and 19 workstations





# FLOOR PLANS | LEVEL 2

Collaborative open office space with reception, conference rooms, and huddle rooms





# FLOOR PLANS | LEVEL 3

Premium office layout, open workspace, and private offices





# WHITE PLAINS DEMOGRAPHICS

*A Dynamic City Lifestyle Anchored By  
Major Employers And Luxury Amenities.*

White Plains, NY stands out within Westchester County as an affluent and highly educated community, with average household incomes and rates of bachelors and graduate degrees exceeding countywide levels. This concentration of wealth and talent supports a dense base of professional services, corporate offices, and cultural amenities that make White Plains a dynamic urban hub. While its age profile closely mirrors the county's mix of families, professionals, and older residents, White Plains' elevated income levels and commercial density typically come with higher housing costs and a more urban character than many of Westchester's surrounding communities.



Estimated Population*	62,146
Households:	26,748
Average Household Size	2.3
Female / Male Ratio	50.6%/49.4 %
Median Age	40.9
Age 19 Years or Less	6,160 (19.6%)
Age 20 to 64 Years	18,489 (58.8%)
Age 65 Years or Over	6,803 (21.6%)
High School/GED (only)	17.7%
Bachelor's Degree (only)	25.1%
Advanced Degree	54.5%
Average HH Income	\$181,575
Per Capita Income	\$78,358



# WHITE PLAINS MAP

*Downtown White Plains:  
A Destination for Luxury Shops and Acclaimed Eats!*



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# WHITE PLAINS DINING, SHOPS & ATTRACTIONS

## DINING & ENTERTAINMENT:

Aberdeen	Muse Paintbar
Apple Cinemas	Noodle+
Arts Westchester	Play Group Theatre
Brazen Fox	P.F. Chang's
Bon Chon	Quoqso Inca Peruvian
Buffalo Wild Wings	Red Horse
Cheesecake Factory	Ron Black's Beer Hall
Cold Stone Creamery	Serafina's
Columbian House	Shake Shack
Drunken Chef	Shiraz Kitchen & Wine Bar
Dog Den	Shoprite
Famous Famiglia	Starbucks
Food Emporium	Stop' N Shop
Freshii	Tepé's Kitchen
Five Guys	The Iron Tomato
Freebird Cafe	The Melting Pot
Fogo De Chao	The Original Pancake House
Greca	The Pamplemousse Project
Gyu-Kaku Japanese	Via Garibaldi
Haiku Sushi	Walter's Hot Dogs
Holy Crab	White Plains PAC
Hudson Grille	White Plains Coach Diner
Lazy Boy Saloon	Wolf & Warrior Brewery
Lilly's	Z Prime Steakhouse
Kee Oysterhouse	

## RETAIL

Ann Taylor  
Barnes & Noble  
Bloomingdales  
Brooks Brothers  
Build-A-Bear  
Crate & Barrel  
CVS  
Dicks Sporting Goods  
Lego Store  
Lululemon  
J.Crew  
Neiman Marcus  
Nordstrom  
Target  
The Container Store  
Tiffany & Co.  
Urban Outfitters

## FITNESS & WELLNESS:

NYSC  
UFC Gym  
Planet Fitness  
Orangetheory  
StretchLab

## HOTELS & HOSPITALITY:

Cambria Suites  
The Opus Westchester  
Residence Inn  
Sonesta

## COURTHOUSES:

Westchester County Court  
U.S. District Court

## SHOPPING CENTERS:

The Westchester  
City Center  
Shops at 50 Main  
Hamilton Green (Opening Soon)



# WHITE PLAINS DEVELOPMENT MAP

*With thousands of newly delivered housing units, the city has successfully enhanced its appeal as a live-work-play community, drawing professionals and families.*



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IN THE HEART OF DOWNTOWN WHITE PLAINS

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