

# 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

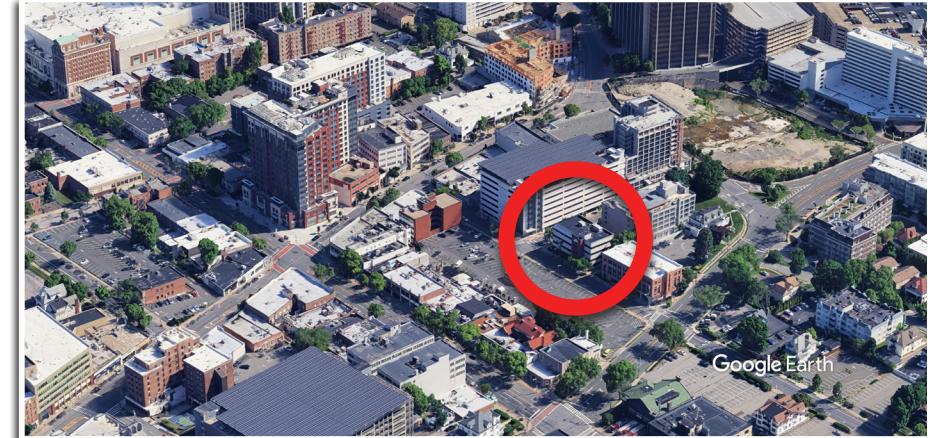
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# EXECUTIVE SUMMARY

*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



## CALL FOR SALE PRICING

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# ELEVATE YOUR WORKSPACE IN DOWNTOWN WHITE PLAINS

## TURNKEY & READY FOR MOVE-IN

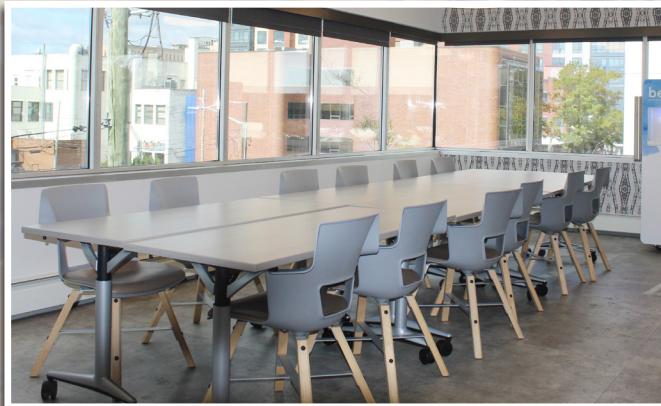
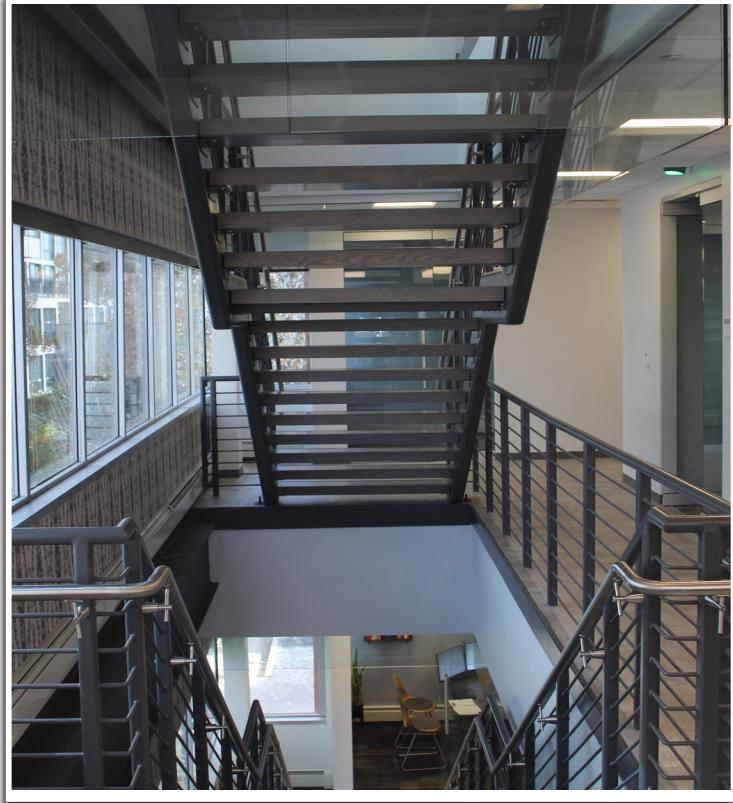
Newly renovated flexible spaces with modern layouts.

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



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# FLOOR PLANS | LEVEL 2

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



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# FLOOR PLANS | LEVEL 3

Premium office layout, open workspace, and private offices



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# 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

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

## 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

## 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)

## FITNESS & WELLNESS:

NYSC  
UFC Gym  
Planet Fitness  
Orangetheory  
StretchLab

# 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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