White Plains | New York 200 East Post Road

PRIME DOWNTOWN WHITE PLAINS N.Y. OFFICE INVESTMENT OPPORTUNITY

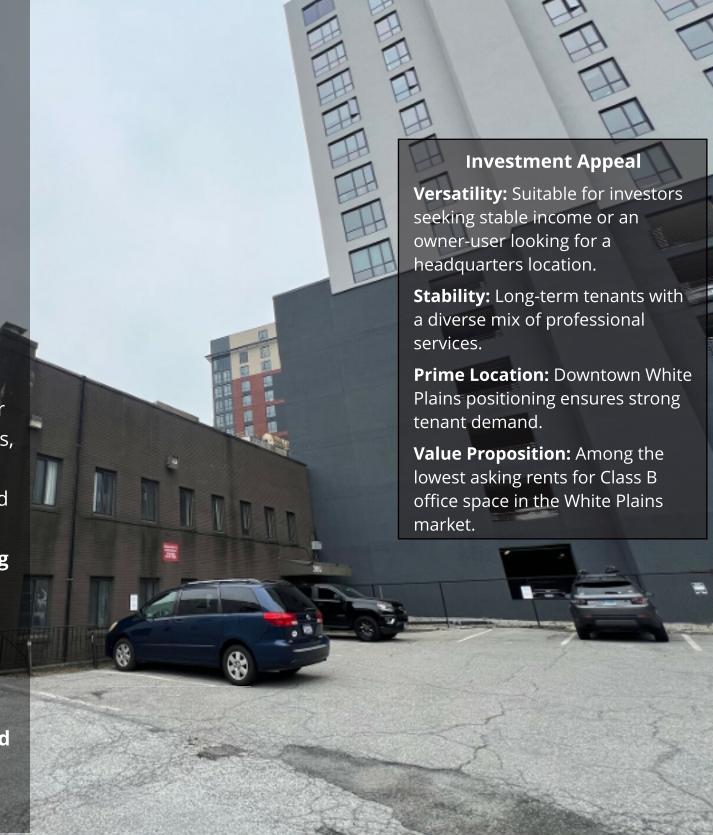


COMMERCIAL DIVISION

FOR SALE \$5,000,000

PROPERTY HIGHLIGHTS

- Prime **Downtown White Plains** location Walk Score® 96
- 24,000 SF Class B office building with elevator service
- Situated on 0.36-acre lot with 19 on-site parking spaces
- Fully leased to 5 diverse professional tenants
- Located two blocks from The
 Westchester Mall and City Center
- Surrounded by top-tier restaurants, boutiques, and entertainment
- Close to Metro-North Station and major highways
- Among the lowest Class B asking rents in the market
- Strong market fundamentals and positive leasing momentum Business District
- Ideal for businesses seeking a prestigious and centrally located office environment



Market Overview & Strategic Location

The White Plains office market is undergoing a transformative evolution. Fueled by companies relocating from Manhattan and a rising demand for flexible, high-quality office space, White Plains is becoming the destination of choice in Westchester County. Notable trends include:

Flight to Quality: Tenants prefer buildings with upgraded amenities, sustainability features, and strong management.

Increased Demand for Sub-10,000 SF Spaces: Leasing activity in smaller units is growing.

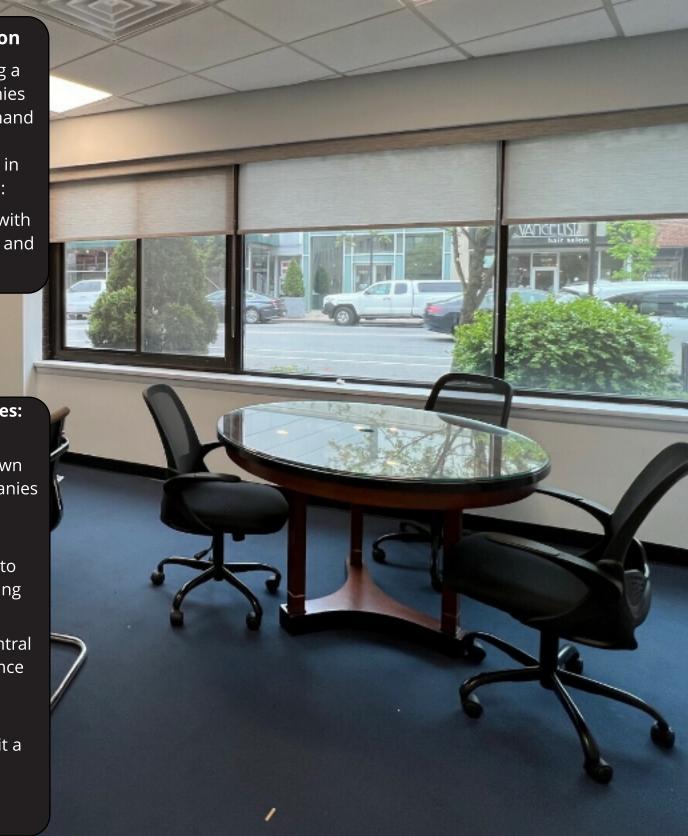
Transit-Oriented Appeal: Walkable downtown areas with access to rail are attracting companies and workforce talent.

Redevelopment and Mixed-Use Trends:

Obsolete buildings are being repositioned into mixed-use or residential developments, adding value to surrounding assets.

Resilient CBD Activity: The White Plains central business district has seen a notable resurgence in activity, with **sublease availability at post-2021 lows**.

This property's location and structure make it a strong candidate for continued income production or long-term redevelopment potential.







PROPERTY INFORMATION

Christie's International Real Estate – Commercial Division is proud to exclusively present **200 East Post Road**, a premier office property located in the heart of the White Plains Central Business District. This **24,000 square foot** office building spans **three stories**, offering an ideal opportunity for **investors** or **owner-users** seeking a well-located asset with immediate income potential and long-term upside.

Built in **1980** and maintained with pride, the building is currently occupied by **5 diverse tenants** across professional services, law, finance, and energy, with long-term leases and stable occupancy. At a competitive price of **\$208.33 per square foot**, this property stands out as one of the best values for Class B office buildings in the White Plains market.

Positioned just **two blocks from The Westchester Mall**, tenants and visitors benefit from proximity to **retail**, **dining**, **entertainment**, and public transportation—including **Metro-North's Harlem Line station**, only 0.9 miles away. With a **Walk Score of 96**, this location is a true "Walker's Paradise."

The property includes **19 dedicated parking spaces** and features elevator service, well-appointed common areas, and flexible floor plates of approximately **8,000 square feet per level**, suitable for a range of tenant configurations.

200 East Post Road - Financial Summary

The property at 200 East Post Road currently generates **gross rental income of \$44,516 per month**, which equates to **\$534,192 annually**. The building is partially leased with a stable tenant base across a variety of professional and service industries, including law, home healthcare, and energy consulting, with additional upside from a small first-floor vacancy.

Current Rental Income Breakdown

- Lower Level / Choice (8,000 SF):\$7,762/month \$93,144/year (\$11.64/SF)
- **1st Floor Philmaur (650 SF):**\$1,500/month \$18,000/year (\$27.69/SF)
- 1st Floor Atlantic (2,600 SF):\$6,007/month \$72,084/year (\$27.72/SF)
- 1st Floor Choice (4,750 SF):\$10,990/month \$131,880/year (\$27.76/SF)
- **2nd Floor Pappalardo (4,597 SF):**\$9,707/month \$116,484/year (\$25.34/SF)
- **1st Floor Vacant (650 SF):**Projected \$1,400/month \$16,800/year (\$25.85/SF)
- 2nd Floor HomeCare (2,950 SF):\$7,150/month \$85,800/year (\$29.08/SF)

Total Gross Scheduled Income:\$44,516/month - \$534,192/year

Operating Expenses

- Taxes:\$8,126/month \$97,512/year
- Landscaping & Snow Removal:\$250/month \$3,000/year
- **Electric & Gas:**\$4,267/month \$51,204/year •
- Janitorial Services:\$2,000/month \$24,000/year
- Water/Sewer:\$125/month \$1,500/year
- **Insurance:**\$791/month \$9,492/yea

Net Operating Income (NOI)

After expenses, the property produces a **Net Landlord Income of \$28,957 per month**, which equates to **\$347,484 annually**.

Investment Overview

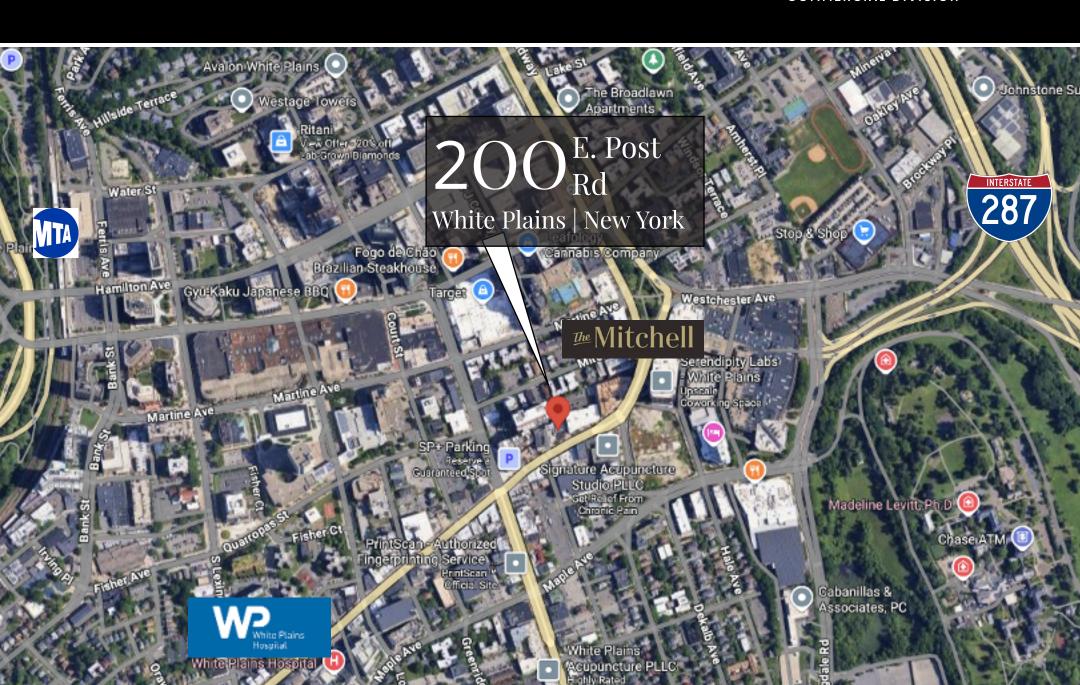
- Asking Price:\$5,000,000
- **Building Size:**24,000 SF

Total Operating Expenses: \$15,559/month - \$186,708/year

LOCATION



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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

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