

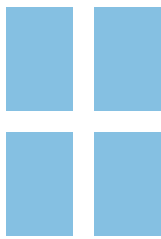
A Convenient Location For Businesses to Thrive

2975
WESTCHESTER
AVENUE

PURCHASE | NEW YORK



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OVERVIEW

2975 WESTCHESTER AVENUE

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Light and Bright Office Suites With So Much to Offer

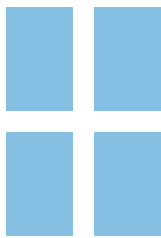
2975 Westchester Avenue is a 120,000-square-foot, Class A, four-story commercial office building directly off of I-287/Cross Westchester Expressway. Corporate neighbors include Morgan Stanley, PepsiCo and Mastercard.

2975 Westchester Avenue offers tenants:

- Convenient commuting options because of its close proximity to Downtown White Plains, Rye and Greenwich
- Ease of access to the Metro-North Port Chester train station
- An abundance of parking (ratio 4 spots/1,000 sf)
- Move-in units
- Flexible terms
- Renovated public areas
- Responsive, on-site property management.
- 2975 Westchester Avenue sets the standard for top-end Westchester office space.



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AMENITIES

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CAFE



OFFICE VIEWS

The Perfect Location for Your Employees to Enjoy a Positive Work-Life Balance

2975 Westchester Avenue offers a park-like office setting and convenient access to I-287 and the greater Westchester and Fairfield County area.

There is an inviting and open on-site café that offers healthy breakfast, lunch, and snack options as well as plenty of comfortable seating to take a relaxing break.

Tenants of 2975 Westchester Avenue are now able to utilize the fitness center at 399 Knollwood Road, which is less than 10 minutes away and right off the Cross Westchester Expressway.



FITNESS CENTER at 399 KNOLLWOOD

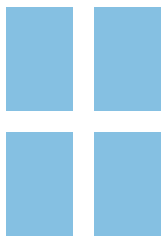


DINING



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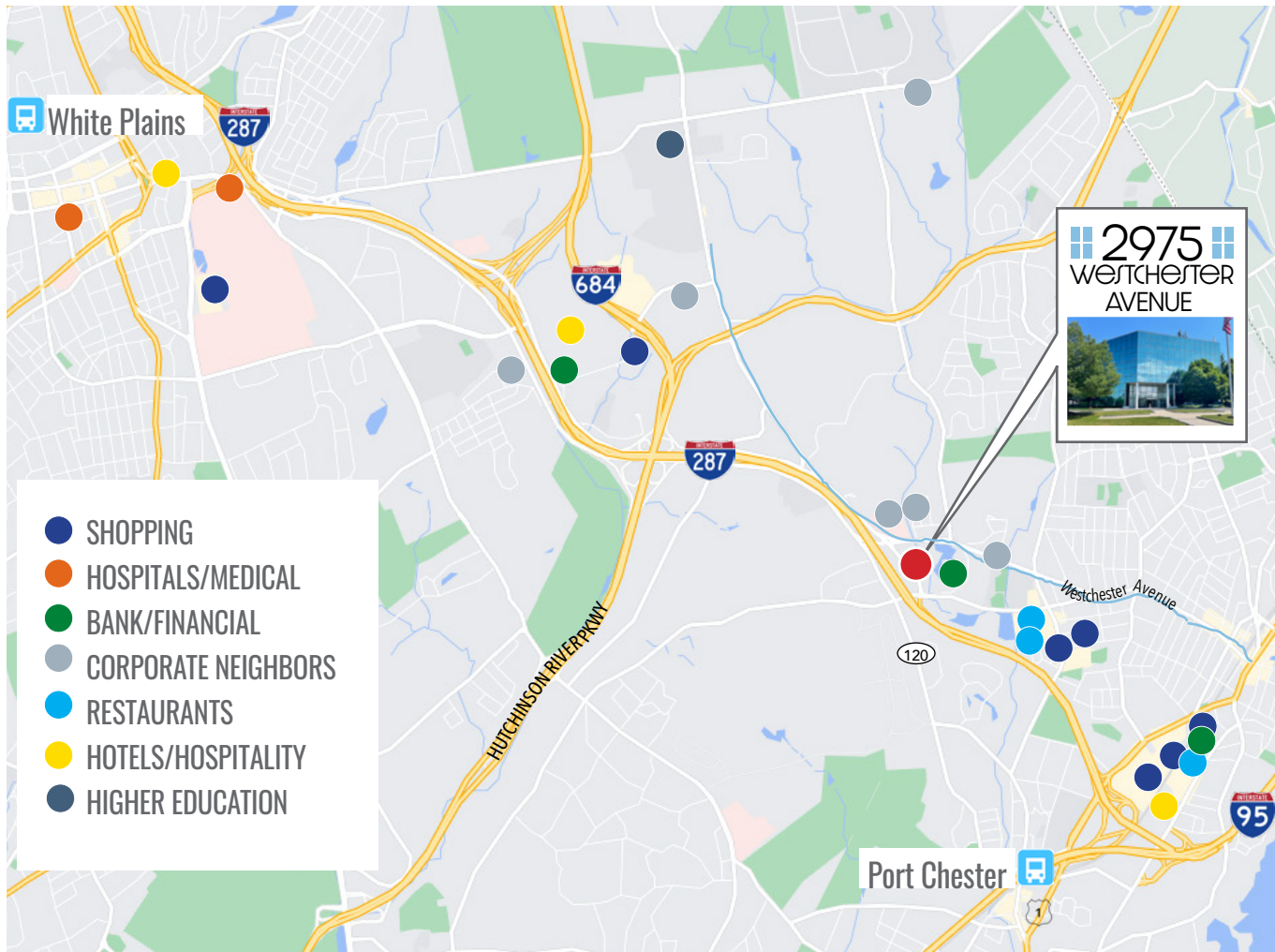
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LOCATION

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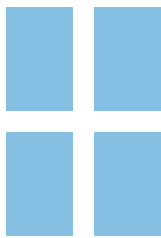
2975 Westchester Avenue is located directly off of I-287, the Cross Westchester Expressway and between the Hutchinson River Parkway and I-95/Connecticut Turnpike. The closest train station is the Metro-North Port Chester station.

Nearby dining options are located within a mile at the Rye Ridge Shopping Center including Starbucks, Chipotle, Dig Inn, Chop't Creative Salad, Rye Ridge Deli, Fortina, and Balducci's Food. Whole Foods Market, Target, Home Goods, Kohl's, DSW, The Home Depot and more are less than two miles away.



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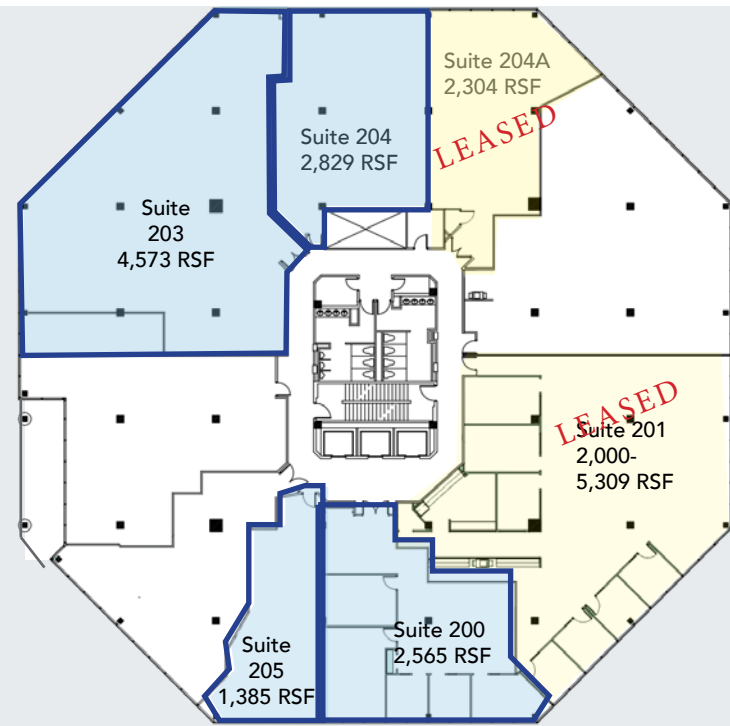
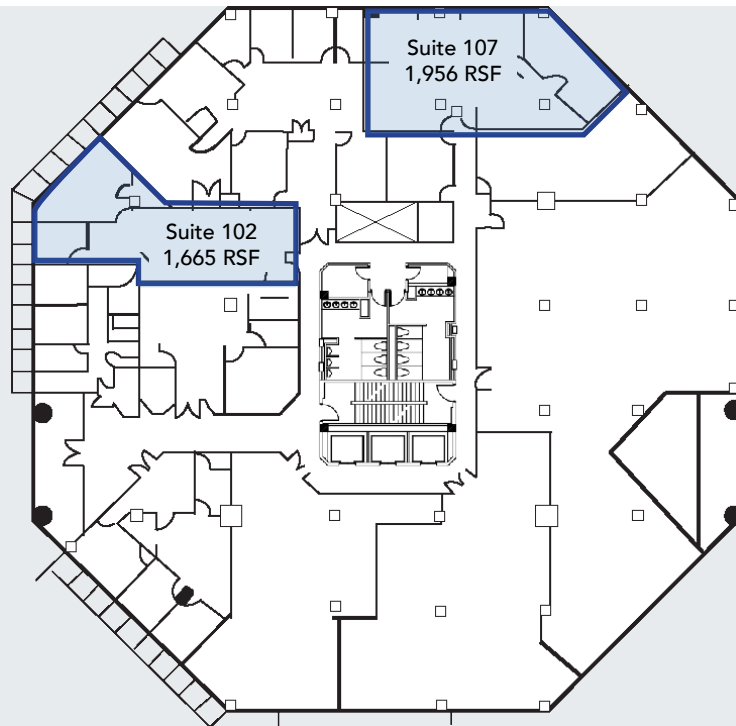
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FLOOR PLANS & AVAILABILITY

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FIRST FLOOR

SUITE #	SIZE	ASKING PRICE
102	1,665 RSF	upon request
107	1,956 RSF	upon request

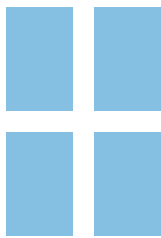
SECOND FLOOR

SUITE #	SIZE	ASKING PRICE
200	2,565 RSF	upon request
203	4,573 RSF	upon request
204	2,829 RSF	upon request
205	1,385 RSF	upon request



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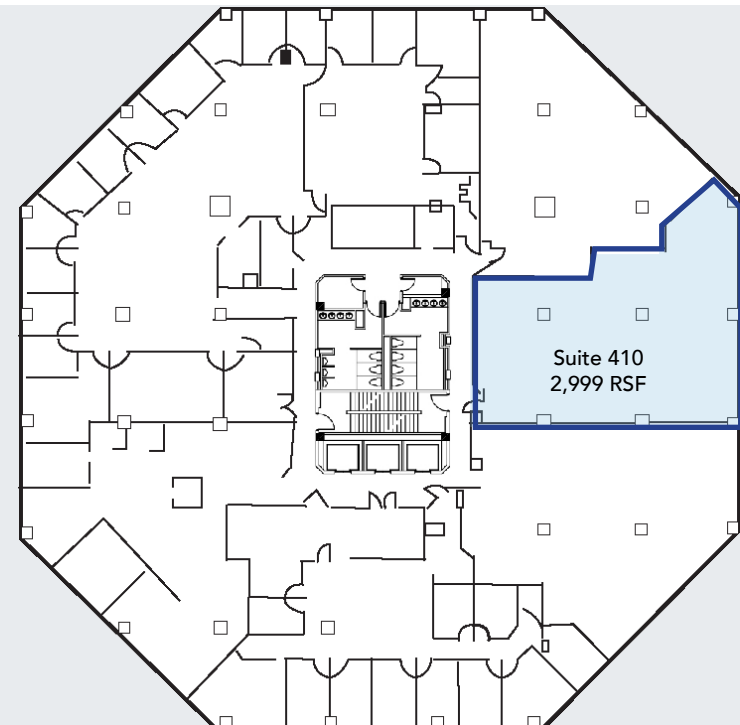
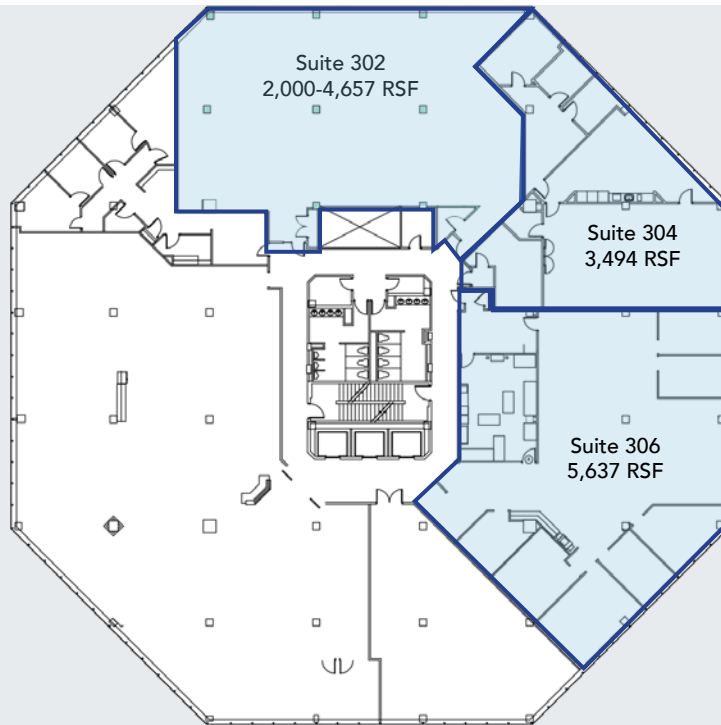
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THIRD FLOOR

SUITE #	SIZE	ASKING PRICE
302	2,000-4,657 RSF	upon request
304	3,494 RSF	upon request
306	5,637 RSF	upon request

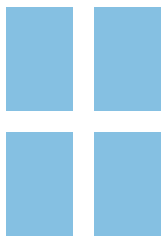
FOURTH FLOOR

SUITE #	SIZE	ASKING PRICE
410	2,999 RSF	upon request



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OFFICE SUITES

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