

FOR SALE



Kalmon Dolgin AFFILIATES INC.

New Exclusive!

34 South Broadway

White Plains, NY 10601

34 South Broadway is located in downtown White Plains.

It's premier location offers unbeatable access to top-tier amenities, transportation, and a dynamic business and lifestyle community.

A stable long-term tenant roster including medical, accounting, law and professional service firms makes it a solid and stable investment opportunity with upside and growth potential.

Average tenant-in-occupancy is 12 years.

Building Type: Class B Office

Year Built: 1970:

Major Renovations 2018

RBA: 52,500

Floors: 7

Typical Floor: 7,500 SF

HVAC: Full

Renovated Elevators (2)



White Plains continues to grow as a vibrant and diverse community, attracting residents and businesses seeking proximity to urban amenities while enjoying suburban advantages. It has experienced steady growth in recent years, both in population and economic development.

White Plains' economy has been bolstered by several key initiatives including \$10 million in state funding for downtown revitalization projects, aiming to enhance infrastructure and attract new businesses.

**Pricing
Available
Upon
Request**

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Building Features:

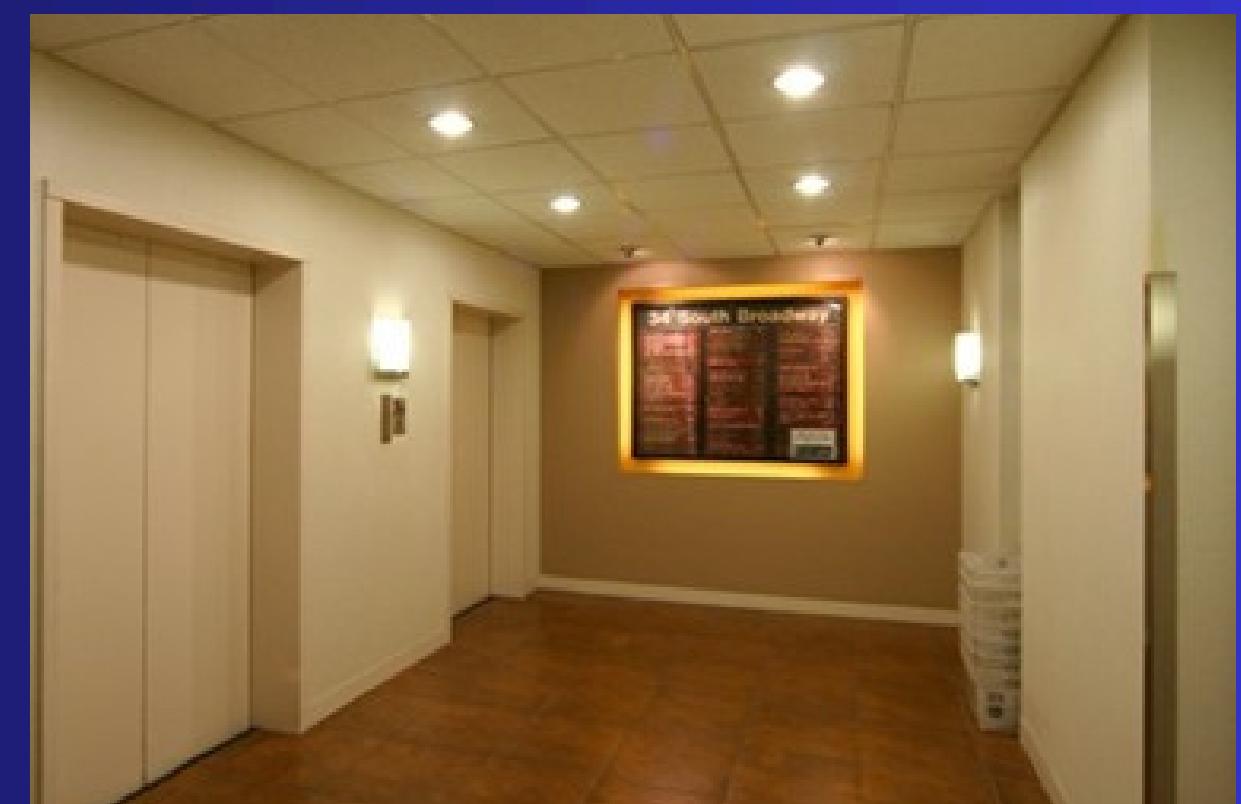
Many long-term tenants - Average occupancy 12 years
Newly Renovated bathrooms
Renovated common areas
New elevators
Parking available steps from entrance
Property Manager office on-site
Located steps from The Westchester Mall, Westchester county's most prestigious shopping destination
Tenants include a mix of Medical, Accounting, & Law Firms



FOR FURTHER INFORMATION

Contact Exclusive Agent:

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