

Boutique Office Building For Sale

2 Depot Plaza
Bedford Hills, New York



NEW STOREFRONT RENDER

CONTACT

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WH
WORKHOUSE

Property Summary

SITE DETAILS

Property Address	2 Depot Plaza, Bedford Hills, NY 10507
Site Size	0.40± acres
Frontage	100'± on Adams Street 150'± on Bedford Road (Route 117) 200'± total from train and municipal parking lots
Parking	108 spaces Within Lot 8 of the train station parking lot are 98 non-reserved surface spaces (encompasses the area from the stop sign on Railroad Avenue westward under the Route 117 overpass). There are also 10 on-site spaces reserved for visitor parking at the 2nd floor entrance to the building. Parking is also available in the municipal lot (50± spaces) adjacent to the building, as well as along Adams Street.
Elevated Walkway	Tenant access from Lot 8 is provided by an elevated walkway over the Metro-North train tracks (leased from the MTA). A security card provides access to the walkway and the building; one security point at the door at the base of stairs, another on the door into building stairwell (Stair 2).

BUILDING DETAILS

Building Area	28,550± SF
Year Constructed	1989
Number of Floors	Four stories, and lower level
Building Entrances	Three building entrances; one on the 1st floor and one on the 2nd floor, both facing Adams and Main Streets. Additional entrance from train overpass at rear of building.
Elevators	One 2,000-pound capacity Otis elevator
Stairs	Two interior stairwells
Floors / Walls	Primarily finished in concrete and drywall.
Ceilings/ Ceiling Heights	Combination of acoustical tile and sheetrock ceilings in most tenant spaces with an 8'10" average ceiling height. The 3rd and 4th floors have cathedral ceilings and expansive light provided by large quarter circle clearstory windows on the northeast and southwest sides of the building.
Outdoor Terrace	One tenant space on the 4th floor has French doors that open to a private roof-top terrace overlooking the Town Center.
Windows	Operable double-hung windows on all floors with six quarter circle and one full circle window on the 3rd and 4th floors.
Basement	Separate 450 SF basement with entrance at rear of building.

CONSTRUCTION & MECHANICAL DETAILS

Building Structure	Steel I-beam construction; the lack of interior load-bearing walls provides space flexibility.
Facade	Masonry
Roof	Combination of an intersecting open gable metal roof and two small flat roofs (one is a tenant's roof-top terrace).
HVAC	12 split system units
Life Safety	Monitored fire panel/ standpipe (the Property is located across the street from the Bedford Hills Fire Department)

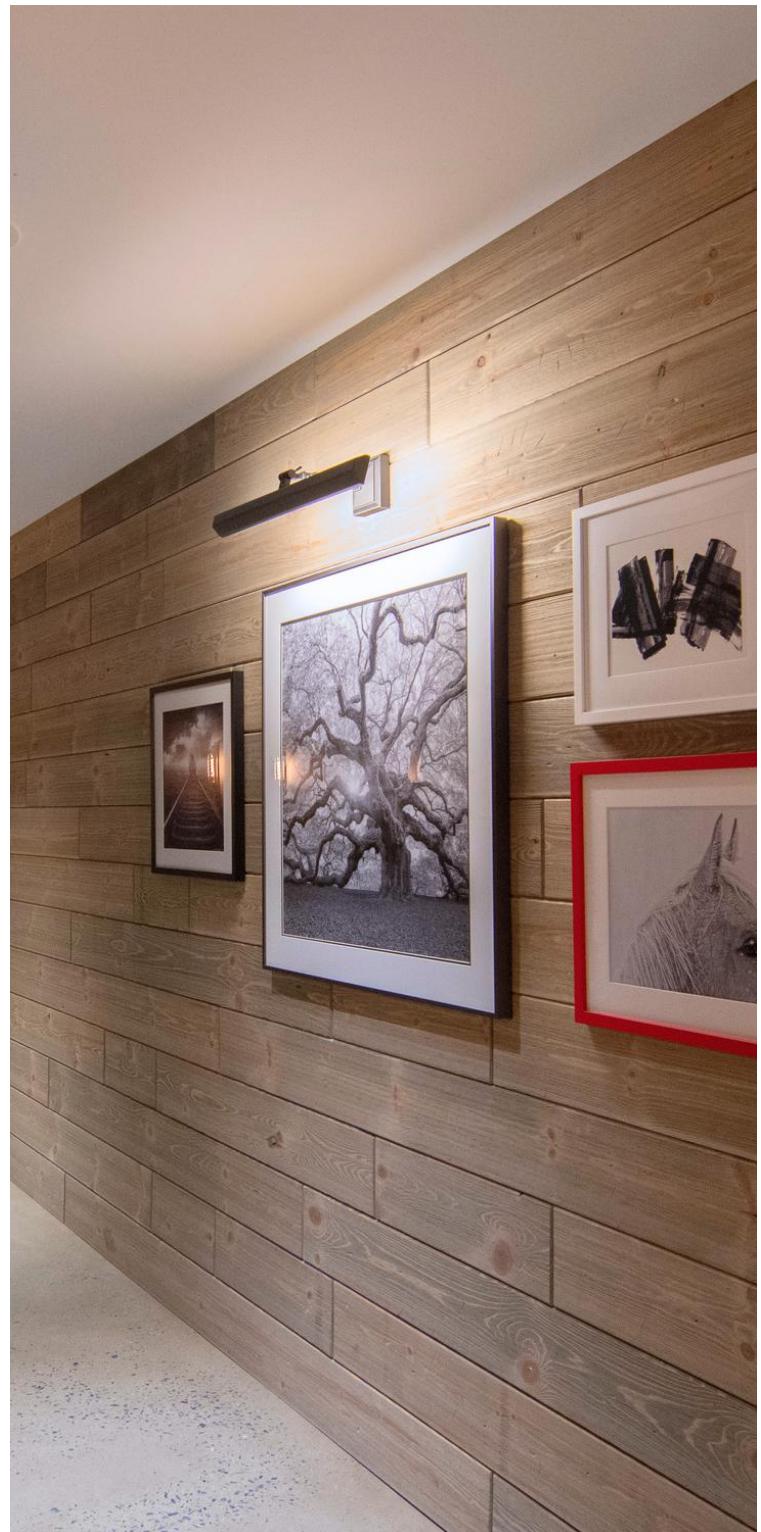
Construction Highlights

PROPERTY INFORMATION

- Boutique floorplates of +/- 7,000 RSF
- Building signage available on highly visible and well-traveled Route 117
- Less than 60 minute commute to NYC via car or train
- 20 minutes to Westchester County Airport
- Easy access to major highways (Saw Mill, Route 684 and 117)
- Walkable to stores and restaurants

RENOVATIONS SINCE 2020

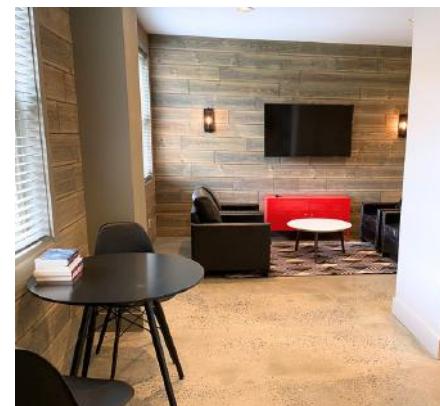
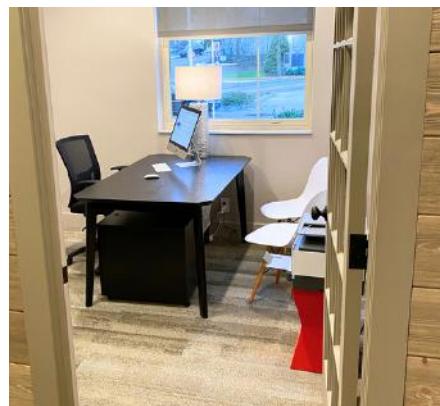
- Newly renovated lobbies and common corridors on each floor that include; polished concrete flooring, exposed steel beams, sheetrock ceilings, custom wood paneling, modern artwork and high-end lighting.
- Multiple newly installed split HVAC systems on each floor.
- Newly renovated common bathrooms on each floor that include, subway tiling, sheetrock ceilings, floor-ceiling private stalls, modern sink basins and custom lighting.
- Newly renovated elevator interior.
- Electronic signage installed in the 1st and 2nd floor lobbies. New way finding and exit signage installed throughout.
- New tenant mailboxes installed in 2nd floor lobby.
- New 24/7 security system with fob access and security cameras located at each point of building access.
- Multiple Verizon T1 connections.
- Newly installed tenant deck on the 4th floor.
- Building has been hooked up to the new town sewer system, mitigation of old septic in progress.
- Brand new steel stairs for elevated walkway and replacement of elevated walkway span underway.



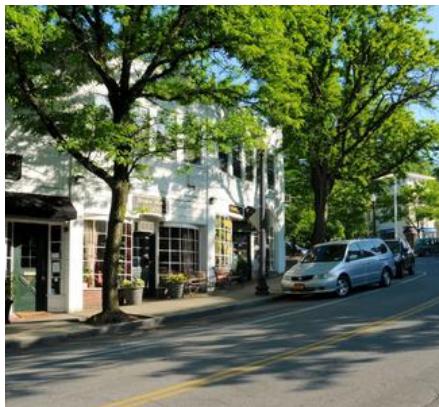
COMMON AREAS



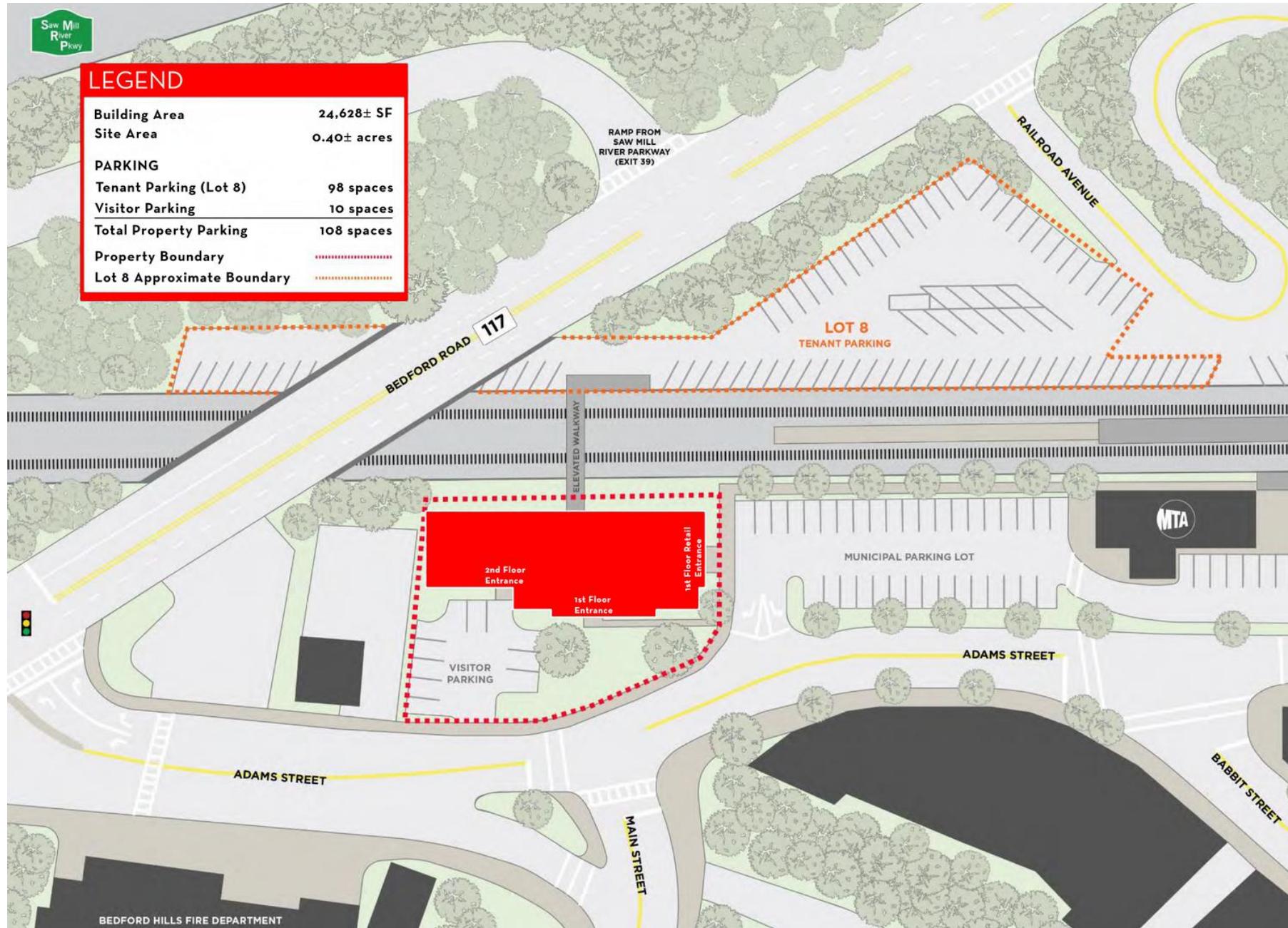
TENANT SPACES



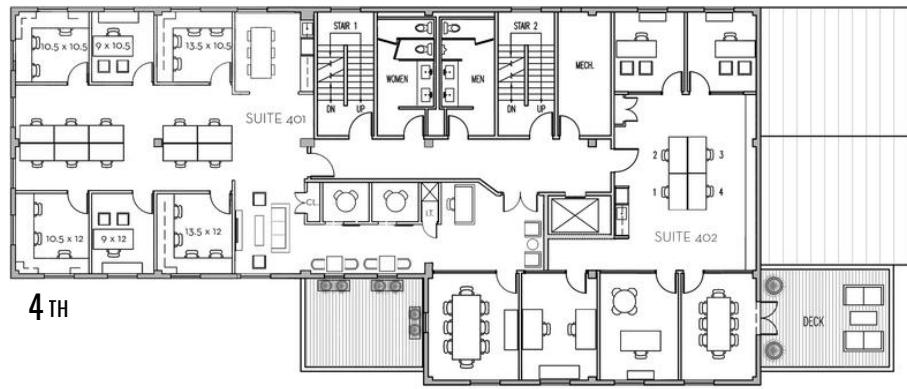
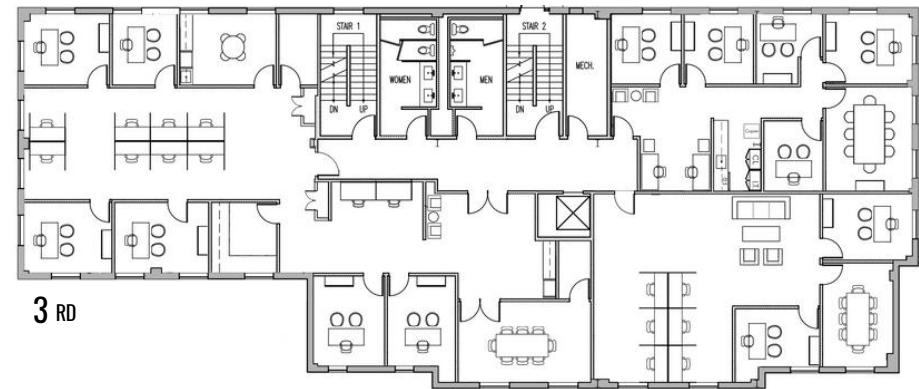
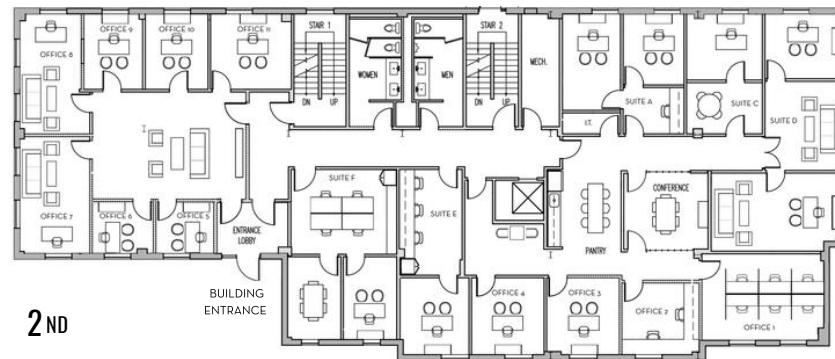
EXTERIOR



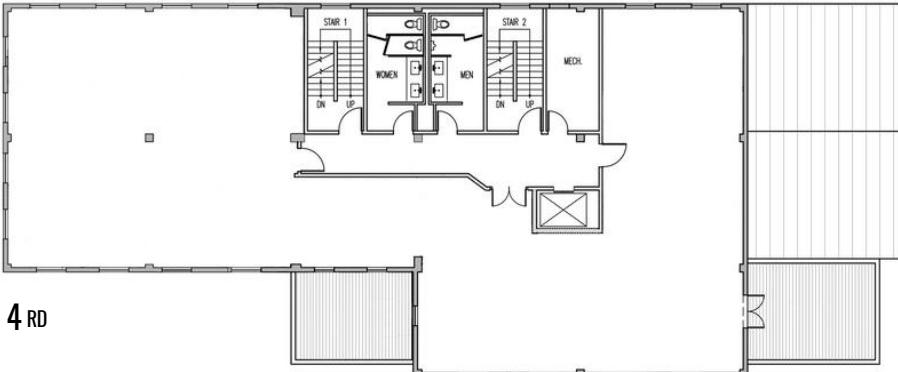
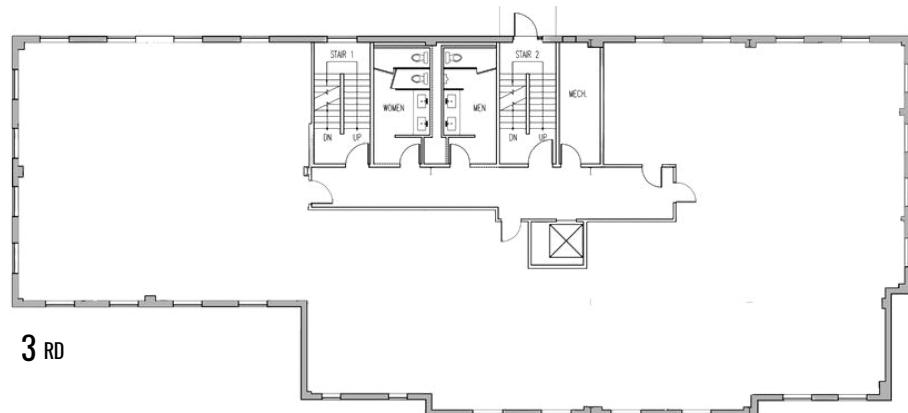
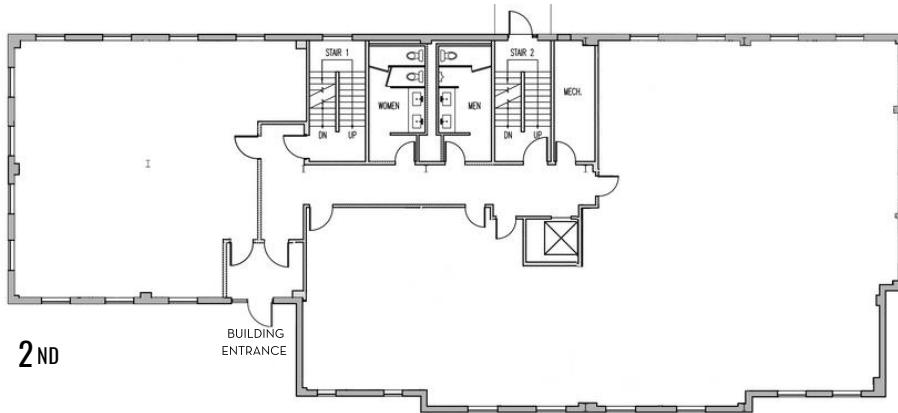
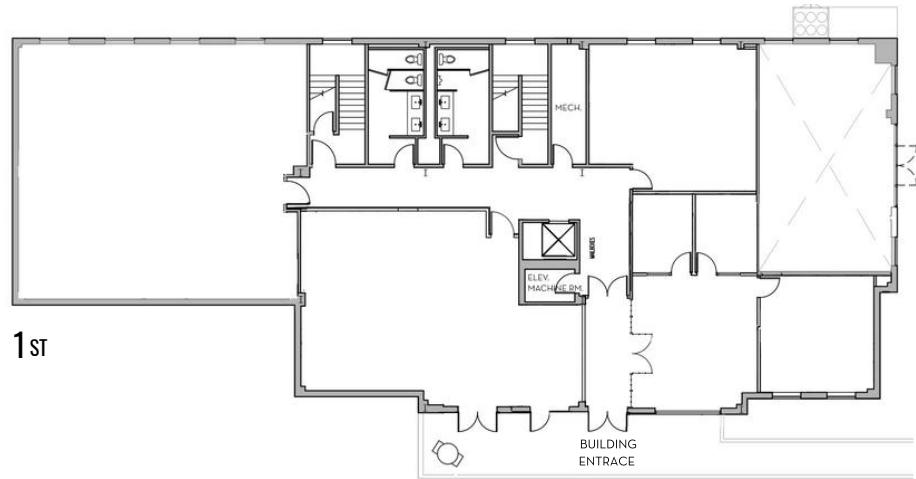
Site Map



As-Built Floor Plans



Base Floor Plans



Area Summary

COMMUNITY EXPOSURE

2 Depot Plaza benefits from a prominent elevated site with unobstructed frontage adjacent to the Metro-North Train Station and its expansive parking lot. The Property has 150'± of visibility from Bedford Road, 100'± of frontage on Adams Street (5,732± VPD) at its intersection with Main Street (4,320± VPD), and 50'± of frontage next to the municipal lot. This significant visibility creates building identity and provides tenants with a high degree of visibility and signage opportunities. The property is situated directly in between Bedford, Mount Kisco, and Katonah, making it an optimal location given its proximity to these well-to-do communities. .

BEDFORD HILLS

Bedford Hills has capitalized on its proximity to New York City as well as regional employment centers in Westchester and Fairfield Counties, including White Plains, New York and Greenwich and Stamford, Connecticut. The Saw Mill River Parkway and Interstate 684 corridors contain a varied housing stock and a mix of income levels ranging from executives to middle management to administrative personnel. The existing skilled workforce and nationally ranked education system is a magnet for companies searching for the most talented and qualified employees. The affluence surrounding the Property is evidenced by an average household income 52% higher than the county's average. Within a 5-mile radius, the average household income is \$154,130, over 48% of the households earn at least \$150,000+ and 55% of the residents over the age of 25 have earned a Bachelor's degree or higher.

WORKFORCE DEMOGRAPHICS

Westchester County represents a significant concentration of wealth and has long been considered an upper-middle class region. The county is home to many corporate headquarters and is a white-collar area with a focus on FIRE (finance, insurance, and real estate), services and other white-collar employment sectors. The population within a 5-mile radius of 2 Depot Plaza reflects a higher education level and household income than Westchester County as a whole. Demographic statistics for the 5-mile radius from 2 Depot Plaza, Westchester County and the State of New York are summarized in the following table.

SELECT DEMOGRAPHICS

	5-MILE RADIUS	WESTCHESTER COUNTY	STATE OF NEW YORK
2020 Estimated Population	45,902	996,039	20,146,131
2025 Projected Population	46,911	1,016,760	20,411,754
Population Growth 2020-2025	2.2%	2.1%	1.3%
2020 Estimated Households	15,348	355,136	7,446,812
2025 Projected Households	15,701	362,593	7,595,748
Household Growth 2020-2025	2.3%	2.1%	2.0%
2020 Est. Average HH Income	\$154,130	\$101,908	\$72,108
Income \$0 - \$59,999	26.2%	26.5%	36.3%
Income \$60,000 - \$99,999	14.4%	22.1%	27%
Income \$100,000 - \$149,999	16.4%	26.4%	24.6%
Income \$150,000+	43.0%	25.1%	12.1%

Location Highlights

ACCESS TO MAJOR TRANSPORTATION

In addition to an extensive road system, Westchester County is serviced by the Metro-North Commuter Railroad, which provides commuter rail service to and from New York City. The entire county is easily accessible via the use of one of the three Metro-North rail lines: The New Haven line, the Hudson line, or the Harlem line. 2 Depot Plaza is optimally located adjacent to the Bedford Hills Train Station with express service on the Harlem line in less than one hour to Manhattan. The property is also optimally situated with premier access to major parkways and highways, specifically the Saw Mill River Parkway and Interstate 684. The Westchester County Airport is located just $17\pm$ miles south of 2 Depot Plaza; the airport hosts one of the largest based corporate fleets in the U.S. and includes non-stop commercial services to 10 major cities. Additionally, 2 Depot Plaza is within an hour's drive to La Guardia Airport (42 miles), JFK International Airport (49 miles) and Newark Liberty International Airport in New Jersey (56 miles), solidifying 2 Depot's premier transportation access.

WESTCHESTER COUNTY

2 Depot Plaza is located in Bedford Hills, Westchester County, New York. Westchester County maintains its status as one of the New York Metropolitan area's most desirable business destinations due to its proximity to Manhattan and access to the greater New York Tri-State area. Within its land area of nearly 450 square miles, the county offers upscale residential communities, vibrant downtowns, and walkable villages, abundant retail and lifestyle amenities, high-end hospitality, a plethora of educational and medical institutions, exceptional connectivity via mass-transit (three Metro-North commuter lines), superior highway infrastructure (four interstate highways and seven parkways), a national airport, and prestigious suburban office centers that are home to numerous Fortune 500 and 1,000 corporations, including IBM, PepsiCo, and Master Card. Westchester County has also experienced steady population growth of nearly 6% since 2000.



Disclaimer

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 2 Depot Plaza, Bedford Hills, New York (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of 2 Depot Plaza, LLC or the "Owner". The material is based in part upon information supplied by Owner and in part upon information obtained by 2 Depot Plaza, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, 2 Depot Plaza, LLC, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by 2 Depot Plaza, LLC and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

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