



SCALZO
COMMERCIAL
NEW DEVELOPMENT

12 WATER STREET

White Plains, NY 10601

For Lease





PROPERTY DESCRIPTION

Introducing 12 Water Street, a prime commercial space available for lease in White Plains, NY. This modern property offers a spacious, open layout, ideal for a variety of business needs. With abundant natural light and high ceilings, it creates an inviting and productive work environment. The versatile floor plan allows for seamless customization, while the prominent street frontage ensures excellent visibility. Additionally, the property boasts convenient access to transportation and ample parking options, enhancing both employee and client convenience. Explore the endless possibilities for your business at this highly desirable location.

PROPERTY HIGHLIGHTS

- Spacious open layout with abundant natural light
- Versatile floor plan allowing for easy customization
- Prominent street frontage for excellent visibility
- Convenient access to transportation options
- Ample parking availability for employees and clients
- Modern and well-maintained building
- Ideal for a variety of business uses

LOCATION DESCRIPTION

Explore the lively downtown neighborhood of White Plains, NY, where the property is located. This vibrant area is home to The Westchester mall, offering premier shopping, and the scenic Tibbetts Brook Park. With a variety of trendy restaurants, cafes, and cultural hotspots, the location provides an exciting atmosphere for tenants and their clients.

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (Gross)
Number of Units:	2
Available SF:	3,116 - 3,577 SF
Lot Size:	27,899 SF
Building Size:	45,864 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,782	5,115	16,281
Total Population	3,621	10,951	38,106
Average HH Income	\$160,415	\$144,032	\$139,961

Property Details

12 Water Street
White Plains, NY 10601

Lease Rate	\$27.00 SF/YR
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LOCATION INFORMATION

Street Address	12 Water Street
City, State, Zip	White Plains, NY 10601
County	Westchester
Township	White Plains
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	45,864 SF
Building Class	B
Number of Floors	4
Average Floor Size	11,466 SF
Year Built	1983
Free Standing	Yes
Number of Buildings	1

TAXES & VALUATION

Foreclosure / Distressed	No
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PROPERTY INFORMATION

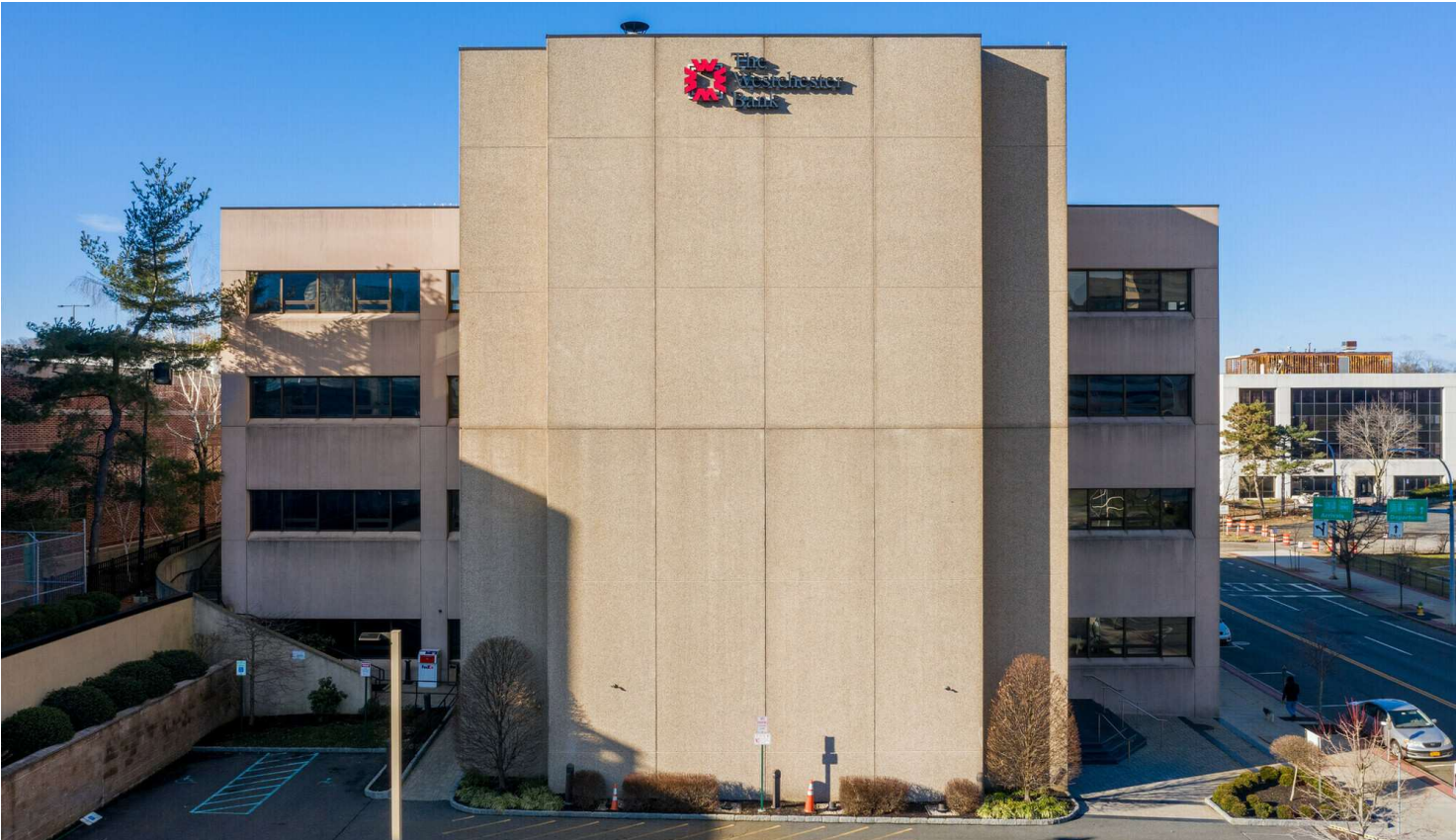
Property Type	Office/Medical
Property Subtype	Office Building
Zoning	CB-4
Lot Size	27,899 SF
APN #	125.66-4-1.1
Lot Depth	0 ft
Corner Property	Yes
Waterfront	No

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	40

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Yes



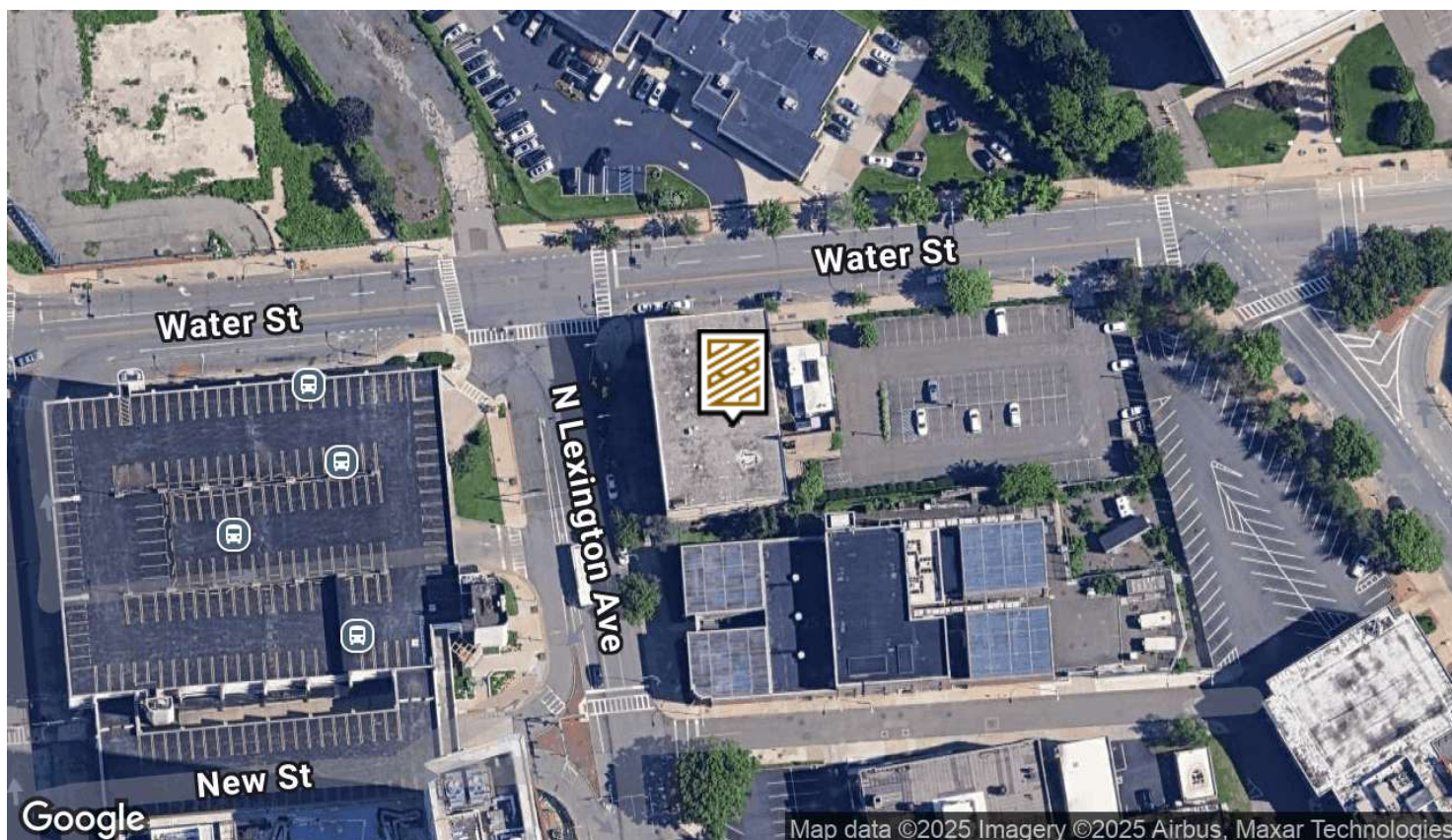
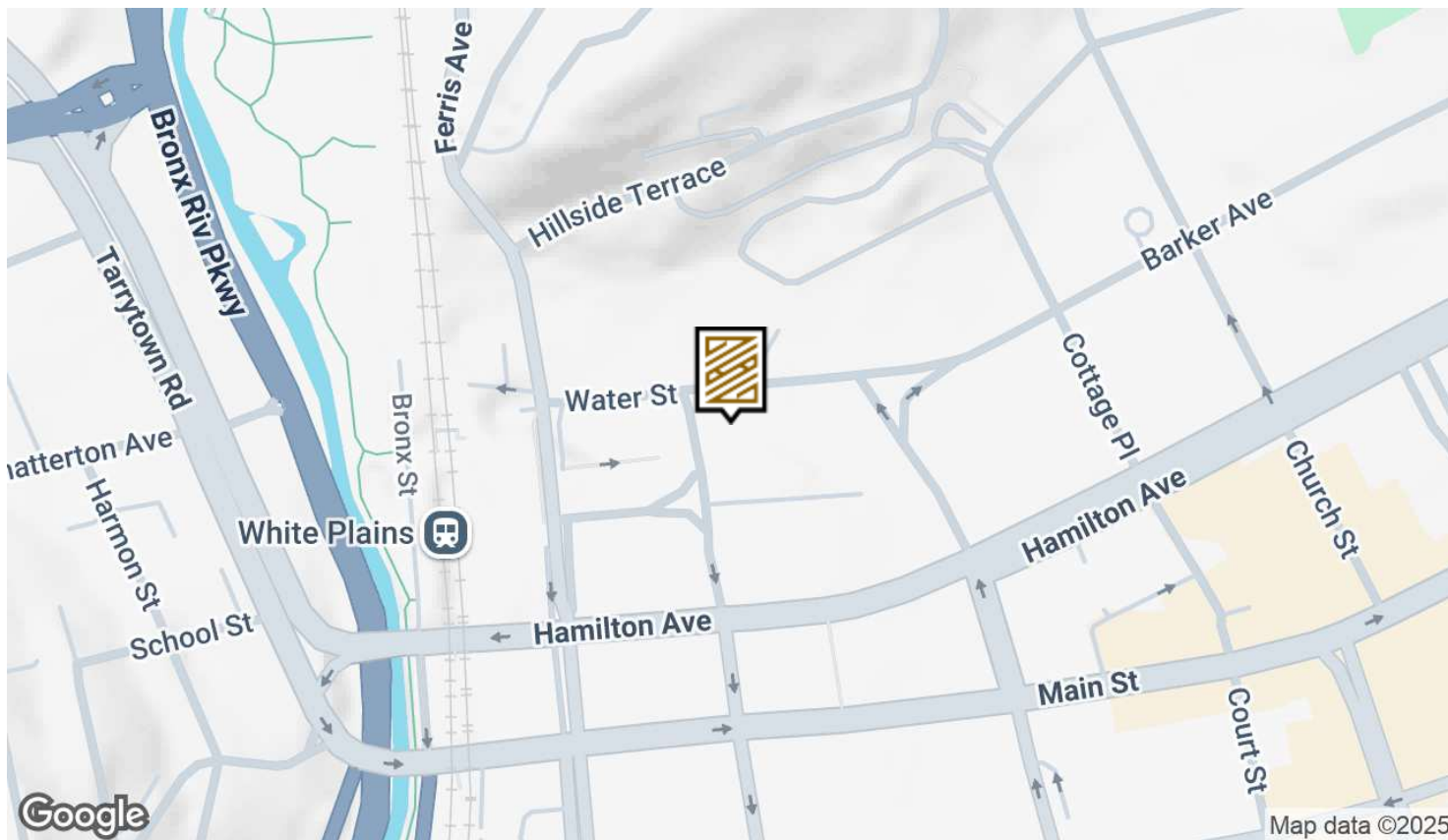
LEASE INFORMATION

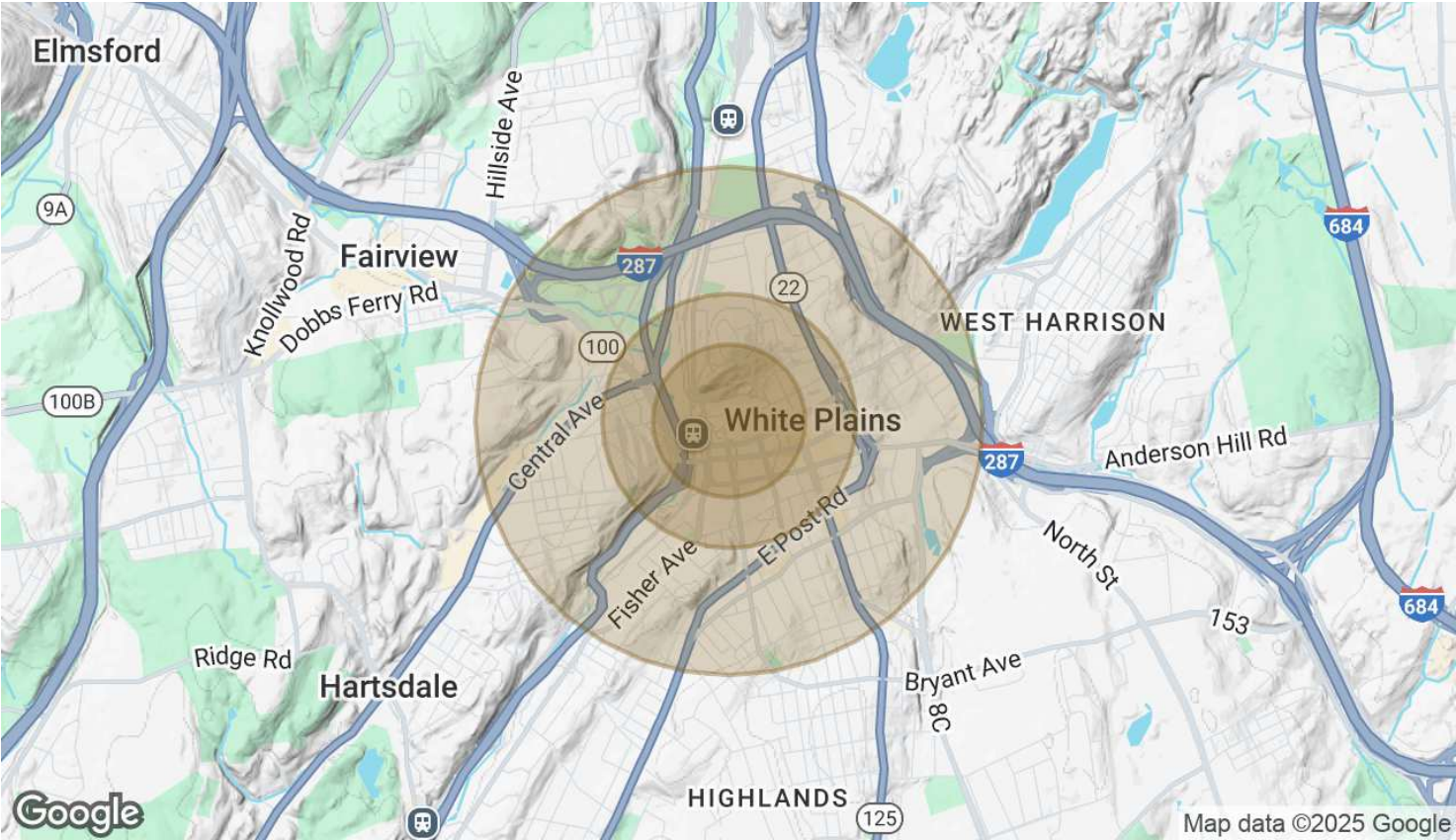
Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	3,116 - 3,577 SF	Lease Rate:	\$27.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	Available	3,116 SF	Gross	\$27.00 SF/yr	Listed lease rate plus a proportional share of utilities Fully Built Out as Standard Office Fits 9 - 27 People
4th Floor	Available	3,577 SF	Gross	\$27.00 SF/yr	Listed lease rate plus a proportional share of utilities Fits 4 - 12 People



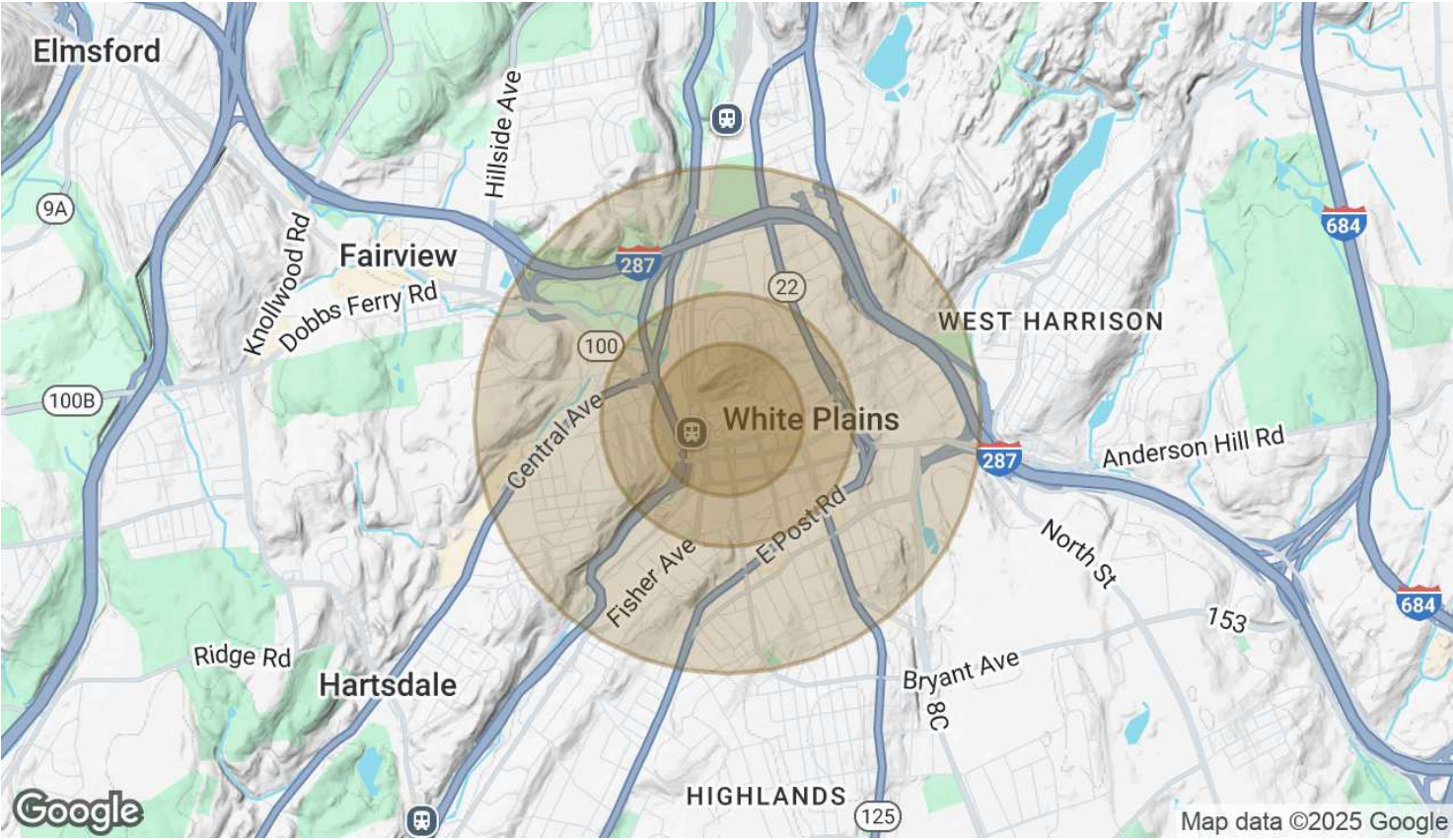




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,621	10,951	38,106
Average Age	45	43	42
Average Age (Male)	43	42	40
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,782	5,115	16,281
# of Persons per HH	2	2.1	2.3
Average HH Income	\$160,415	\$144,032	\$139,961
Average House Value	\$830,937	\$727,063	\$648,394

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	1,752	4,451	13,964
Total Population - Black	327	1,436	5,461
Total Population - Asian	661	1,508	3,792
Total Population - Hawaiian	1	6	21
Total Population - American Indian	34	129	550



Total Population - Other	445	2,056	8,836
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Demographics data derived from AlphaMap

Agents Contact

**12 Water Street
White Plains, NY 10601**

TONY DICAMILLO

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