

UNDER NEW OWNERSHIP

# 500

## MAMARONECK AVENUE

HARRISON, NEW YORK



Leasing Agent

**CBRE**

# 500

## MAMARONECK AVENUE

HARRISON, NEW YORK

Class-A office building delivering enhanced amenity offerings in a prime Westchester location. Recent renovations and sustainability and wellness initiatives create a best-in-class tenant experience.

- Newly renovated, full-service cafeteria with catering capabilities and outdoor seating
- Tenant-only Fitness Center with fully-appointed men's and women's locker rooms
- Multi-media Conference Center with pantry
- Dedicated shuttle service to Mamaroneck Metro-North Train Station
- 35 acres of immaculately landscaped grounds



# Market-Leading ESG Initiatives

**WELL®**  
WELL Certified  
by International Well  
Building Institute

  
WiredScore

  
merv filters

  
ENERGY STAR

  
U.S. GREEN BUILDING COUNCIL  
LEED  
USGBC

**EV**  
CHARGING  
STATIONS

- Well Certified Building
- Wired Score Certified Gold
- MERV 13 Filters
- Daylight dimmers for employee health and wellness
- Low VOC finishes for improved indoor air quality
- 80 electrical vehicle charging stations



# Best In Class



MULTIMEDIA  
CONFERENCE  
CENTER WITH  
PANTRY



FITNESS CENTER WITH  
FULLY-APPOINTED  
MEN'S AND WOMEN'S  
LOCKER ROOMS



FULL SERVICE  
CAFETERIA WITH  
CATERING CAPABILITIES  
AND OUTDOOR SEATING



AMPLE  
SURFACE PARKING  
3.3 PER 1,000 RSF



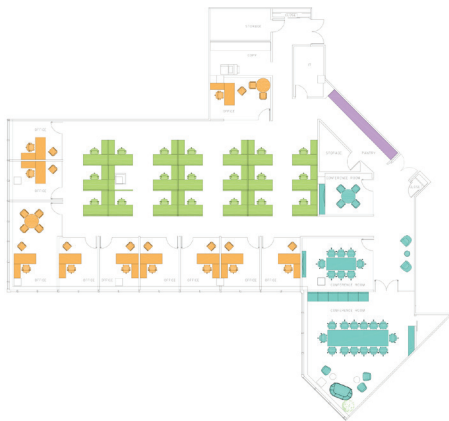
# Pick Your Suite

## Availability

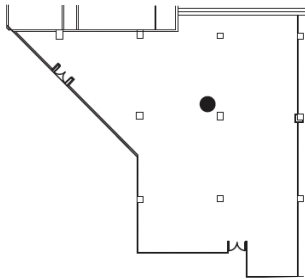
### 1st Floor Suites

3,888 RSF up to 7,586 RSF

**Suite 101**  
7,586 RSF



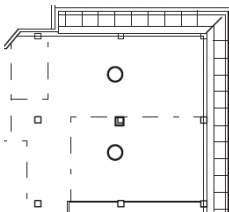
**Suite 103B**  
5,992 RSF



**Suite 106**  
5,384 RSF  
(Prebuilt)



**Suite P110**  
3,888 RSF



Dedicated  
Medical Space  
Available

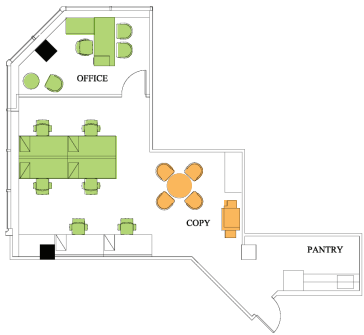


# Pick Your Suite

## Availability

2nd - 5th Floor Suites  
1,063 RSF up to 5,343 RSF

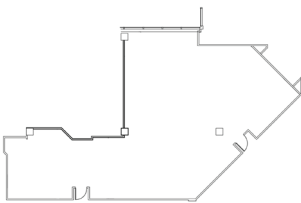
**Suite 202**  
1,063 RSF



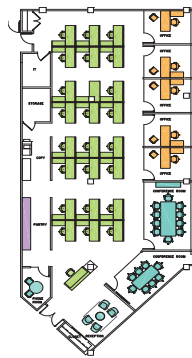
**Suite 225**  
3,456 RSF



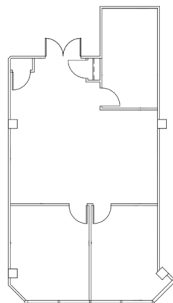
**Suite 314**  
2,717 RSF



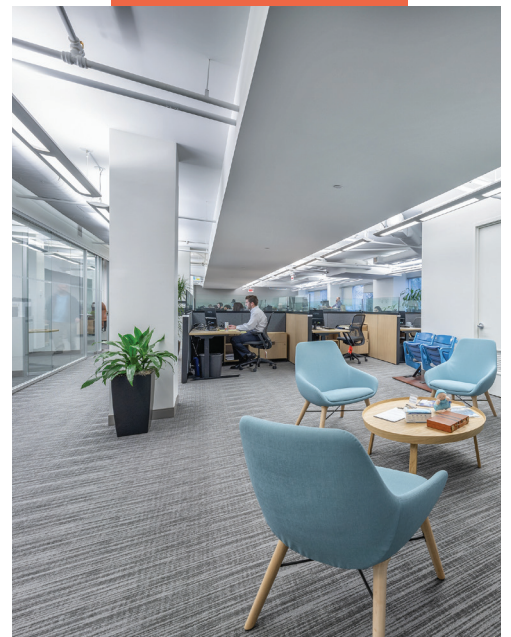
**Suite 430**  
5,343 RSF



**Suite 509**  
1,467 RSF



Dedicated  
Medical Space  
Available



# The Best Westchester Has to Offer

- Adjacent to Saxon Woods, a 700-acre County Park featuring walking trails, swimming pools and recreation areas, as well as an 18-hole golf course
- 8 Michelin-rated restaurants within 7 miles
- Harrison features nationally ranked schools, and a \$76.8M mixed use, revitalization project
- ¼ mile from the Hutchinson River Parkway
- 2 miles to Exit 18 off I-95
- 20 minutes to Westchester County Airport (HPN)



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Connect

**Michael McCall**

Senior Vice President  
203 325 5321  
michael.mccall@cbre.com

**Sheera Riemer**

Vice President  
203 325 5927  
sheera.riemer@cbre.com



Leasing Agent

**CBRE**

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