

500

White Plains Road Tarrytown, New York

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire 500 White Plains Road, a 153,168 SF institutional-quality research and development facility located within Tarrytown Corporate Center in Tarrytown, New York.

Purpose-built in 1997 for Ciba Specialty Chemicals and subsequently occupied by BASF following its acquisition of Ciba, 500 White Plains Road has served as one of BASF's seven North American research and development hubs and represents one of the most sophisticated laboratory assets in the Westchester County market. The Property is currently 90.1% leased to five laboratory and research tenants led by BASF (124,726 SF | 5/31/2027) alongside Sapience Therapeutics, DigiChem Corporation, Nomi Materials and Synko Pharma. The existing tenancy provides stable in-place cash flow, with significant upside upon BASF's lease expiration in May 2027. The resulting vacancy creates a compelling opportunity to reposition or retenant the property, while also offering a unique owner-user occupancy opportunity.

Unlike traditional office buildings, 500 White Plains Road was specifically designed to support advanced research operations and features highly specialized infrastructure including laboratory-ready floor plates, significant mechanical and electrical capacity, emergency generation, loading facilities and sophisticated HVAC systems. Replicating an asset of this caliber today would require substantial capital investment and a lengthy development timeline, positioning the Property as a highly attractive alternative to new construction.

Strategically located immediately off Interstate 287 at the eastern approach to the Mario M. Cuomo Bridge, the Property benefits from exceptional regional accessibility and sits within one of the Northeast's most established innovation corridors. The surrounding market is anchored by leading healthcare, pharmaceutical and technology organizations including Regeneron, Westchester Medical Center, Montefiore Health System and New York Medical College, providing long-term demand drivers for specialized research and development facilities.

With in-place income, multiple repositioning strategies and infrastructure that would be difficult and costly to replicate today, 500 White Plains Road offers investors and occupiers a compelling opportunity to capitalize on one of the region's most unique institutional-quality R&D facilities.



153,168 SF R&D / Lab | Investor or Owner-User Opportunity



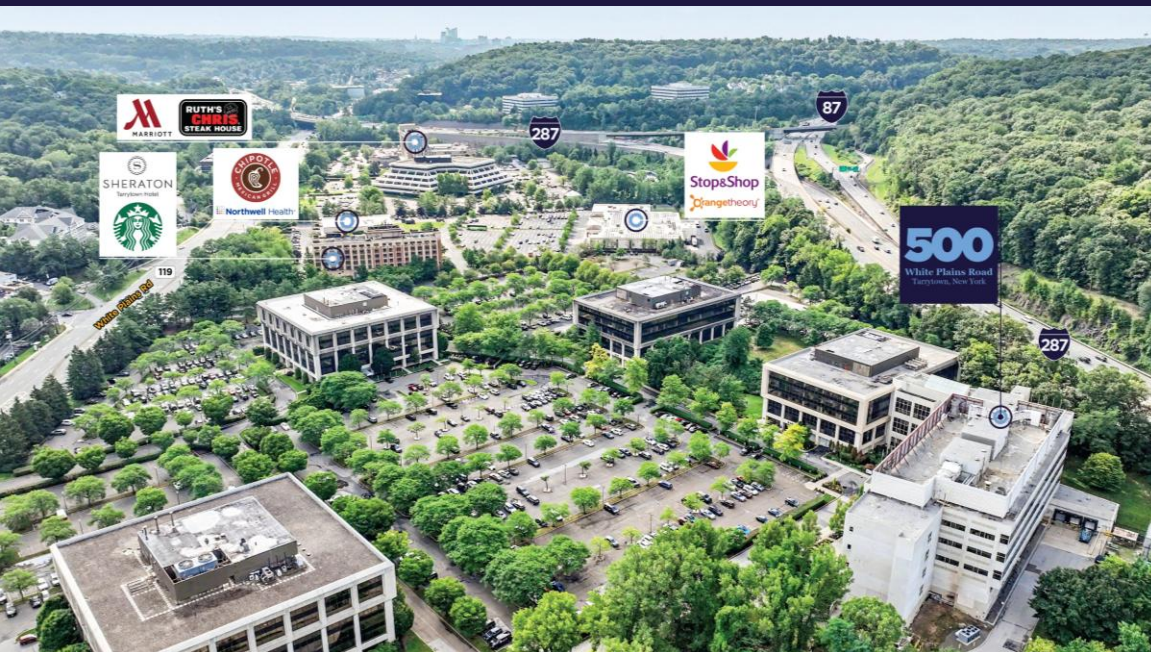
**Institutional-Quality R&D
Facility**

**Purpose-Built Laboratory
Infrastructure**

**Replacement Cost
Advantage**

**Flexible Repositioning
Potential**

**Exceptional Regional
Connectivity**



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