

## Fully Furnished, Wired & Move-In Ready Attractive Office Space for Sub-Lease

**1 North Broadway, White Plains, NY**

**\*Class "A" Office Space, Premiere Downtown Location\***

**Building Asking Rent \$38psf / Our Sublet Rent \$26psf!!!**



### Space/Property Highlights:

- Up to +/- 11,000 SF Office Space for Sub-Lease, fully built out, furnished and wired for immediate occupancy. Expandable to +/- 21,000 SF
- Space consists of 31 private offices all with glass sidelights (comprised of 2 executive windowed offices, 14 standard windowed offices, 15 standard interior offices), 30 cubicle workstations, large conference room, kitchen/break area, copy/mail/telco rooms and lovely reception area with a double glass front entry door
- Currently leased through 2/28/2027, longer lease term possible
- Top-tier Class "A" office building with \$24 Million in Capital Improvements including a newly designed and renovated lobby, common areas, state-of-the-art infrastructure, enhanced outdoor courtyard and new tenant lounge with coffee bar
- Full-service cafeteria and complimentary conference facility at 445 Hamilton Avenue
- Covered Parking, lobby security, on-site property management, on-site dry cleaning
- Plentiful on-site and nearby dining options, located across from City Center, Cambria Hotel and an abundance of retail, banking and shopping venues
- Walk to train, complimentary Uber service to/from Metro North, superior highway access

**For more information or to view this property, contact 914.422.0100**

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