



275

MAIN

WHITE PLAINS, NY

Up to 280,000 SF  
Available for Lease

Class-A, Multiple-Use  
Full-Building Opportunity







## BUILDING SPECS

SIZE	±278,924 SF
	Lower level: 112,844 SF
	1st Floor: 82,818 SF
	2nd Floor: 83,262 SF
ACRES	2.29 acres
TO BE RENOVATED	2023-2024
PARKING SPACES	520 dedicated spaces (floors 4-6) gate controlled and managed
CEILING HEIGHT	13'8" to 18' (slab to slab)
COLUMN SPACING	30' x 28'
ELECTRIC	Two 4,000 amp and one 1,000 amp, 277/480 volt 60Hz 3-phase service
LOADING DOCKS	3 bays
ELEVATORS	14 (4 freight cabs)
HVAC	3 gas fired boilers, 1 cooling tower with 3 cells, air cooled systems
SECURITY	Roving patrols and CCTV

## HIGHLIGHTS

275 Main Street is a 3-story, +/- 278,924 SF multiple-use building opportunity located in White Plains, New York. Providing unmatched retail and restaurant options nearby, this building's location combines all the conveniences of an urban environment in a suburban location. Situated just 25 miles north of Manhattan, 275 Main Street is surrounded by office space, dense residential, retail and dining options, and all major highways and mass transit.

**Class-A, multiple-use full-building opportunity**  
(divisible to ±40,000 SF per floor)

**±278,924 SF** available for lease

Opportunity for multiple uses: **office, self storage, retail space, education, healthcare and life sciences**

Improvements will consist of **3 levels of rentable space** with new façade, double-height lobby, new windows, and improvements to the **6-deck parking garage**

Highly respected ownership committed to **optimizing tenant and employee experience**

**Largest office landlord** in White Plains

**Building signage opportunity**

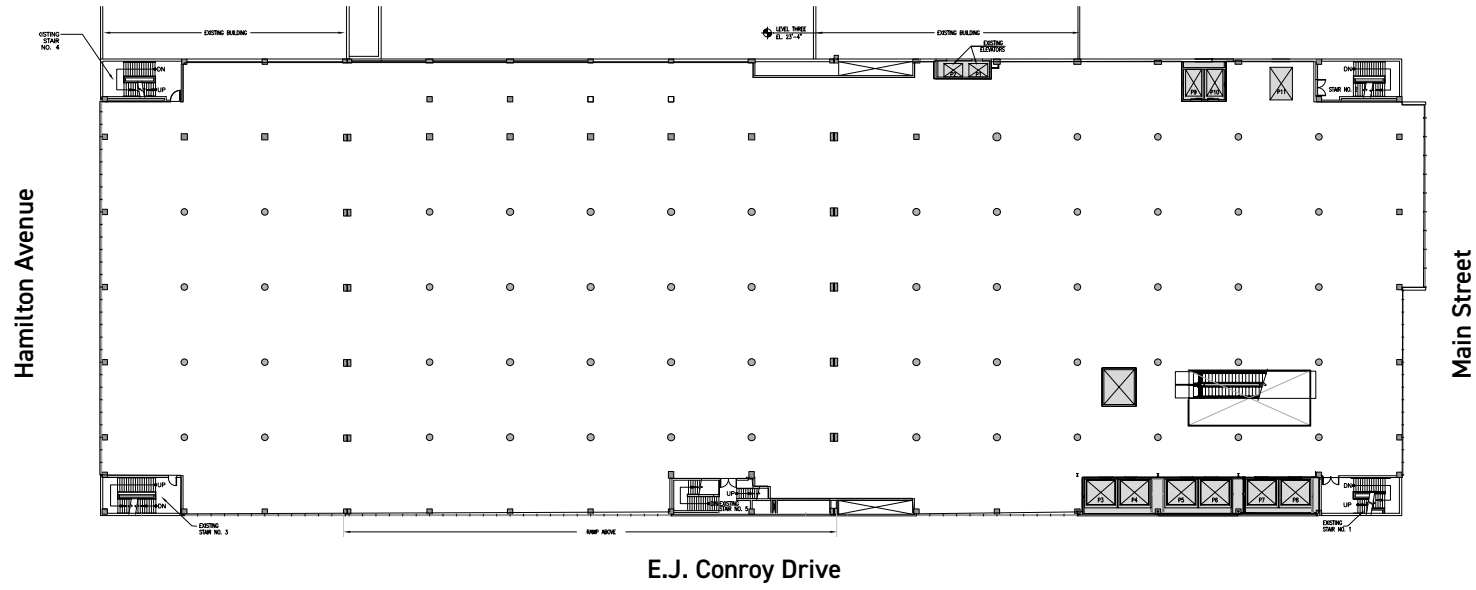
**Walking distance** to the White Plains Train Station

Located in the **heart of downtown White Plains** directly across the street from City Center

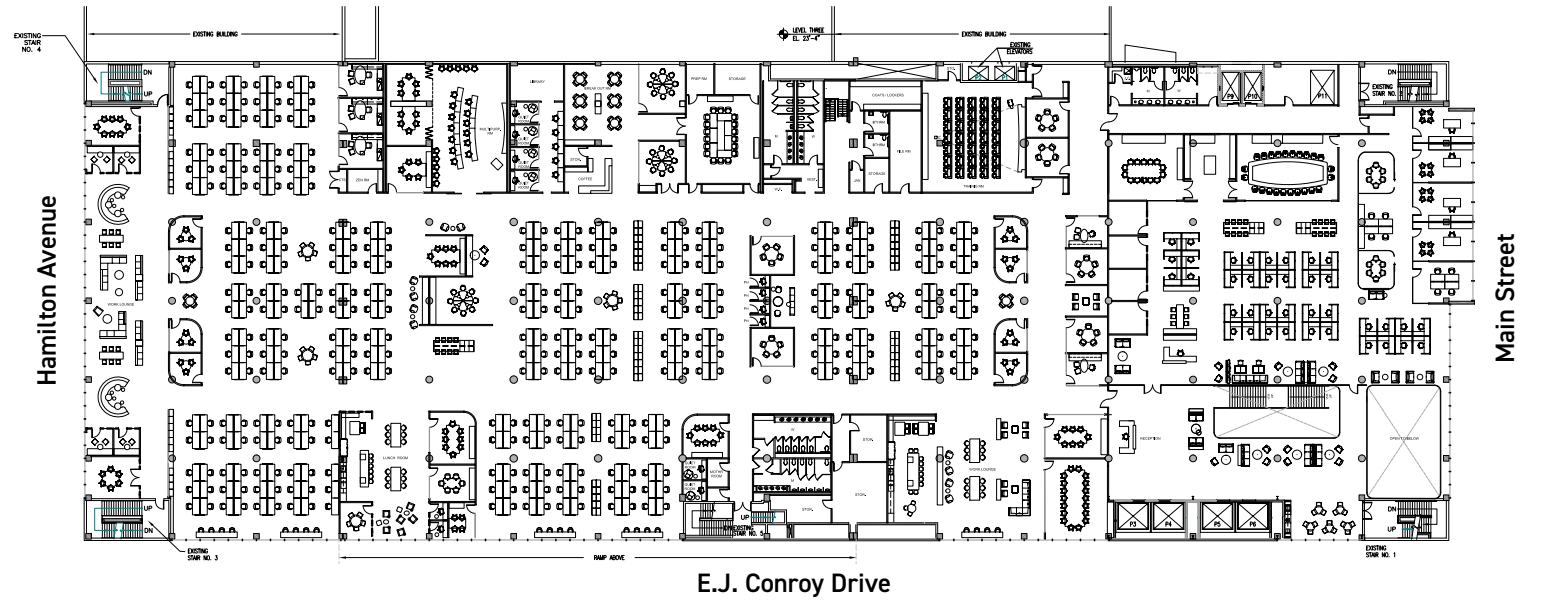


# FLOOR PLAN

Sample Core & Shell Plan



Sample Office Layout Test Fit



Building Lobby



Lounge



Office Space



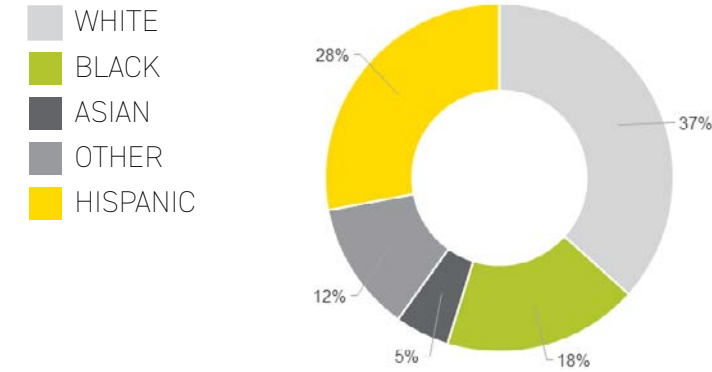
# BRANDING OPPORTUNITY



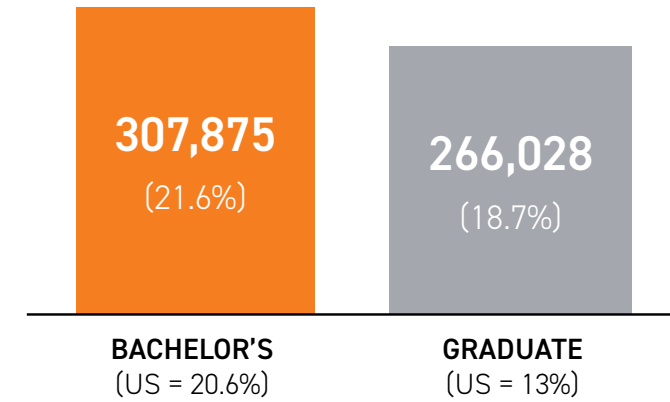
## DEMOGRAPHICS

### 30 MINUTE DRIVE TIME

#### ETHNICITY 2021 POPULATION

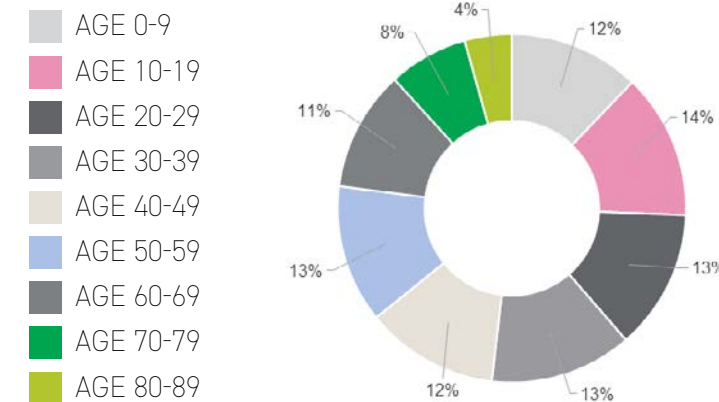


#### COLLEGE EDUCATION



#### AGE DIVERSIFICATION

##### 2021 POPULATION - AGE TRANCHES



**2,089,750**  
TOTAL POPULATION

**19%**  
PROJECTED POPULATION  
GROWTH (NY 5%) (US 17%)

**\$118,491**  
AVERAGE HOUSEHOLD INCOME

**\$726,280**  
AVERAGE HOME VALUE

**84.3**  
DIVERSITY INDEX  
(NY 70.9) (US 65.4)

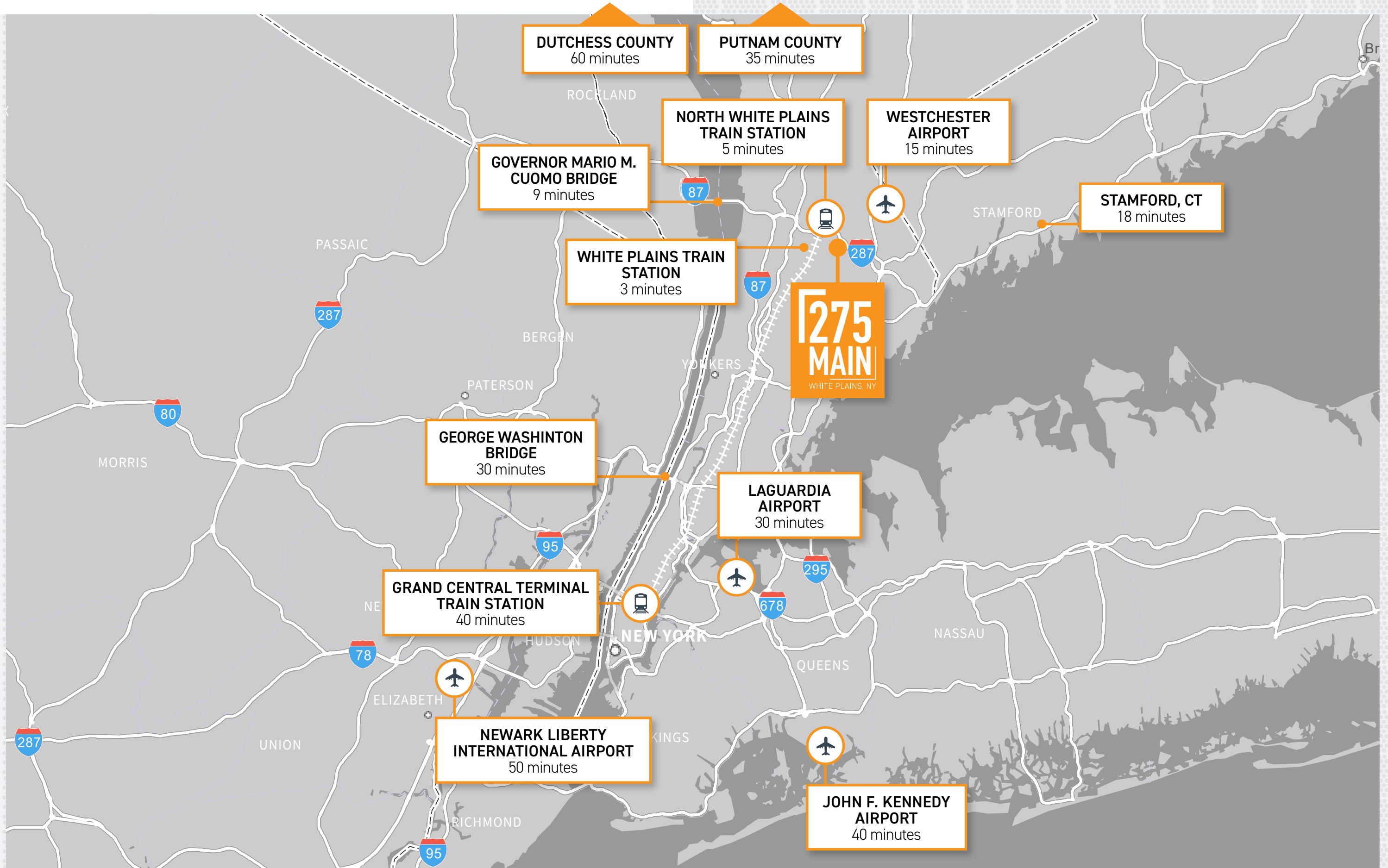
**7,400+**

NEW RESIDENTIAL UNITS  
IN WHITE PLAINS





# LOCATION OVERVIEW



# WALKABLE AMENITIES

## FITNESS

- 1 Planet Fitness
- 2 New York Sports Clubs

## FINANCIAL INSTITUTIONS

- 1 Webster Bank
- 2 Citi Bank
- 3 Bank of America Financial Center
- 4 People's United Bank

## GROCERY STORES

- 1 Stop & Shop
- 2 Whole Foods Market
- 3 Shoprite of White Plains

## RETAIL

- 1 City Center
  - Barnes & Noble
  - Burlington Coat Factory
  - Nordstrom Rack
  - Target
- 2 The Westchester Mall
  - Apple
  - Burberry
  - Crate and Barrel
  - Gucci
  - Louis Vuitton
  - Lululemon
  - Neiman Marcus
  - Nordstrom
  - Pottery Barn
  - Salvatore Ferragamo
  - Tiffany
  - Williams Sonoma
- 3 The Source
  - Danone HQ
  - Dick's Sporting Goods
  - Raymour & Flanigan
  - Cheesecake Factory
- 4 Bloomingdale's
- 5 The Container Store

## RESTAURANTS

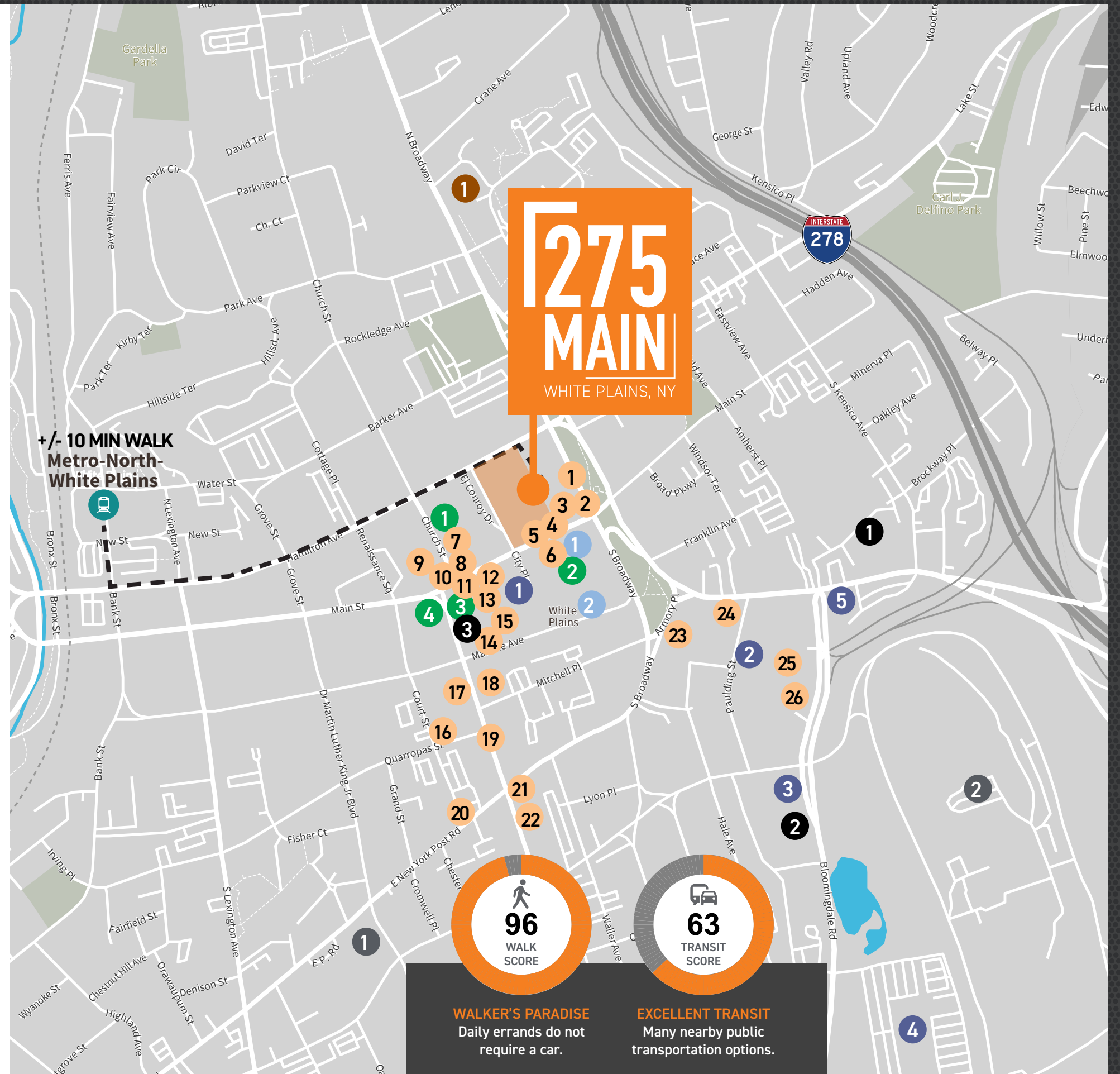
- 1 Via Garibaldi
- 2 Chazz Palminteri Italian Restaurant - Westchester
- 3 Chop & Go
- 4 TGI Fridays
- 5 Chipotle Mexican Grill
- 6 Five Guys
- 7 La Bocca
- 8 Fogo de Chão Brazilian Steakhouse
- 9 Greca Mediterranean Kitchen + Bar
- 10 Serafina White Plains
- 11 Starbucks
- 12 Buffalo Wild Wings
- 13 Morton's The Steakhouse
- 14 The Melting Pot
- 15 Cold Stone Creamery
- 16 Mulino's of Westchester
- 17 Ichiro
- 18 The Iron Tomato
- 19 Don Coqui
- 20 KEE Oyster House
- 21 Hudson Grille
- 22 Lilly's
- 23 Shake Shack The Westchester Mall
- 24 P.F. Chang's
- 25 Little Beet
- 26 Bang

## EDUCATION

- 1 Elisabeth Haub School of Law at Pace University

## MEDICAL

- 1 White Plains Hospital
- 2 New York-Presbyterian Westchester







## Contacts

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