



HOULIHAN LAWRENCE
COMMERCIAL

Professional / Law Office Building

158 Grand Street, White Plains, NY 10601

Exclusively Represented By:

Garry Klein

Associate Broker

914 588 1585

gklein@houlihanlawrence.com

OFFERING MEMORANDUM

Executive Summary

FOR SALE



Sale Price

\$1,095,000

Offering Summary

| | |
|-----------------|----------|
| Price / GSF | \$325 |
| RE Taxes | \$20,170 |
| GSF (estimated) | 3,375 SF |
| Lot SF | 5,227 |

Property Highlights

- Prime Location in Downtown White Plains
- Located blocks to County and Federal Courthouses (Established law practice at same location since 1980)
- 3-story building with basement for file storage
- Multiple conference rooms and private offices, atrium and loft with skylights
- On-site parking for 6 - 10 cars
- Join the renaissance and dynamic growth of downtown White Plains, with over 6,500 residential units approved or under construction

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Exterior Photos

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Interior Photos

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Interior Photos

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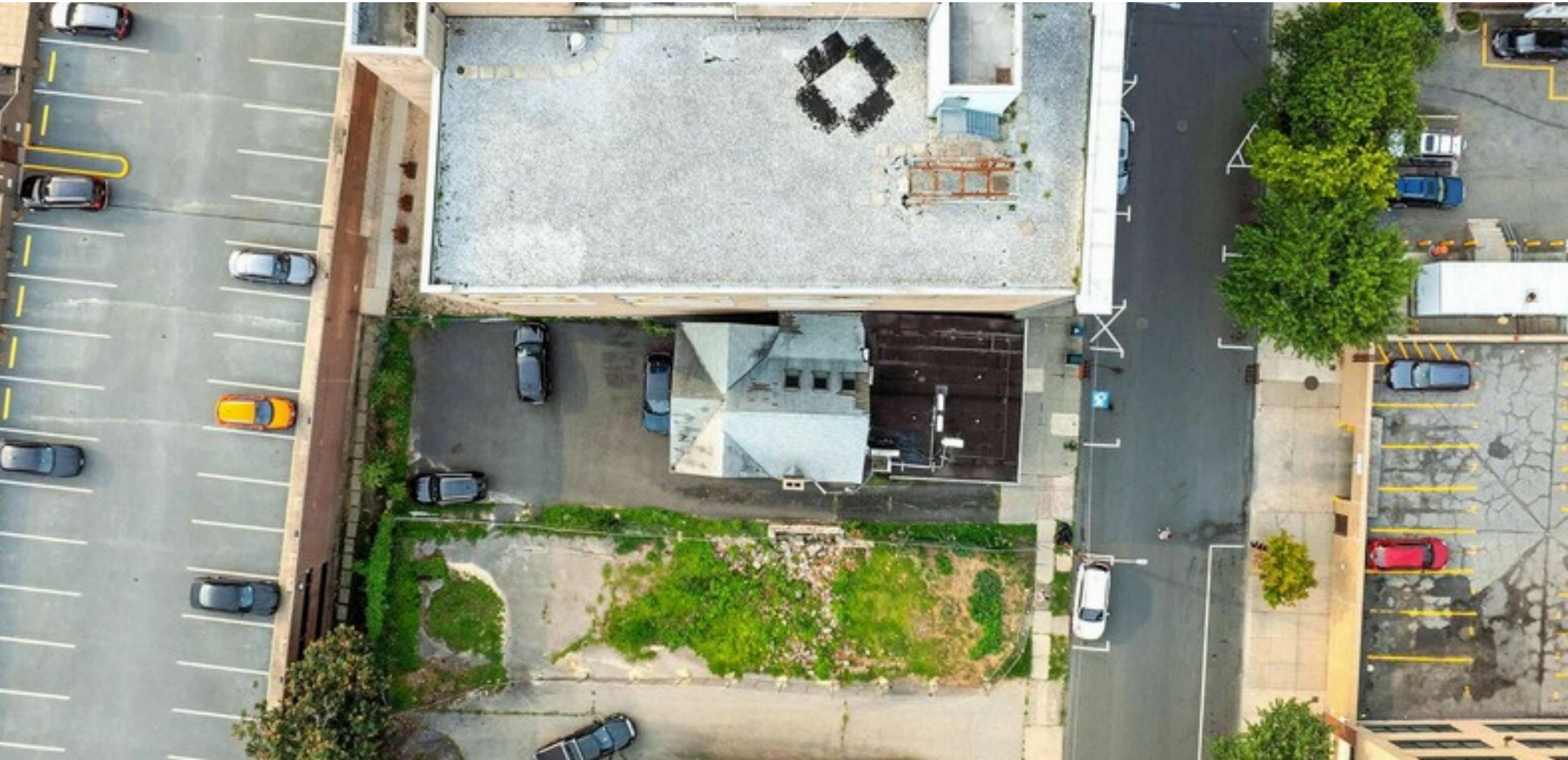
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1st Floor Plan

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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2nd Floor Plan

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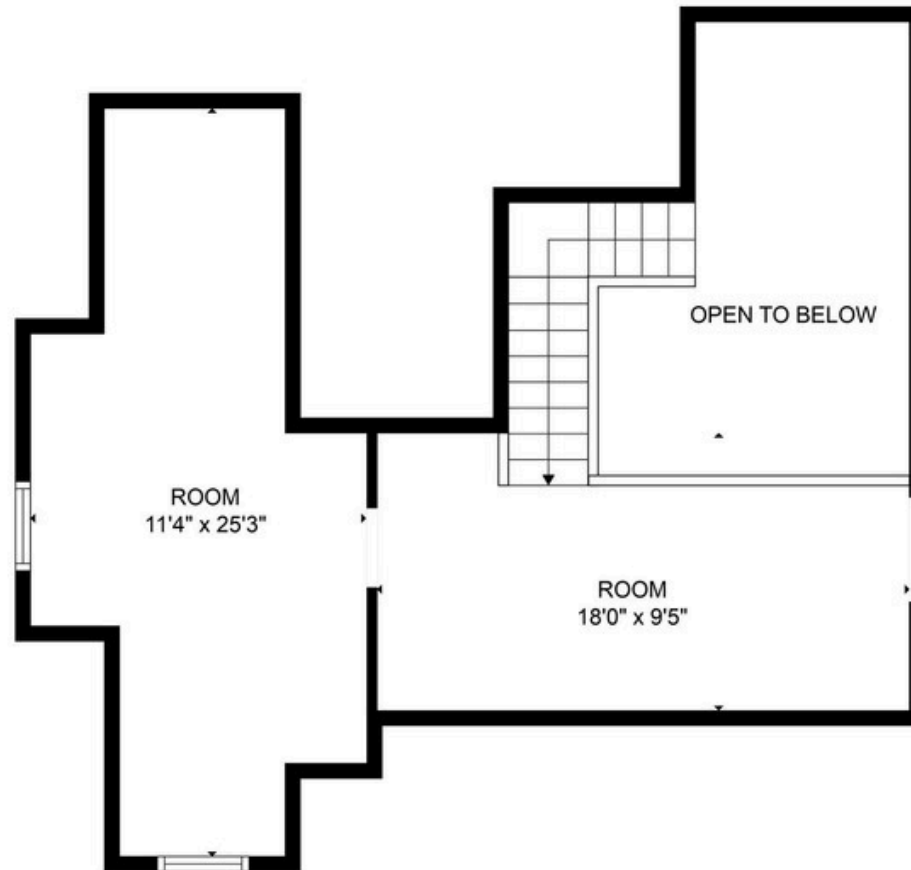
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3rd Floor Plan

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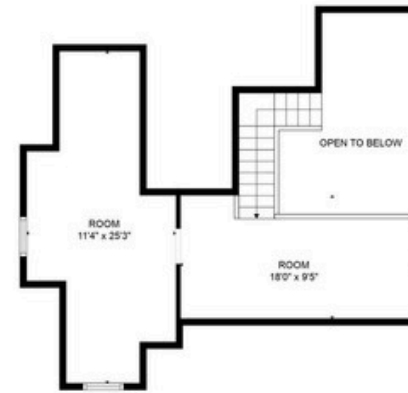
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Floor Plans

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FLOOR 2



FLOOR 3



FLOOR 1

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

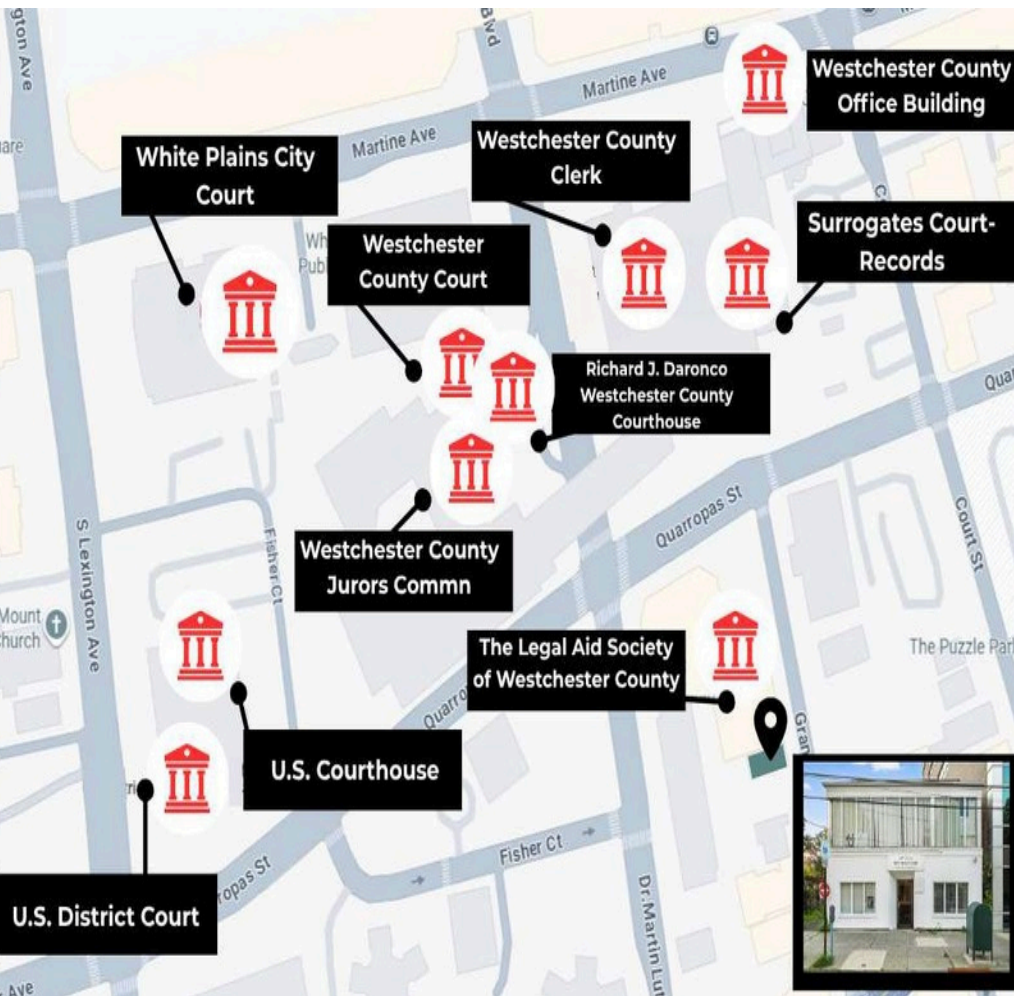
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Location Description

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Location Description

As a legal practice or professional office, you'll appreciate the proximity to the Westchester County Courthouse and the White Plains Federal Courthouse, providing convenient access for legal professionals and clients. The area's strategic location offers easy access to legal services, financial institutions, and professional networking opportunities, making it an ideal setting for law practices and legal service providers. With a rich legal history and a bustling professional environment, the area presents a compelling opportunity to own your own office building, and join the renaissance of downtown White Plains.

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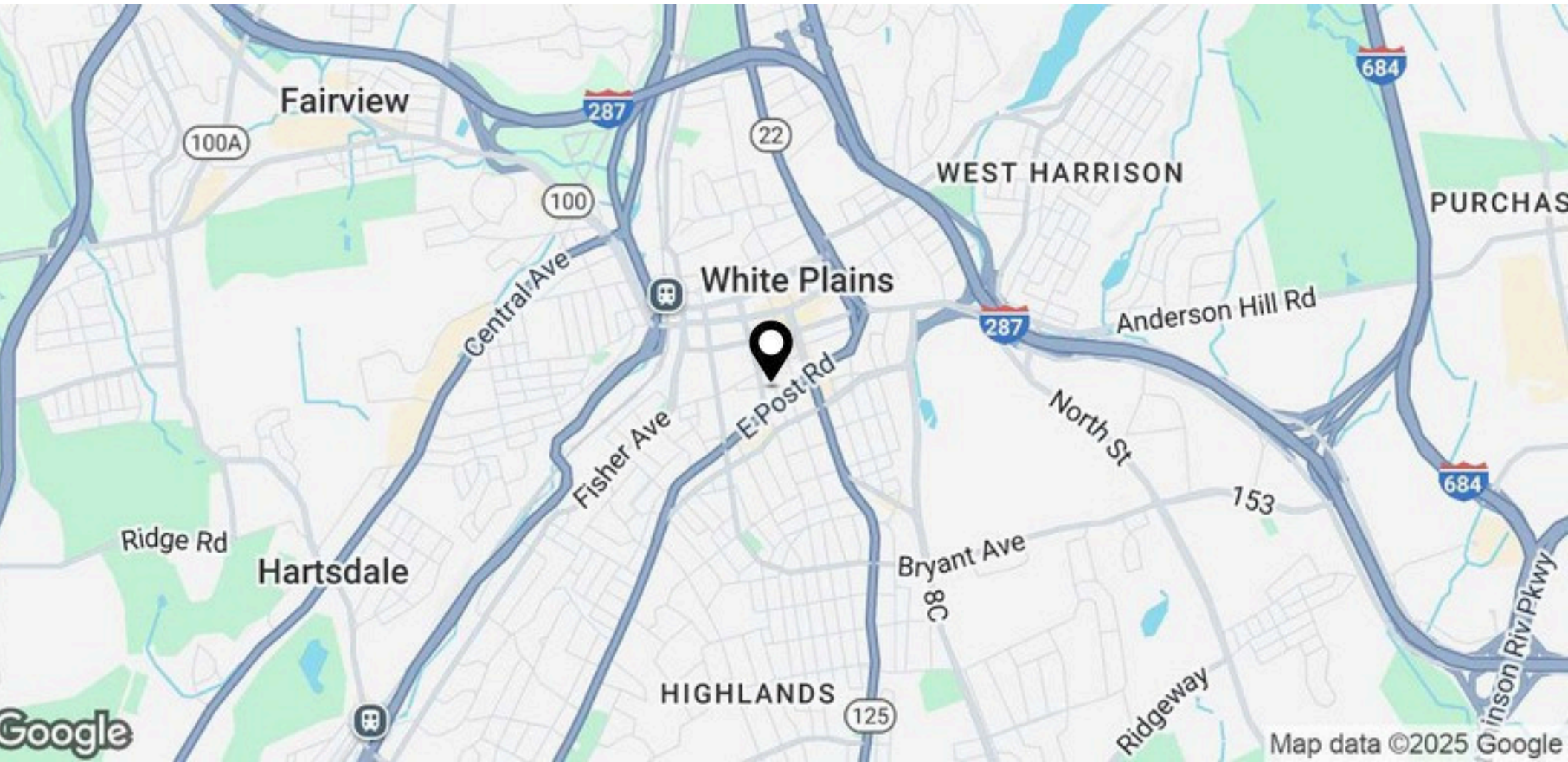
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Location Map

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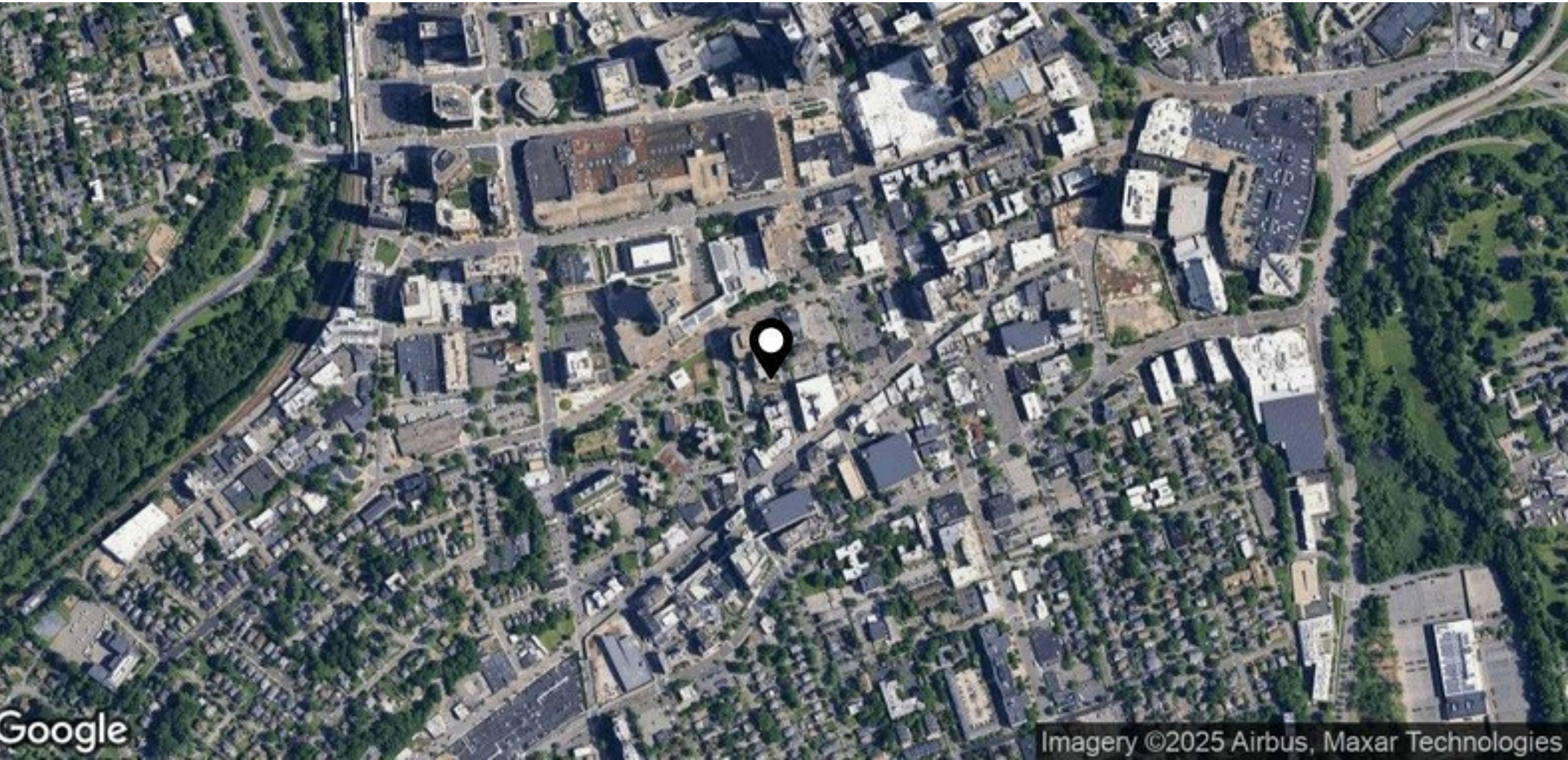
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Aerial Map

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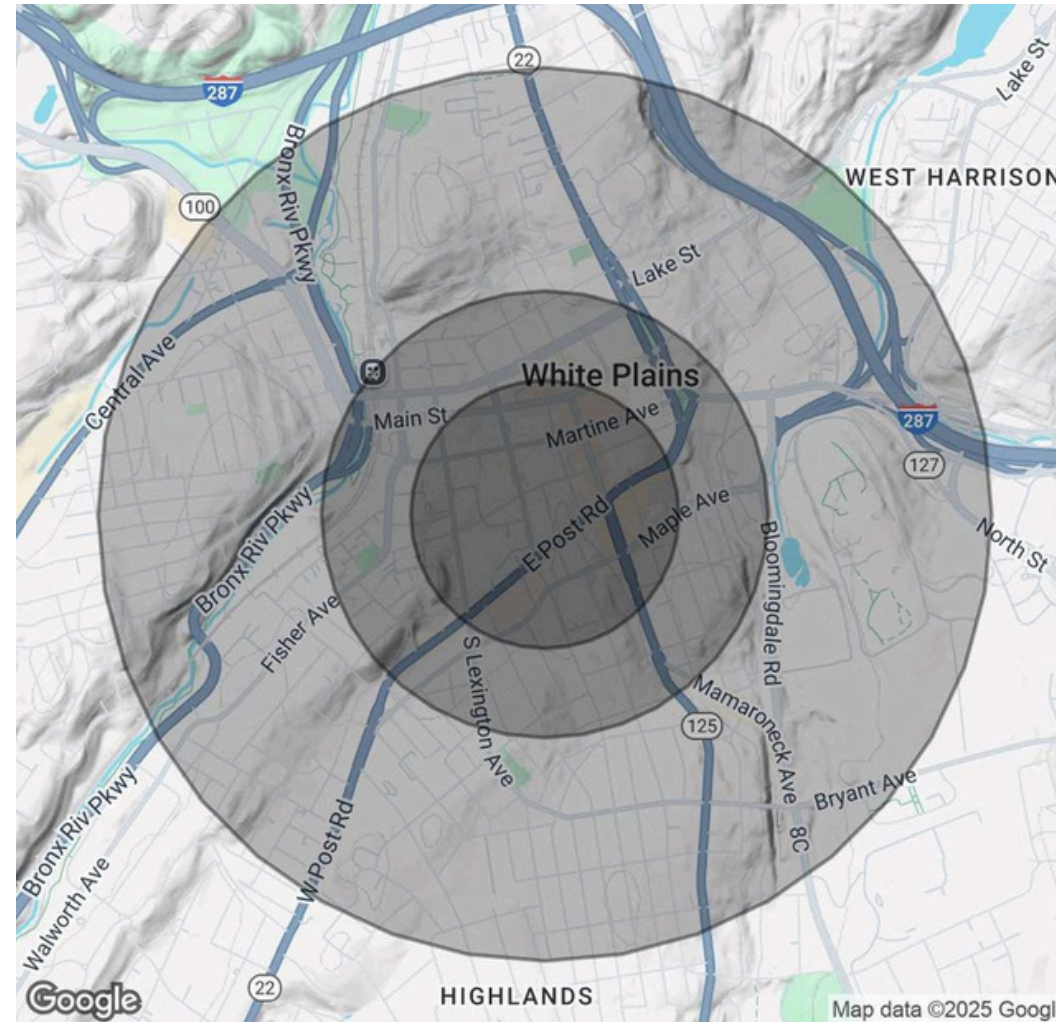
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Demographics Map & Report

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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,694 | 15,361 | 41,049 |
| Average Age | 44 | 43 | 42 |
| Average Age (Male) | 41 | 41 | 40 |
| Average Age (Female) | 46 | 45 | 44 |
| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
| Total Households | 2,589 | 6,984 | 17,390 |
| # of Persons per HH | 2.2 | 2.2 | 2.4 |
| Average HH Income | \$114,963 | \$125,446 | \$142,186 |
| Average House Value | \$752,883 | \$667,253 | \$666,847 |

Demographics data derived from AlphaMap



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