



**SCALZO**  
**COMMERCIAL**  
NEW DEVELOPMENT

# **12 WATER STREET**

**White Plains, NY 10601**

**For Lease**





**PROPERTY DESCRIPTION**

Introducing 12 Water Street, a prime commercial space available for lease in White Plains, NY. This modern property offers a spacious, open layout, ideal for a variety of business needs. With abundant natural light and high ceilings, it creates an inviting and productive work environment. The versatile floor plan allows for seamless customization, while the prominent street frontage ensures excellent visibility. Additionally, the property boasts convenient access to transportation and ample parking options, enhancing both employee and client convenience. Explore the endless possibilities for your business at this highly desirable location.

**PROPERTY HIGHLIGHTS**

- Spacious open layout with abundant natural light
- Versatile floor plan allowing for easy customization
- Prominent street frontage for excellent visibility
- Convenient access to transportation options
- Ample parking availability for employees and clients
- Modern and well-maintained building

**LOCATION DESCRIPTION**

Discover the vibrant surroundings of White Plains, NY, where the perfect blend of urban convenience and suburban charm awaits. The area is home to an array of dining options, including popular restaurants like BLT Steak and Mulino's of Westchester. Nearby, The Westchester mall offers an upscale shopping experience, while serene outdoor spaces like Tibbetts Brook Park provide a refreshing escape from the city bustle. With cultural attractions such as the White Plains Performing Arts Center and the ArtsWestchester Gallery, there's always something inspiring to explore. Positioned within reach of major highways and public transit, the location ensures seamless connectivity for commuting professionals. Experience the dynamic energy and endless possibilities of this thriving locale.

**OFFERING SUMMARY**

Lease Rate:	\$27.00 SF/yr (Gross)
Number of Units:	2
Available SF:	1,400 - 3,116 SF
Lot Size:	27,899 SF
Building Size:	45,864 SF



# Property Details

**12 Water Street  
White Plains, NY 10601**

Lease Rate	<b>\$27.00 SF/YR</b>
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## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CB-4
Lot Size	27,899 SF
APN #	125.66-4-1.1
Lot Depth	0 ft
Corner Property	Yes
Waterfront	No

## LOCATION INFORMATION

Street Address	12 Water Street
City, State, Zip	White Plains, NY 10601
County	Westchester

## BUILDING INFORMATION

Building Size	45,864 SF
Building Class	B
Number of Floors	4
Average Floor Size	11,466 SF
Year Built	1983
Free Standing	Yes
Number of Buildings	1

## TAXES & VALUATION

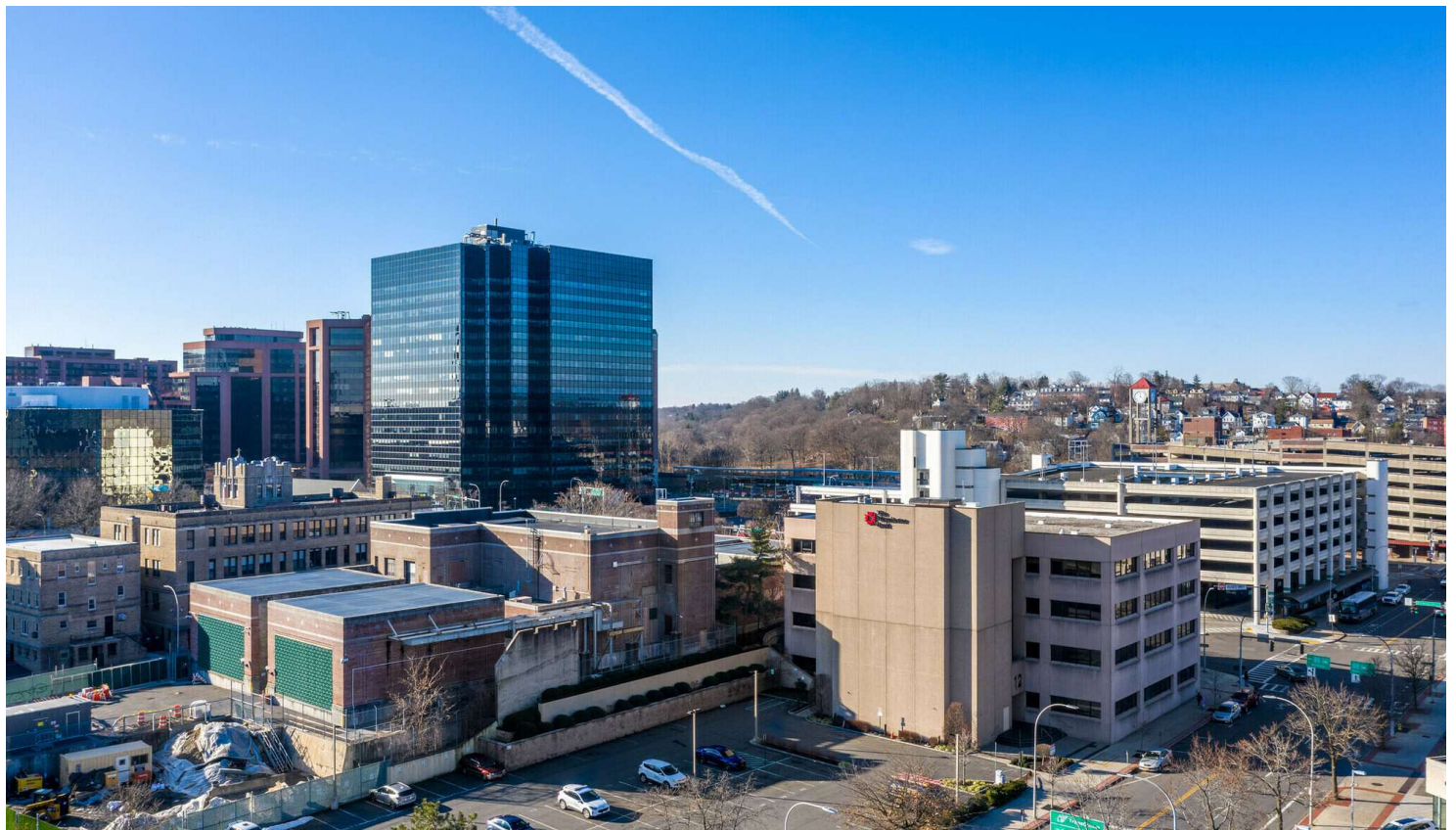
Foreclosure / Distressed	No
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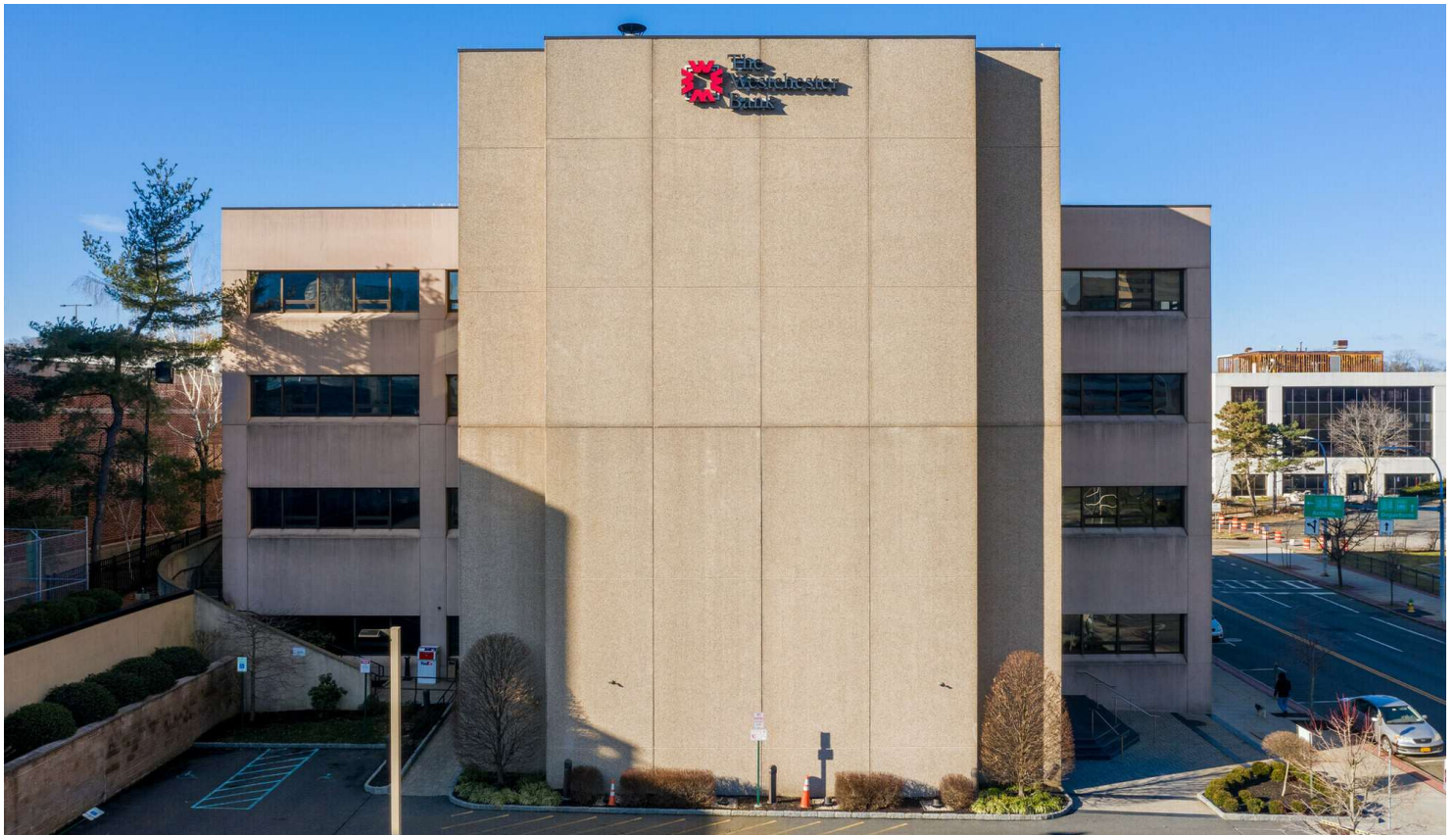
## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	40

## UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Yes





**LEASE INFORMATION**

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,400 - 3,116 SF	Lease Rate:	\$27.00 SF/yr

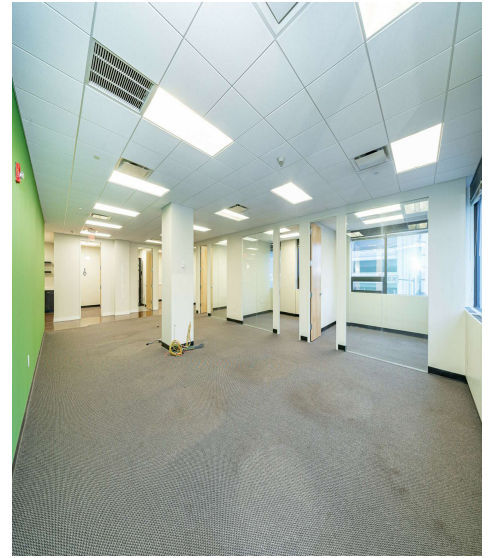
**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	Available	3,116 SF	Gross	\$27.00 SF/yr	Listed lease rate plus a proportional share of utilities Fully Built Out as Standard Office Fits 9 - 27 People
4th Floor	Available	1,400 SF	Gross	\$27.00 SF/yr	Listed lease rate plus a proportional share of utilities Fits 4 - 12 People



# Additional Photos

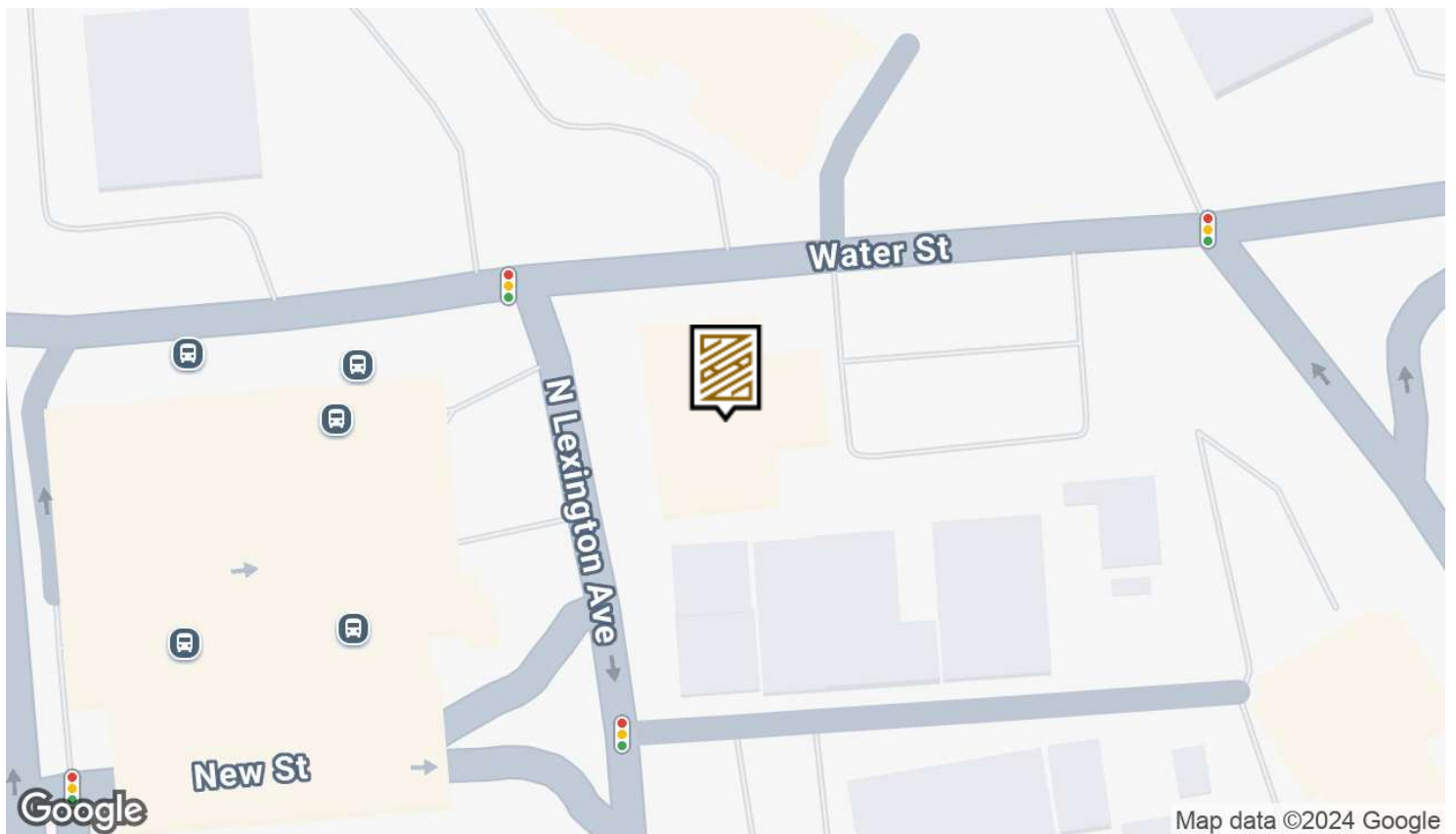
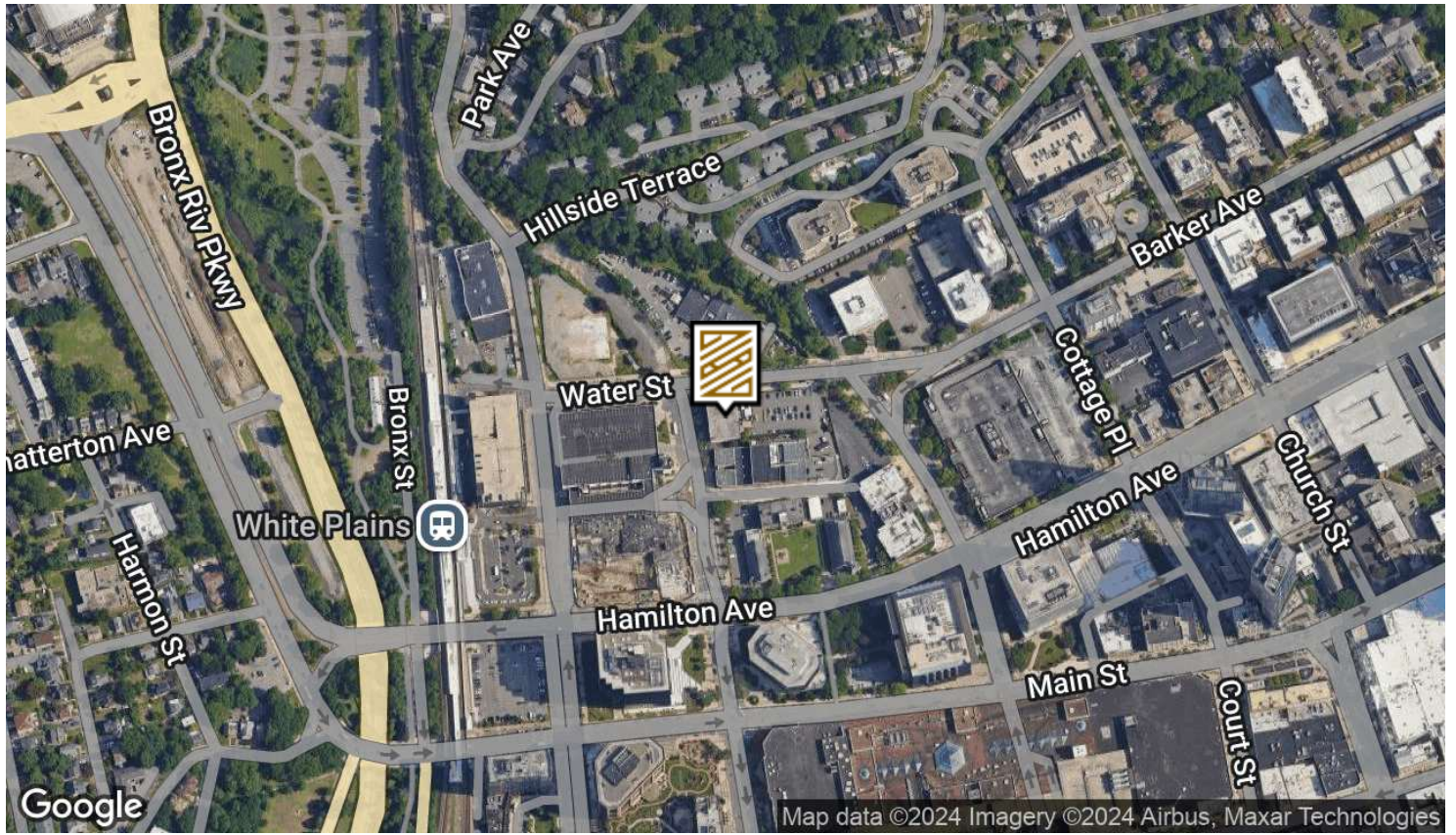
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White Plains, NY 10601



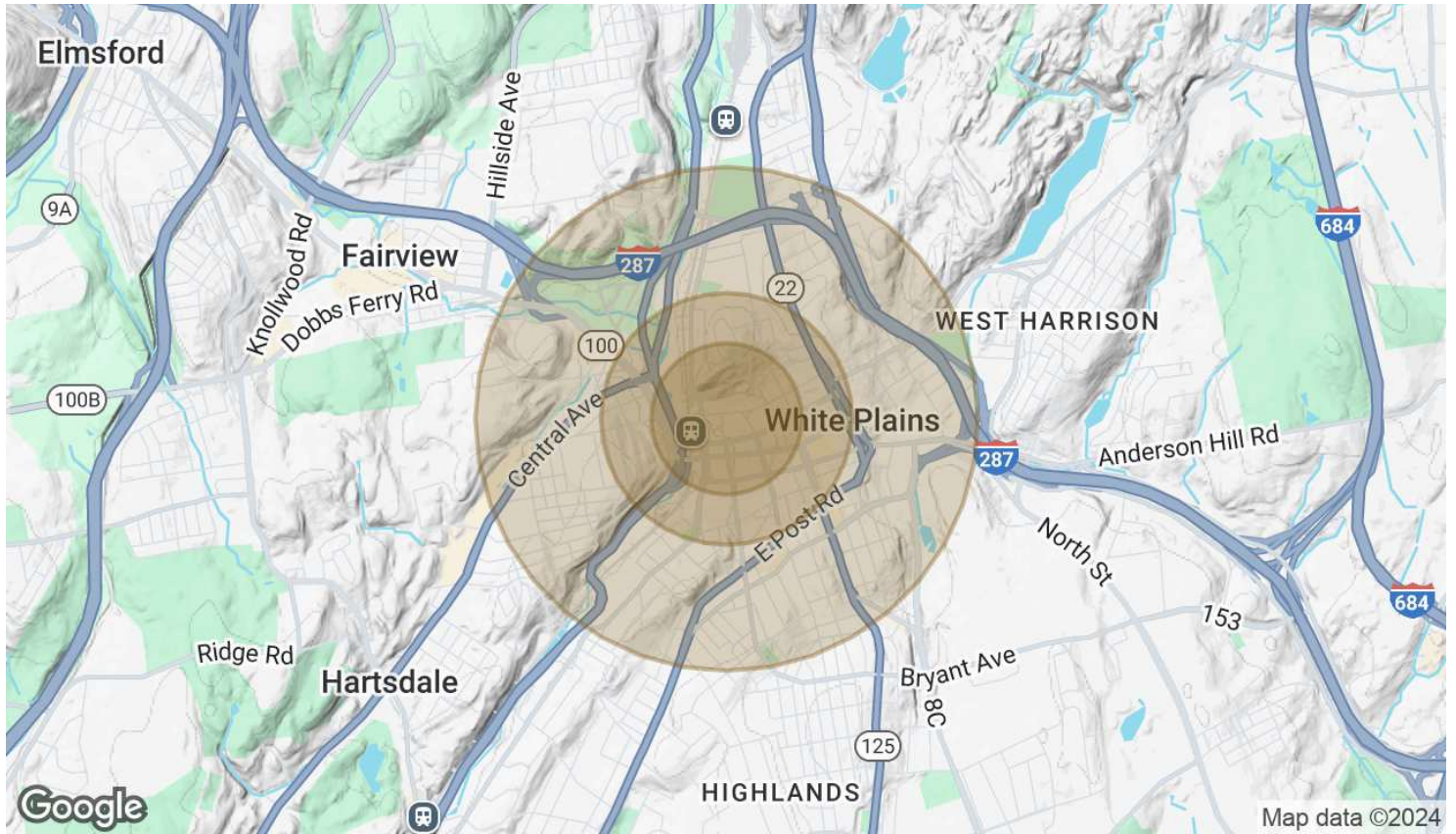


**Location Map**

**12 Water Street  
White Plains, NY 10601**







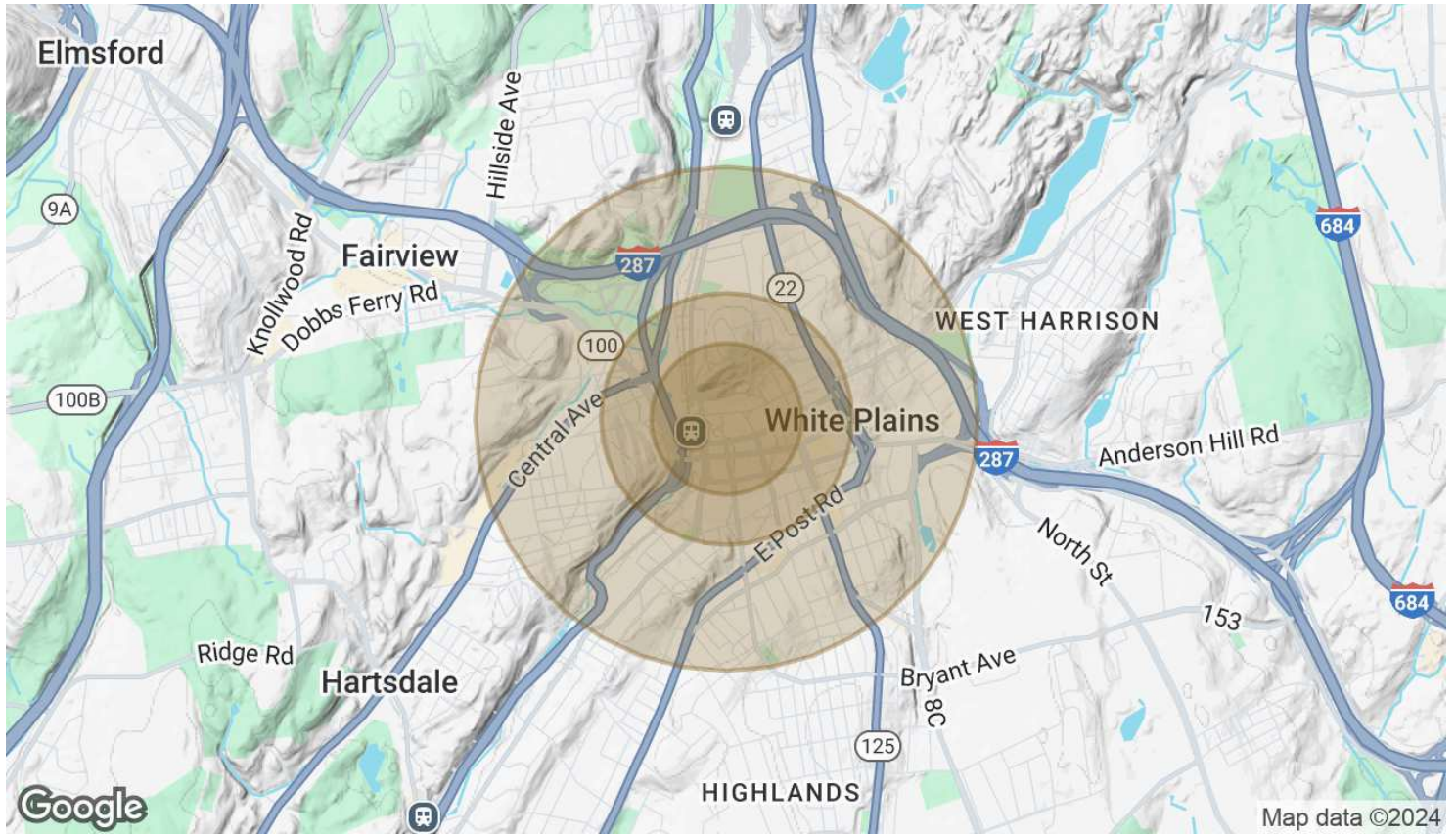
<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	3,621	10,951	38,106
Average Age	45	43	42
Average Age (Male)	43	42	40
Average Age (Female)	46	45	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,782	5,115	16,281
# of Persons per HH	2	2.1	2.3
Average HH Income	\$160,415	\$144,032	\$139,961
Average House Value	\$830,937	\$727,063	\$648,394

<b>RACE</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population - White	1,752	4,451	13,964
Total Population - Black	327	1,436	5,461
Total Population - Asian	661	1,508	3,792
Total Population - Hawaiian	1	6	21
Total Population - American Indian	34	129	550



Total Population - Other	445	2,056	8,836
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*Demographics data derived from AlphaMap*



## **Agents Contact**

**12 Water Street  
White Plains, NY 10601**

### **TONY DICAMILLO**

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