

A CONVENIENT LOCATION FOR BUSINESSES TO THRIVE

2975
WESTCHESTER
AVENUE

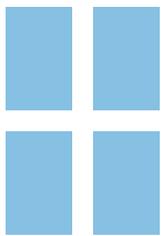
PURCHASE | NEW YORK



NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500



All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties we cannot warrant the accuracy or completeness and it should not be relied upon as such. The information is subject to errors, omissions, changes, including those of a technical nature, without notice. RMF Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You should always conduct a careful, independent examination of the property to determine its suitability for your needs.



OVERVIEW

2975 WESTCHESTER AVENUE

PURCHASE | NEW YORK



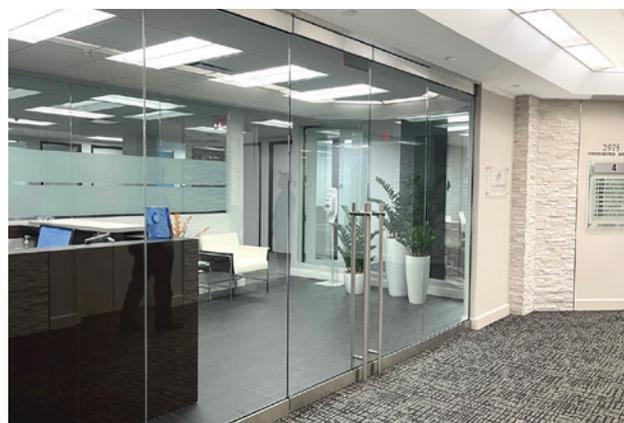
LIGHT AND BRIGHT OFFICE SUITES WITH MUCH TO OFFER

2975 Westchester Avenue is a 120,000-SF, Class A, four-story commercial office building directly off of I-287/Cross Westchester Expressway.

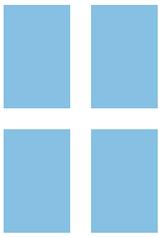
Corporate neighbors include Morgan Stanley, PepsiCo and Mastercard.

2975 Westchester Avenue offers tenants:

- Convenient commuting options with close proximity to Downtown White Plains, Rye, and Greenwich
- Easy access to the Metro-North Port Chester train station
- Ample parking (ratio = 4 spots/1,000 SF)
- Move-in ready units
- Flexible terms
- Renovated public areas
- Responsive, on-site property management



NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500



AMENITIES

2975 WESTCHESTER AVENUE

PURCHASE | NEW YORK



CAFE



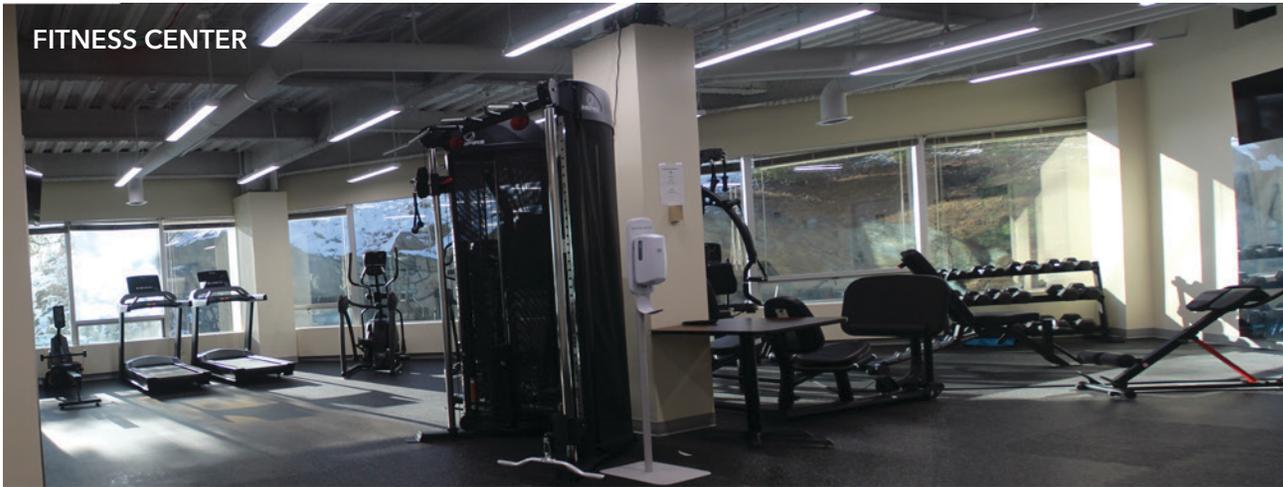
OFFICE VIEWS

THE PERFECT LOCATION FOR YOUR EMPLOYEES TO ENJOY A POSITIVE WORK-LIFE BALANCE

2975 Westchester Avenue offers a park-like office setting and convenient access to I-287 and the greater Westchester and Fairfield area.

There is an inviting and open on-site café that offers healthy breakfast, lunch, and snack options as well as plenty of comfortable seating to take a relaxing break.

In addition, tenants of 2975 Westchester Avenue can utilize the new fitness center with full locker room and showers.



FITNESS CENTER

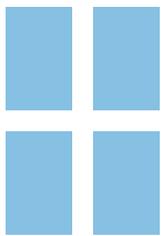


DINING



NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500

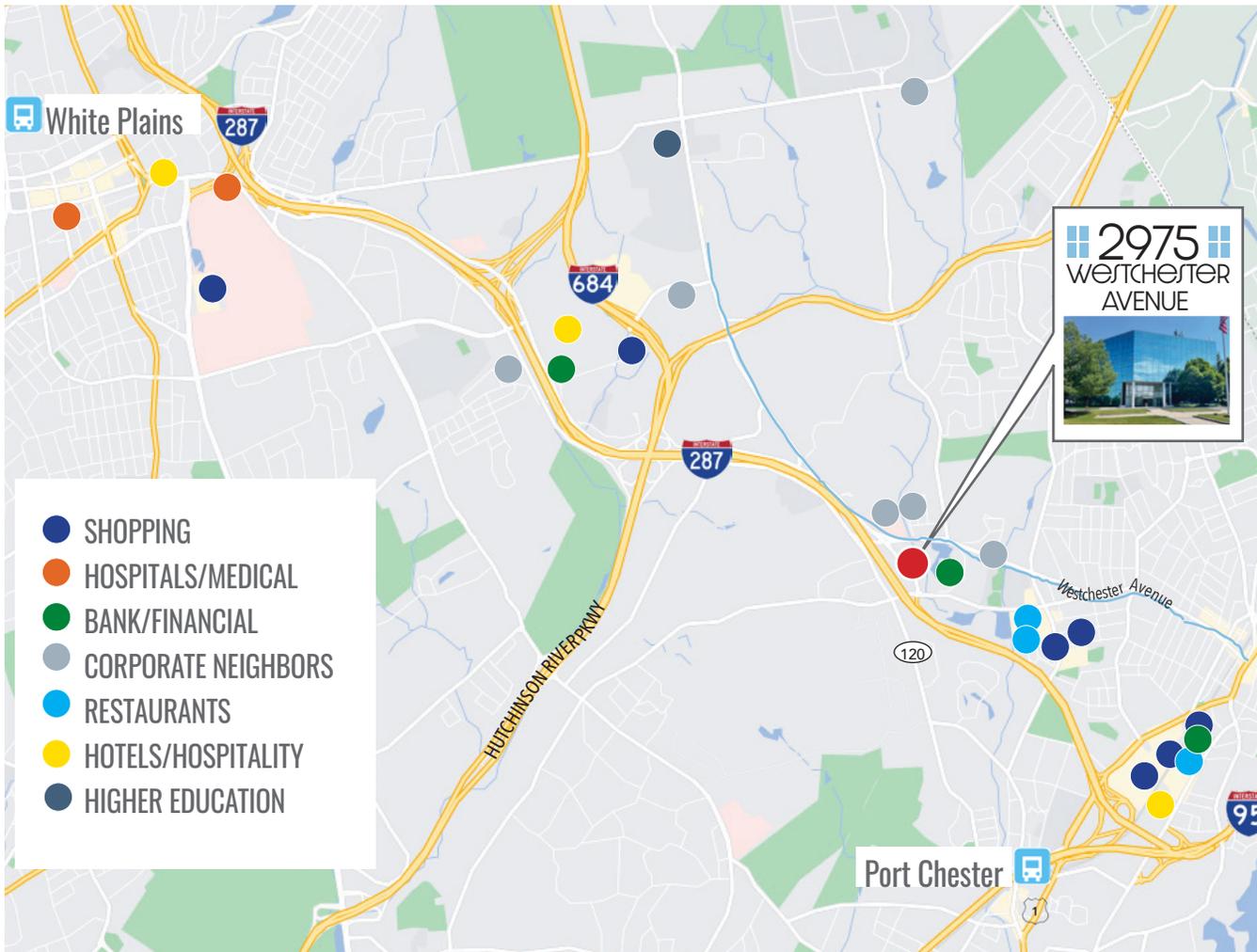
All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



LOCATION

2975 WESTCHESTER AVENUE

PURCHASE | NEW YORK



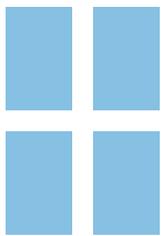
2975 Westchester Avenue is located off of I-287, the Cross Westchester Expwy and between the Hutchinson River Parkway and I-95/Connecticut Turnpike. The closest train station is the Metro-North Port Chester station.

Nearby dining options are located within a mile at the Rye Ridge Shopping Center including Starbucks, Chipotle, Dig Inn, Chop't Creative Salad, Rye Ridge Deli, Fortina, and Balducci's Food. Whole Foods Market,

Target, Home Goods, Kohl's, DSW, The Home Depot and more are less than two miles away.



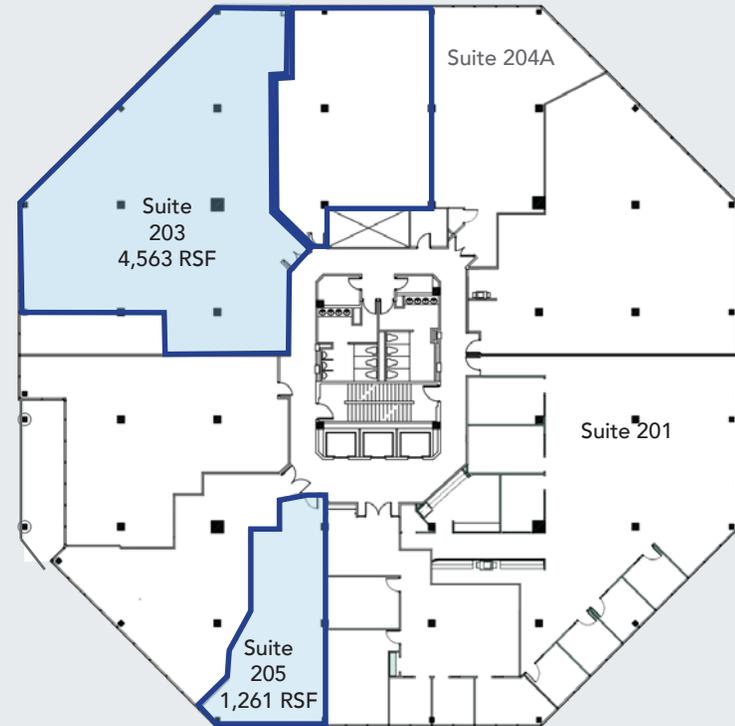
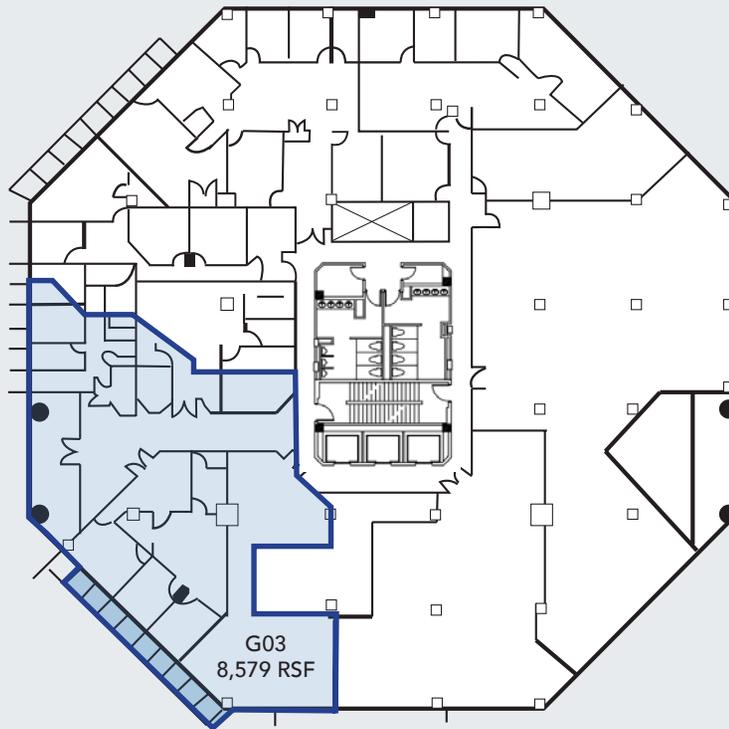
NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500



FLOOR PLANS & AVAILABILITY

2975 WESTCHESTER AVENUE

PURCHASE | NEW YORK



GROUND FLOOR

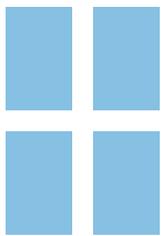
SUITE #	SIZE	ASKING PRICE
G03	8,579 RSF	upon request

SECOND FLOOR

SUITE #	SIZE	ASKING PRICE
203	4,563 RSF	upon request
205	1,261 RSF	upon request

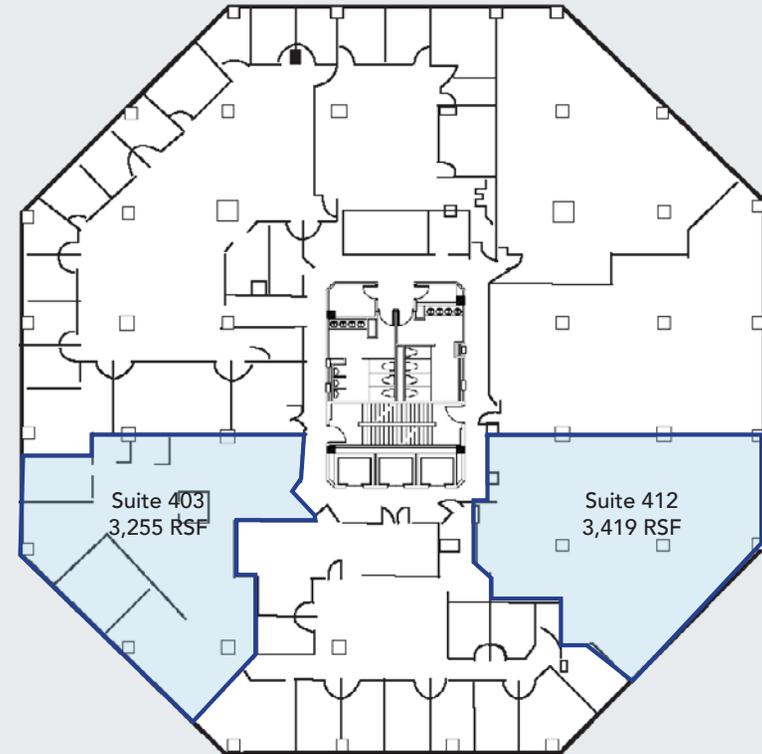
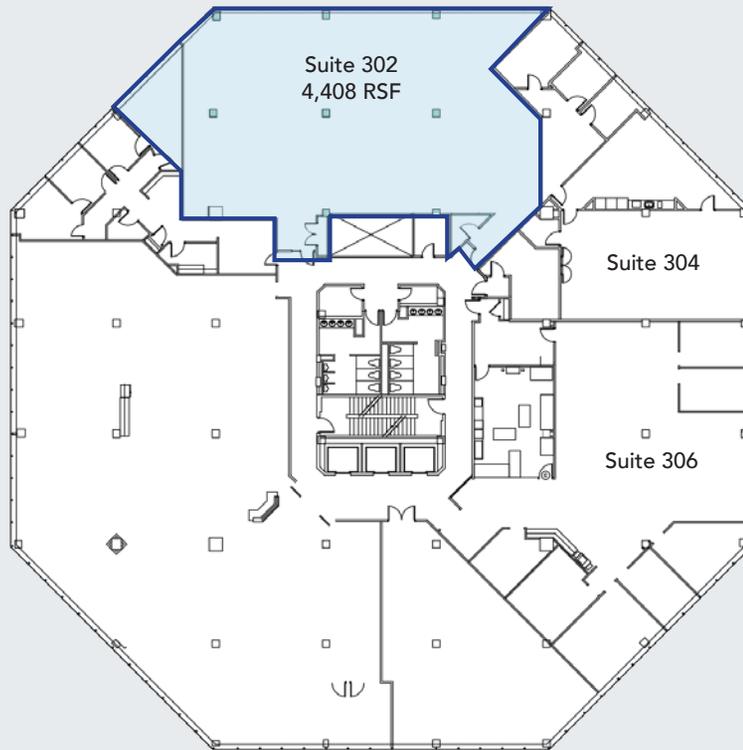


NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500



FLOOR PLANS & AVAILABILITY

PURCHASE | NEW YORK

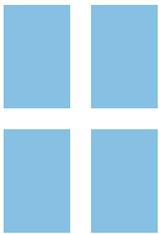


THIRD FLOOR		
SUITE #	SIZE	ASKING PRICE
302	4,408 RSF	upon request

FOURTH FLOOR		
SUITE #	SIZE	ASKING PRICE
403	3,255 RSF	upon request
412	3,419 RSF	upon request



NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500



OFFICE SUITES

2975 WESTCHESTER AVENUE

PURCHASE | NEW YORK



NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



CONTACT EXCLUSIVE LISTING AGENTS:

CHRIS O'CALLAGHAN
914.968.8500 x 342
cocallaghan@rmfriedland.com

ROBERT TAYLOR
914.968.8500 x 341
rtaylor@rmfriedland.com

DILLON FOLEY
914.968.8500 x 304
dfoley@rmfriedland.com



NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.