



GATEWAY

ONE NORTH LEXINGTON AVENUE

Gateway To Success

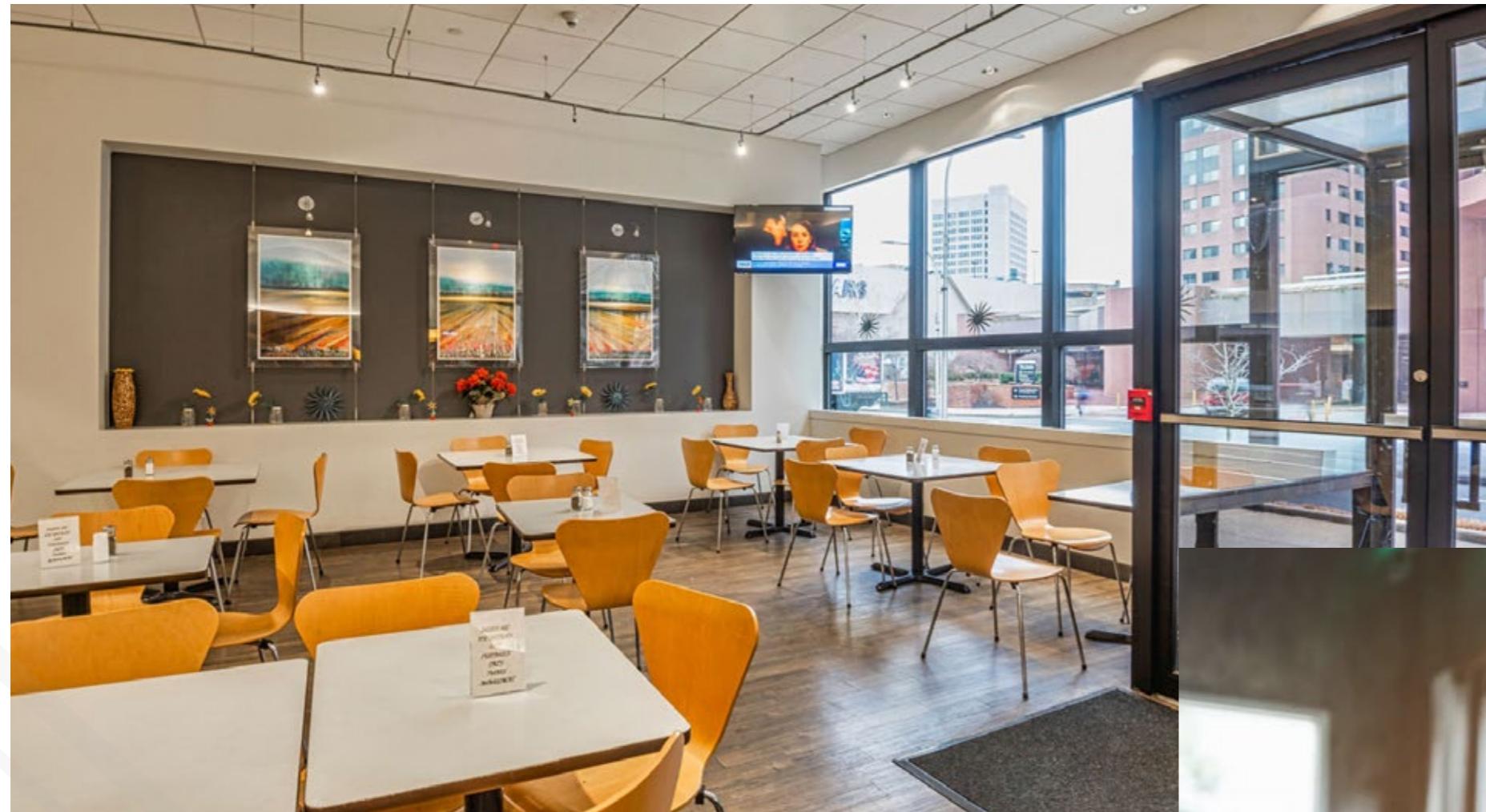
Located in the heart of White Plains, New York, One North Lexington sits amidst a hub of new development. Only a 2-minute walk to the White Plains Metro North train station and transportation center, One North Lexington offers our tenants a convenient commute and seamless connectivity to the surrounding NYC metro area.





High-end Spaces, Unparalleled Luxury & Innovation

Discover the unmatched amenities at One North Lexington, including A new state of the art fitness center, full service cafeteria, and 24- hour manned security. In addition, One North Lexington also offers a cutting-edge, two-story fitness center, designed to elevate your work day.



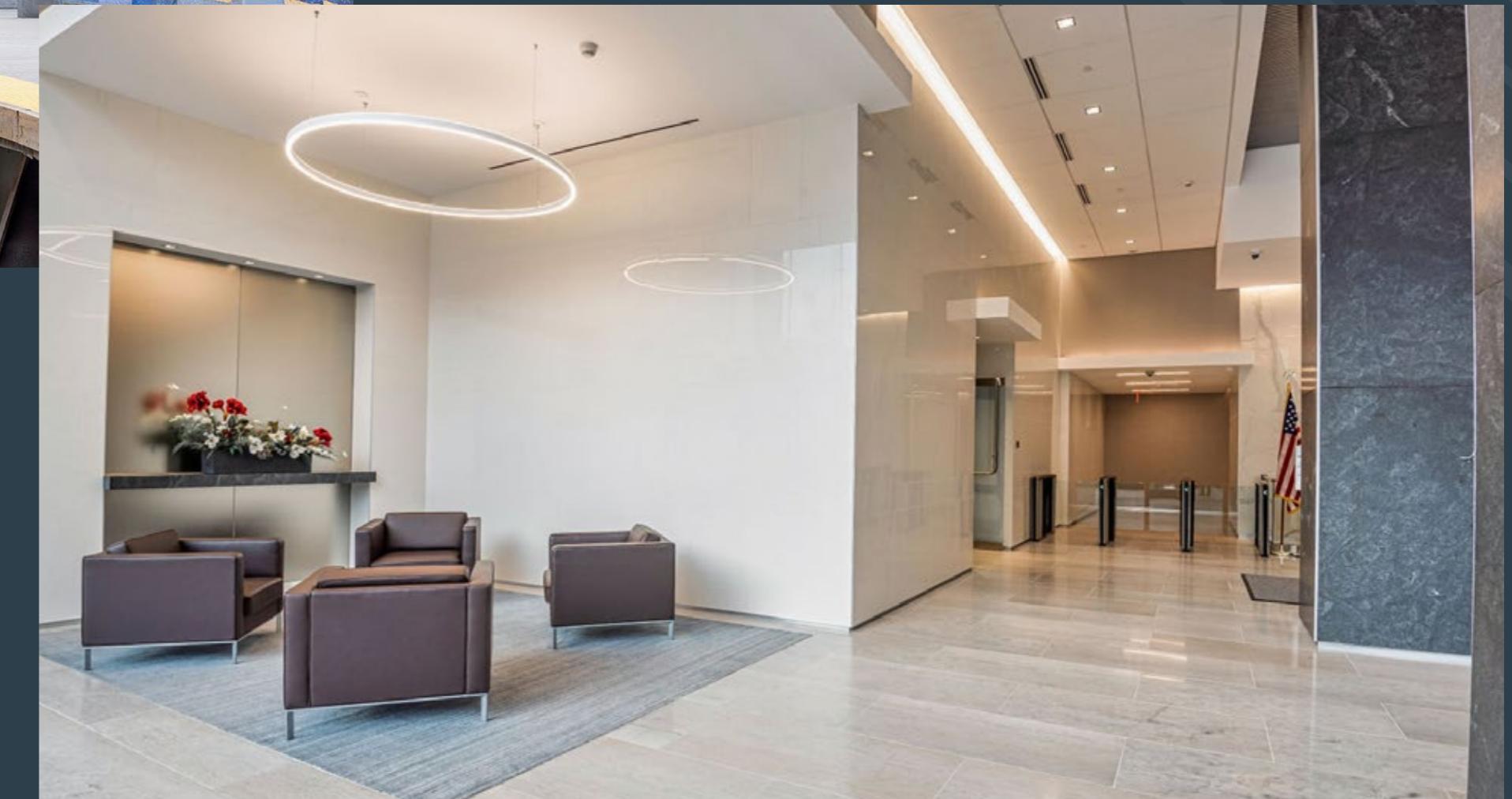
F U L L - S E R V I C E C A F E T E R I A



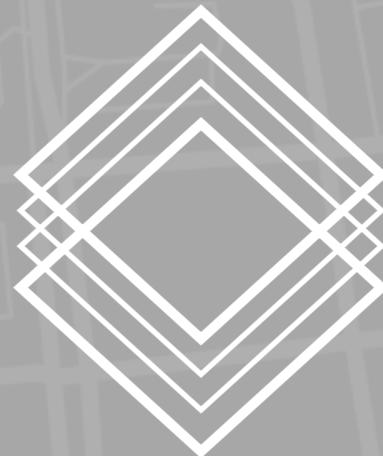
2 - S T O R Y F I T N E S S C E N T E R



24 - H O U R M A N N E D S E C U R I T Y

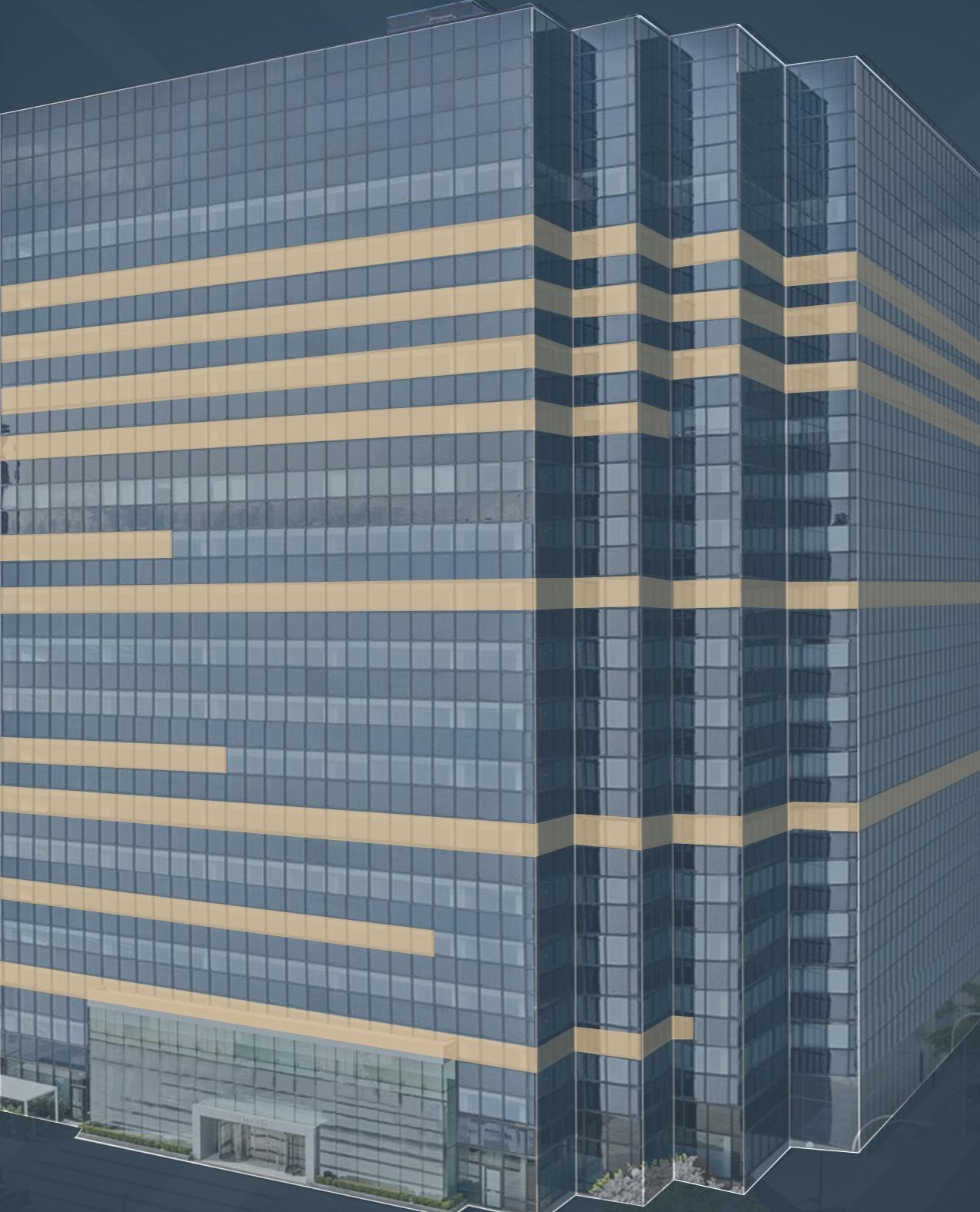


2 M I N . W A L K T O M E T R O - N O R T H



Located only three blocks from Mamaroneck Avenue, One North Lexington offers access to a bustling retail and dining scene. Whether tenants are looking for a quick bite or a place to unwind after work, they will find hundreds of options just steps away.





33,400 : 18
33,400 : 17
33,400 : 16
3,912 • 12,466 : 15

3,912 : 12
33,240 : 11

4,173 : 8
33,144 : 7

7,910 : 5
13,644 : 3

LOBBY

CONTIGUOUS BLOCK OF

113,000 RSF

FULL FLOORS OF

33,144 - 33,400 RSF

SMALLER SPACES FROM

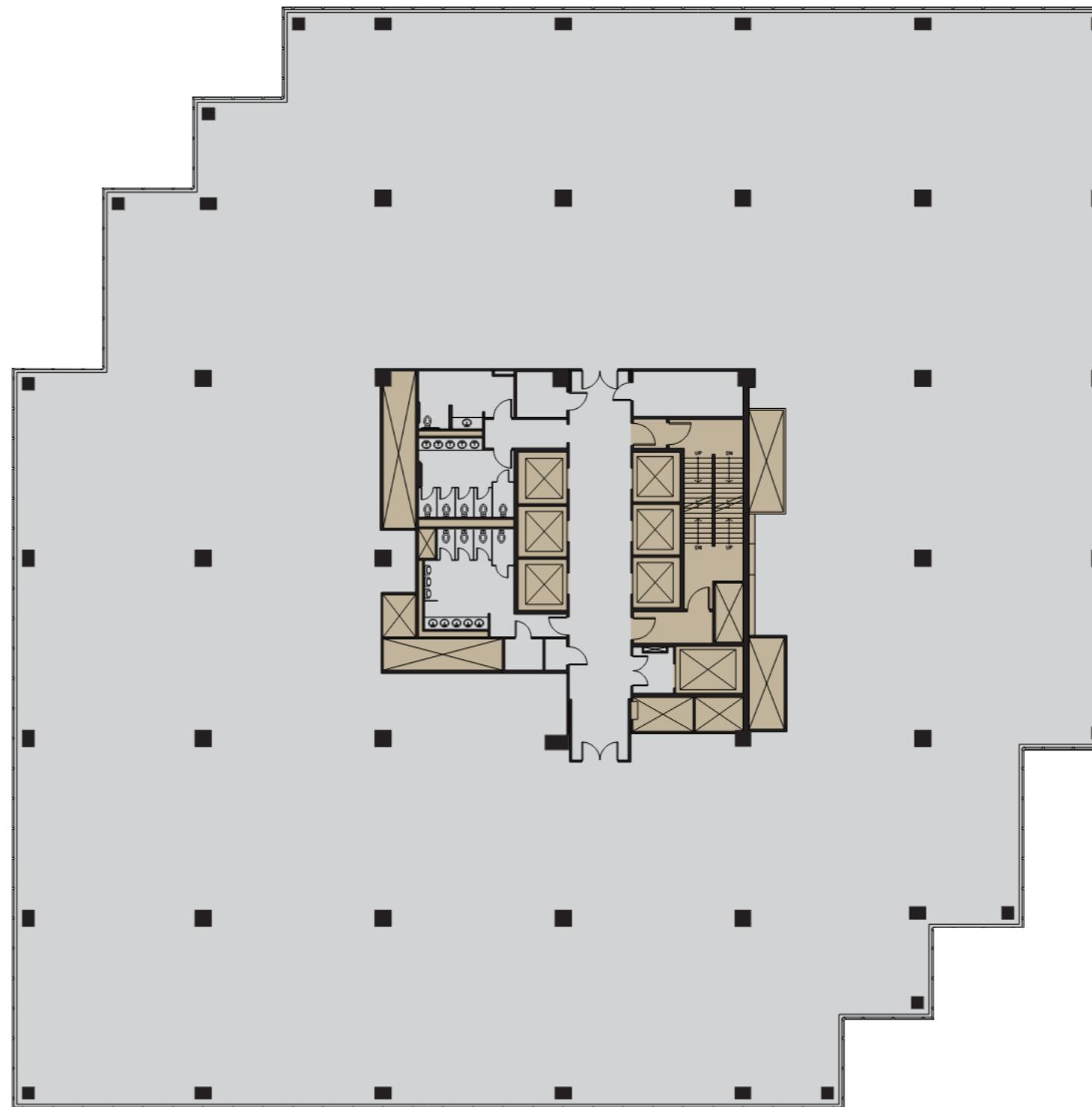
3,912 RSF

GATEWAY

FLOORS 16 - 18

33,400 SF

TOWER FLOORS
CORE & SHELL

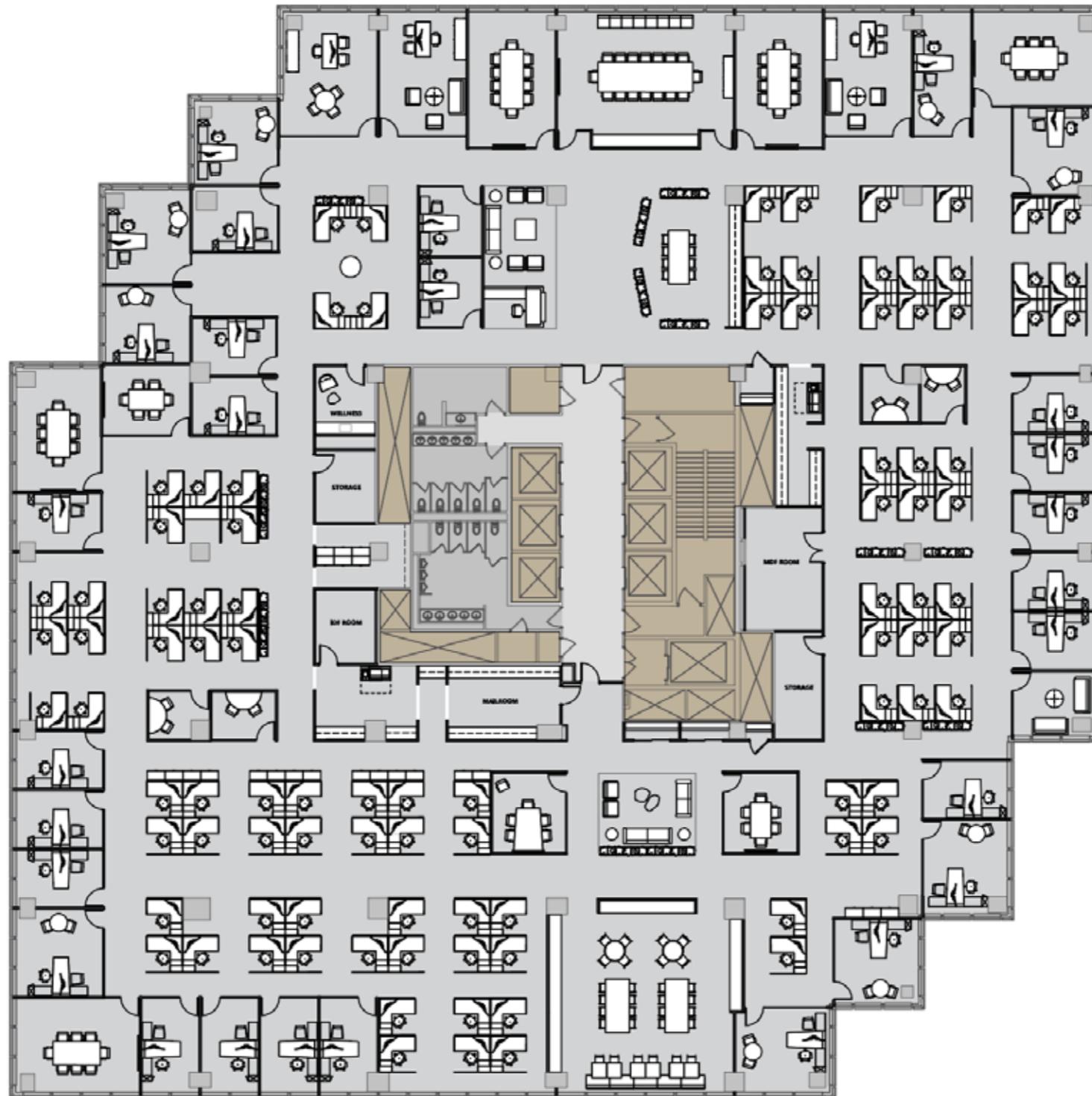


GATEWAY

FLOORS 16 - 18

33,400 SF

TRADITIONAL
LAYOUT



WORKPLACE LEGEND

- 03 EXECUTIVE OFFICES (LARGE)
- 08 V.P. OFFICES (MEDIUM)
- 16 STANDARD OFFICES (SMALL)
- 05 VISITOR OFFICES (INTERIOR)
- 32 TOTAL NUMBER OF PRIVATE OFFICES
- 96 6X6 WORKSTATIONS
- 01 RECEPTION
- 129 TOTAL NUMBER OF WORK-POINTS

MEETING SPACES

- 01 BOARDROOM (24 PERSON)
- 02 CONFERENCE ROOMS (10 PERSON)
- 03 CONFERENCE ROOMS (08 PERSON)
- 03 CONFERENCE ROOMS (06 PERSON)
- 04 ZOOM ROOM (02 PERSON)
- 13 NUMBER OF MEETING SPACES
- 94 NUMBER OF MEETING SEATS
- 0.72 TO 1 RATIO OF MEETING SEATS TO WORK-POINTS

AMENITIES

- 01 LARGE CAFE/ PANTRY
- 01 SATELLITE PANTRY/ BREAK-OUT
- 01 WELLNESS ROOM
- 01 COLLABORATIVE SALON

SUPPORT SPACES

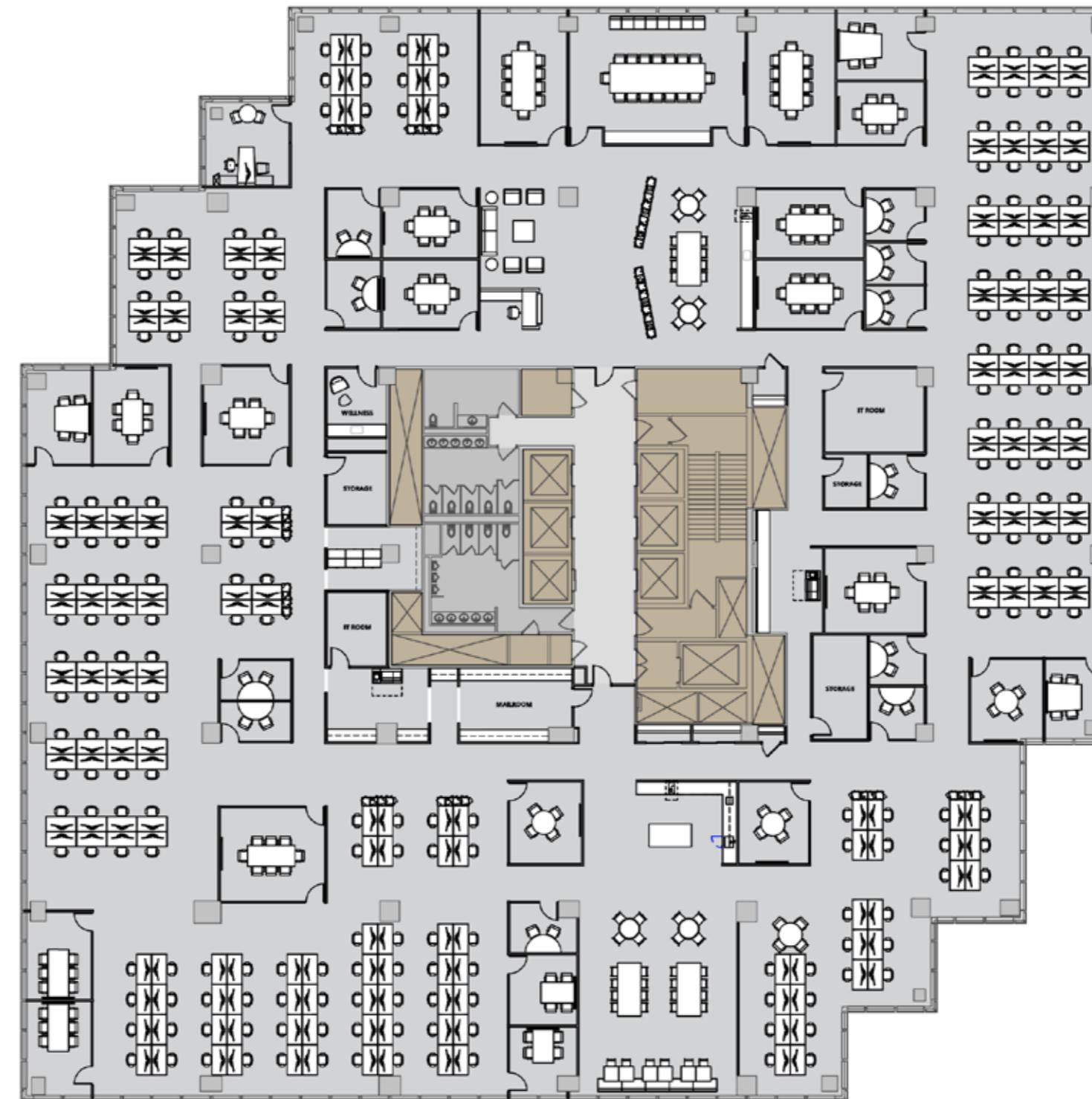
- 01 MDF
- 01 IDF
- 02 COPY AREAS
- 01 MAIL ROOM
- 03 STORAGE SPACES & FILE AREA
- 04 CLOSETS

GATEWAY

FLOORS 16 - 18

33,400 SF

OPEN
LAYOUT



WORKPLACE LEGEND

- 01 EXECUTIVE OFFICES
- 07 FLEX SPACES
- 01 RECEPTION
- 216 5' BENCHING STYLE WORKSTATIONS
- 225 TOTAL NUMBER OF WORK-POINTS

MEETING SPACES

- 01 BOARDROOM (24 PERSON)
- 02 CONFERENCE ROOMS (10 PERSON)
- 03 CONFERENCE ROOMS (08 PERSON)
- 06 CONFERENCE ROOMS (06 PERSON)
- 08 ZOOM ROOM (02 PERSON)

25 NUMBER OF MEETING SPACES
134 NUMBER OF MEETING SEATS

0.6 TO 1 RATIO OF MEETING SEATS TO WORK-POINTS

AMENITIES

- 01 LARGE CAFE/ PANTRY
- 01 SATELLITE PANTRY/ BREAK-OUT
- 01 WELLNESS ROOM

SUPPORT SPACES

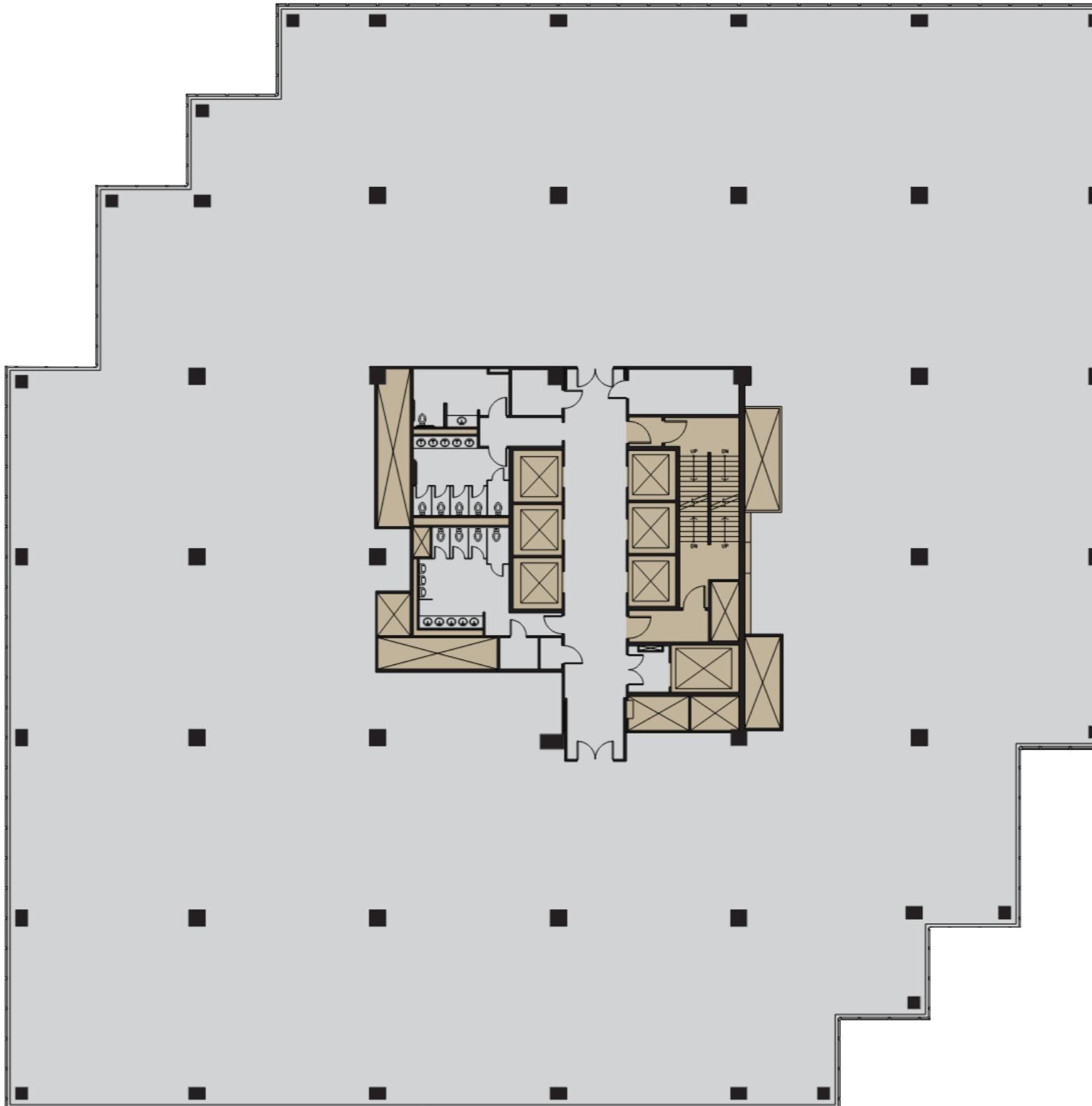
- 01 MDF
- 01 IDF
- 02 COPY AREAS
- 01 MAIL ROOM
- 03 STORAGE SPACES
- 04 CLOSETS

GATEWAY

ENTIRE 11

33,240 SF

MID-LEVEL FLOORS
CORE & SHELL

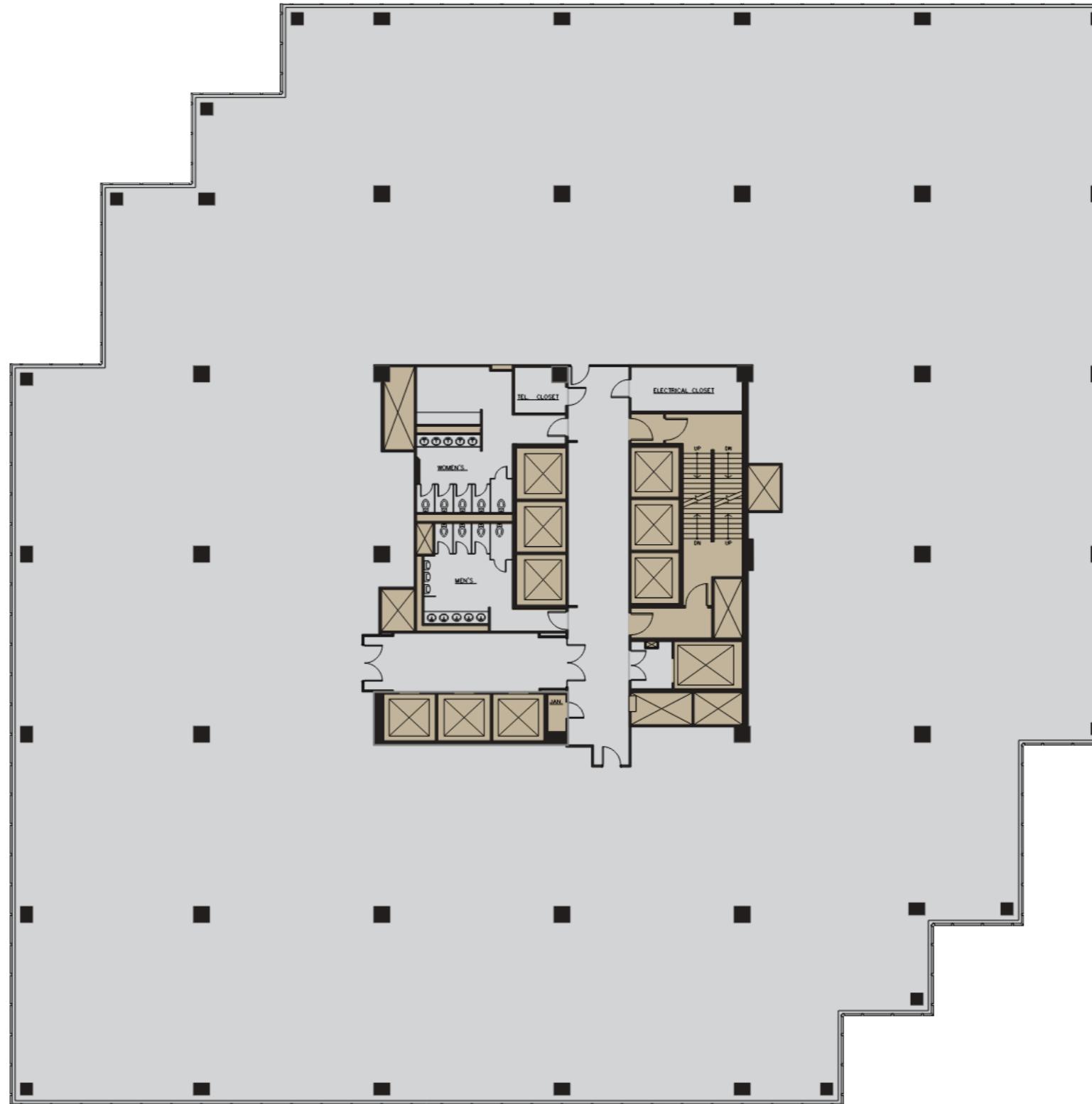


GATEWAY

ENTIRE 7

33,144 SF

BASE FLOORS
CORE & SHELL

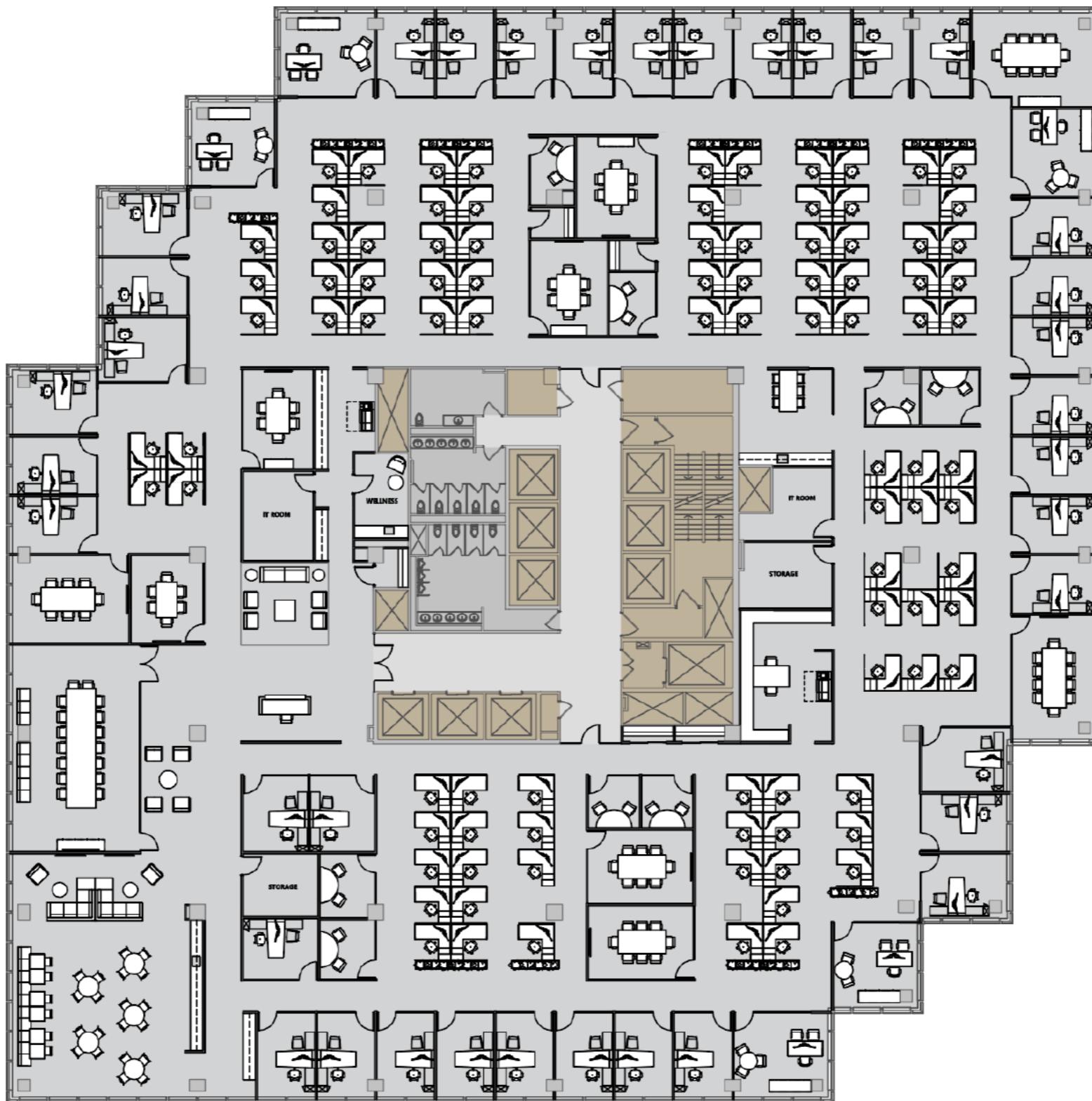


GATEWAY

ENTIRE 7

33,144 SF

BASE FLOOR
TRADITIONAL LAYOUT



WORKPLACE LEGEND

- 05 EXECUTIVE OFFICES
- 34 STANDARD OFFICES (SMALL)
- 03 VISITOR OFFICES (INTERIOR)
- 42 TOTAL NUMBER OF PRIVATE OFFICES
- 94 6X6 WORKSTATIONS
- 01 RECEPTION
- 137 TOTAL NUMBER OF WORK-POINTS

MEETING SPACES

- 01 BOARDROOM (24 PERSON)
- 02 CONFERENCE ROOMS (10 PERSON)
- 03 CONFERENCE ROOMS (08 PERSON)
- 04 CONFERENCE ROOMS (06 PERSON)
- 08 ZOOM ROOM (02 PERSON)
- 18 NUMBER OF MEETING SPACES
- 104 NUMBER OF MEETING SEATS

.75 TO 1 RATIO OF MEETING SEATS TO WORK-POINTS

AMENITIES

- 01 CAFE/ PANTRY
- 01 SATELLITE PANTRY
- 01 WELLNESS ROOM
- 01 BREAK-OUT AREA

SUPPORT SPACES

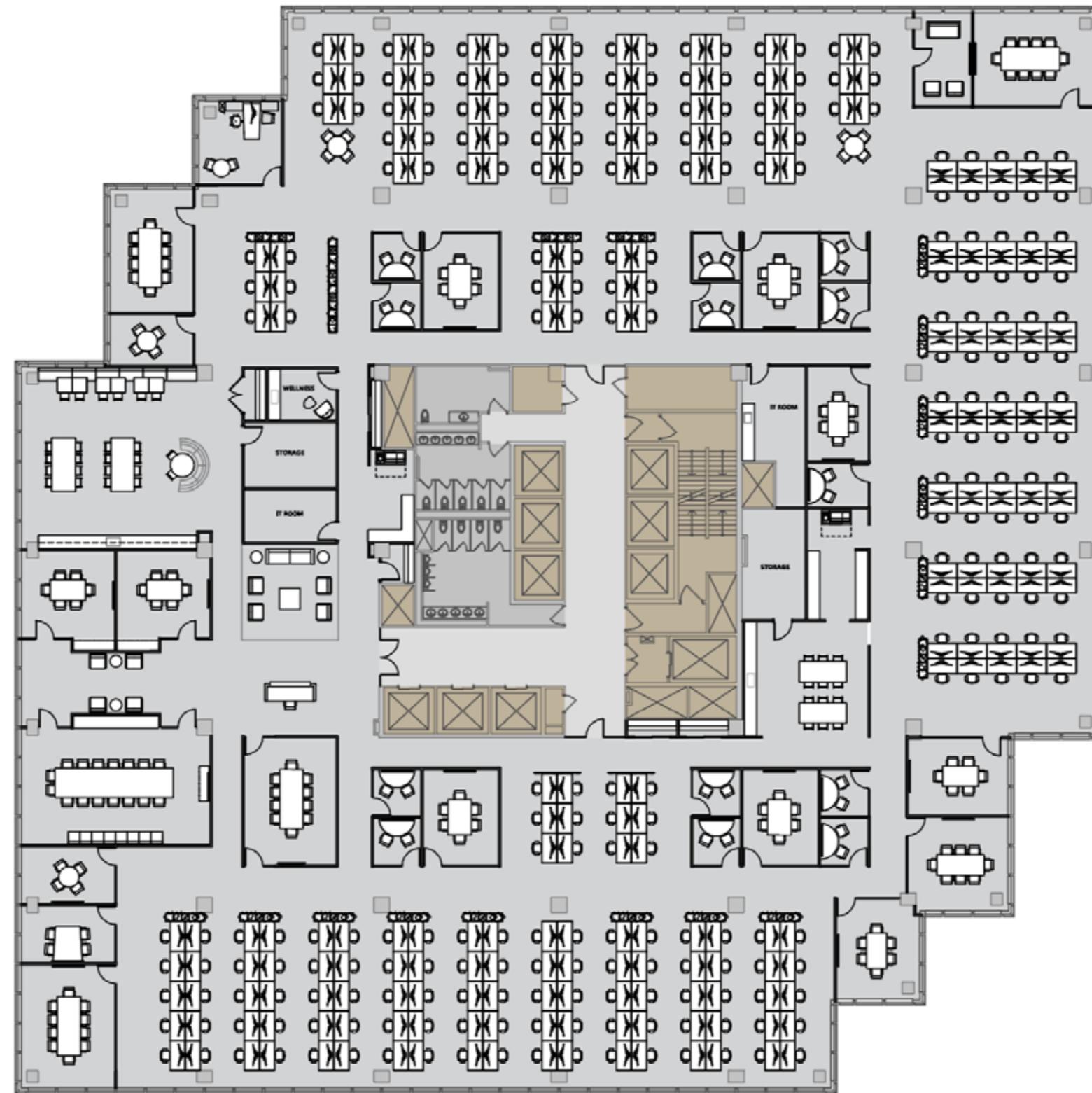
- 02 COPY AREAS
- 02 IT AREAS
- 02 STORAGE SPACES
- 03 CLOSETS

GATEWAY

ENTIRE 7

33,144 SF

BASE FLOOR
OPEN LAYOUT



WORKPLACE LEGEND

- 01 PRIVATE OFFICES
- 04 FLEX SPACES
- 01 RECEPTION
- 262 5' BENCHING STYLE WORKSTATIONS
- 268 TOTAL NUMBER OF WORK-POINTS

MEETING SPACES

- 01 BOARDROOM (24 PERSON)
- 04 CONFERENCE ROOMS (10 PERSON)
- 02 CONFERENCE ROOMS (08 PERSON)
- 08 CONFERENCE ROOMS (06 PERSON)
- 13 ZOOM ROOM (02 PERSON)
- 28 NUMBER OF MEETING SPACES
- 154 NUMBER OF MEETING SEATS

0.57 TO 1 RATIO OF MEETING SEATS TO WORK-POINTS

AMENITIES

- 01 LARGE CAFE/ PANTRY
- 01 SATELLITE PANTRY/BREAK-OUT
- 01 WELLNESS ROOM
- 01 BREAK-OUT AREA

SUPPORT SPACES

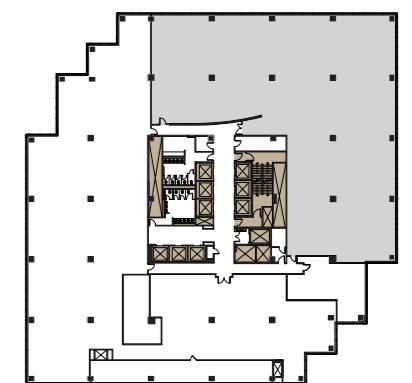
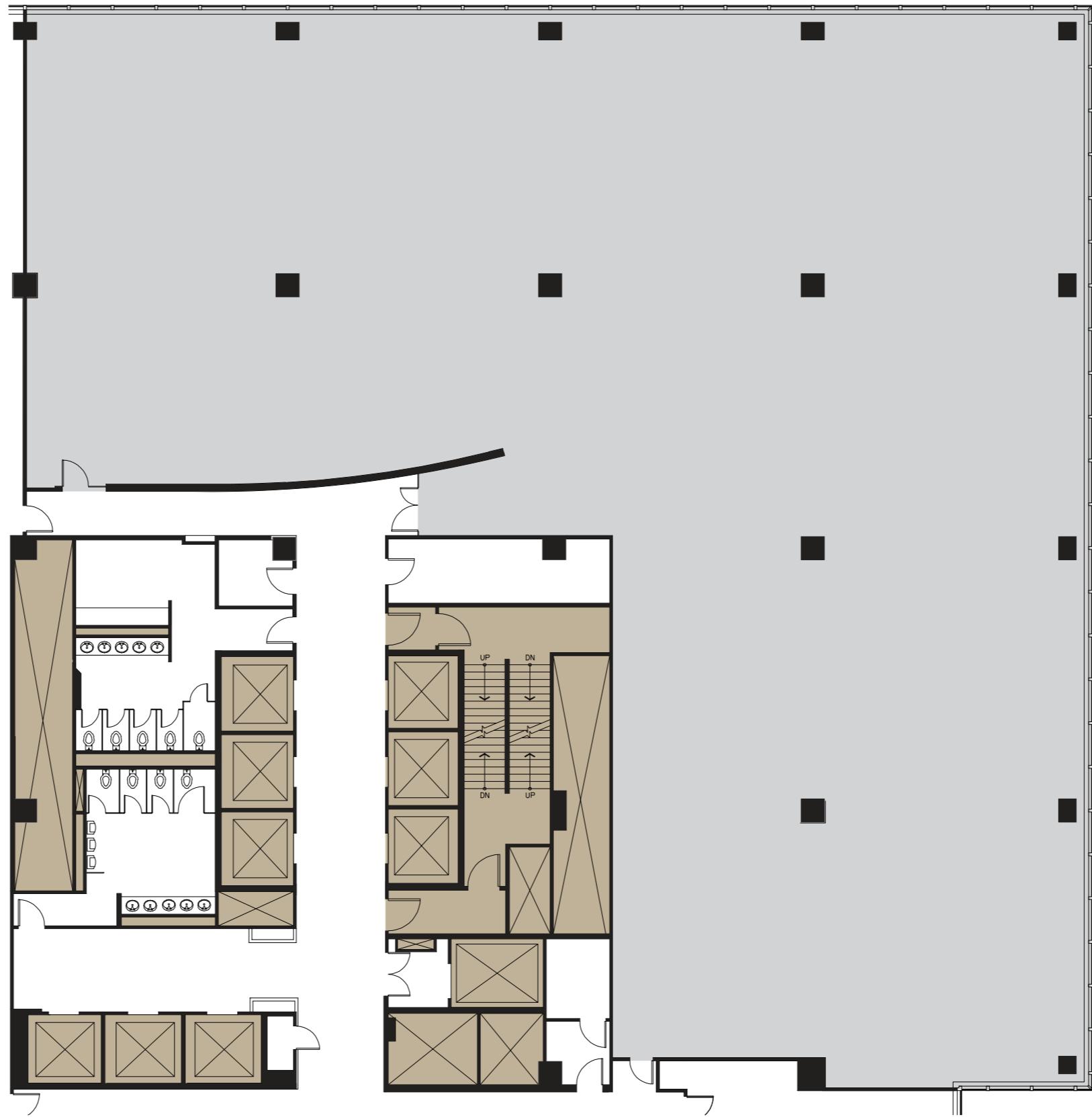
- 02 COPY AREAS
- 02 IT AREAS
- 02 STORAGE SPACES
- 04 CLOSETS

GATEWAY

PARTIAL 3

13,644 SF

CORE & SHELL



3RD FLOOR KEY PLAN



BUILT

1984

LEED

Leed Silver - Well Building

LOBBY RENOVATION

2019

TYPICAL FLOOR SIZE

+/- 33,400 rsf

BUILDING SIZE

541,301 rsf

PARKING RATIO

2 per 1,000 in building garage
municipal lots nearby

BUILDING HOURS

8:00 am - 6:00 pm

AMENITIES

Full service cafeteria
conference facility & fitness center

ELEVATORS

6 High-rise / 3 Low-rise / 1 Freight

SECURITY

24 X 7 On-site security
46 Cameras covering the garage
and building lobby / perimeter

CEILING HEIGHT

Slab-to-Slab : 11'6" - 13'-6"



GATEWAY

ONE NORTH LEXINGTON AVENUE

Betsy Buckley

(203) 705 2227

betsy.buckley@jll.com

Al Gutierrez

(914) 419 3446

al.gutierrez@jll.com

