



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.



FULL-SERVICE CAFETERIA

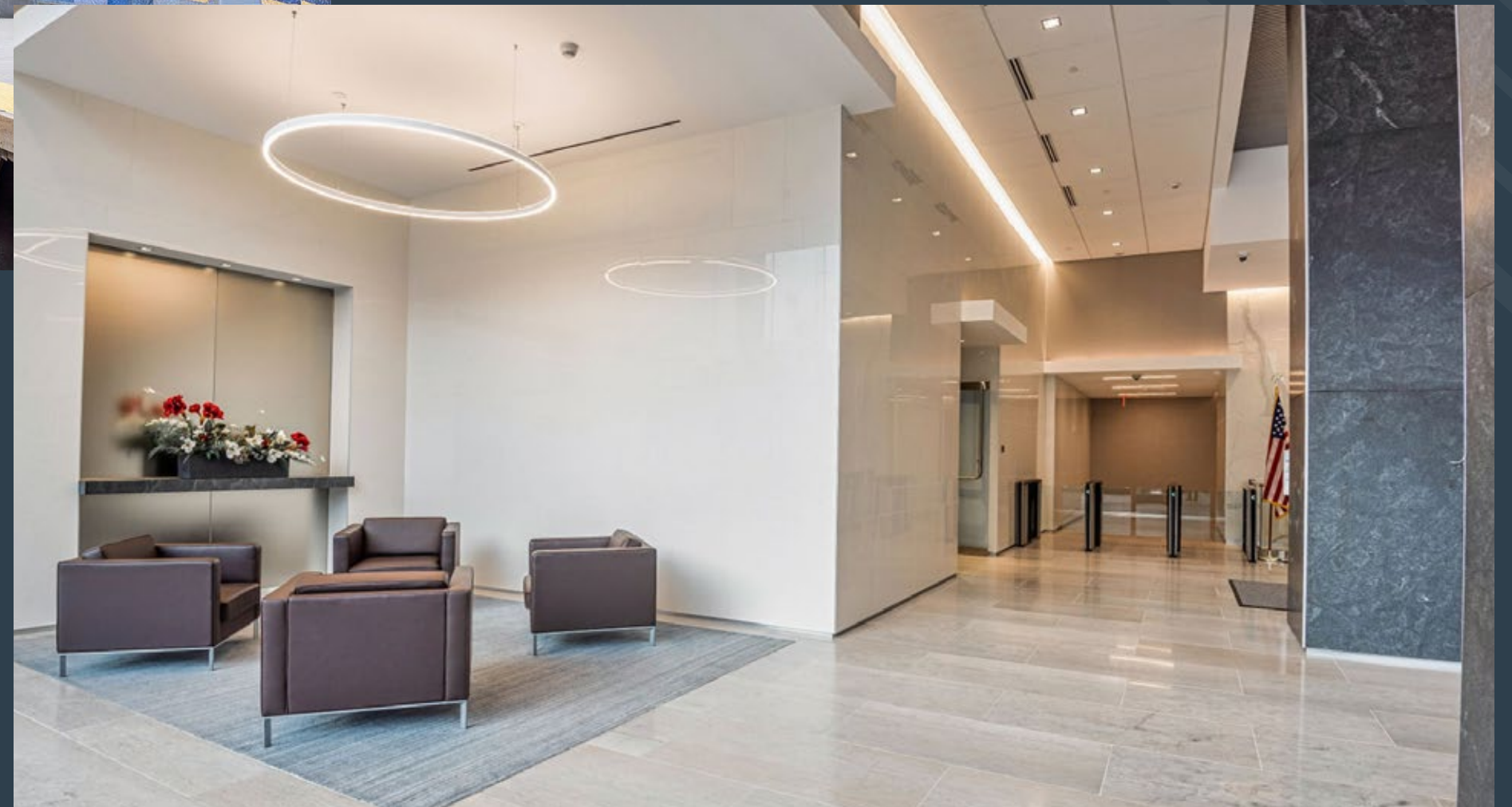
2-STORY FITNESS CENTER





2 MIN. WALK TO METRO-NORTH

24-HOUR MANNED SECURITY





2

Minute Walk to
Train Station

10

Minute Walk to Retail
on Mamaroneck Ave

40

Minute Express Train to
Grand Central Station

GATEWAY

MTA Metro-North Railroad

TIM HORTONS

ABERDEEN
SEAFOOD

RESIDENCE INN

WESTCHESTER FIT

THE ORIGINAL
PANCAKE HOUSE

THE
OPUS

LA BOCCA

DRYBAR

VIA GARIBALDI

PLANET
FITNESS

CHAZZ PALMINTERI

CHOP & GO

CAMBRIA HOTEL

STOP & SHOP

FIVE GUYS

BANK OF
AMERICA

CHIPOTLE

BONCHON

STARBUCKS

NYSC

UFC GYM

CITY CENTRE

BARNES & NOBLE

BURLINGTON COAT FACTORY

NORDSTROM RACK

TARGET

P.F. CHANG'S

WESTCHESTER MALL

THE
CONTAINER
STORE

SHAKE SHACK
LITTLE BEET
BANG

APPLE
BURBERRY
CRATE & BARREL
GUCCI
LOUIS VUITTON
LULULEMON
NEIMAN MARCUS
NORDSTROM
FERRAGAMO
TIFFANY & CO
WILLIAMS-SONOMA

Mamaroneck Ave

THE IRON
TOMATO

THE BLIND PIG

SHIRAZ

MULINO'S

DON RENE

WOLF &
WARRIOR

CITIBANK

ROAD RUNNER

FREEBIRD

HUDSON GRILLE

LILLY'S

BRAZEN
FOX

THE SOURCE

DANONE HQ
DICK'S SPORTING GOODS
CHEESECAKE FACTORY
WHOLE FOODS

PAMPLEMOUSSE
PROJECT

WEBSTER BANK

KEE OYSTER
HOUSE

STRETCHLAB

DISTRICT GALLERIA
(coming soon)

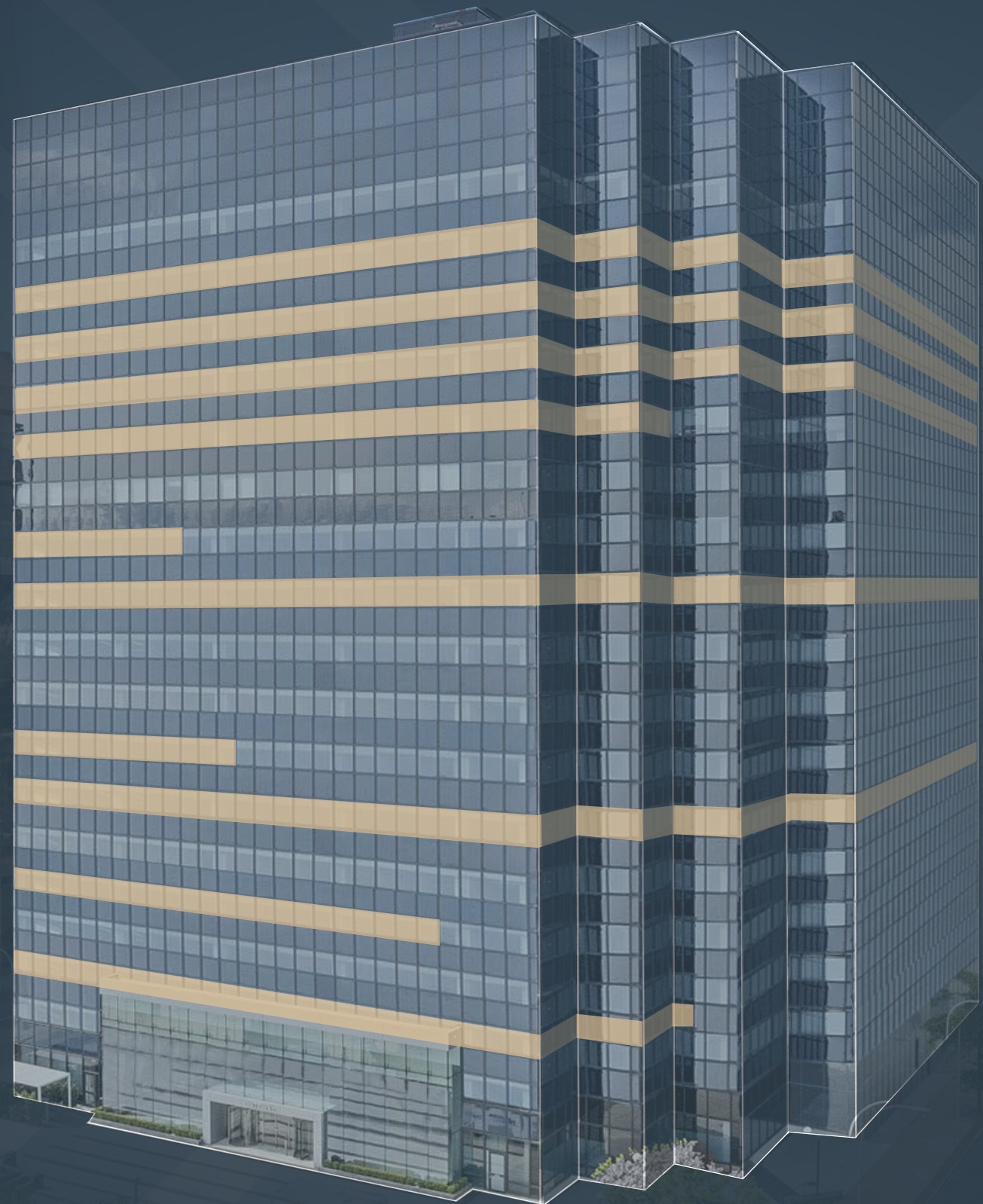
YOGA SIX

MAISON BRONDEAU

GOLF TEC

MEDI
BISTRO

LA BOTTE



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

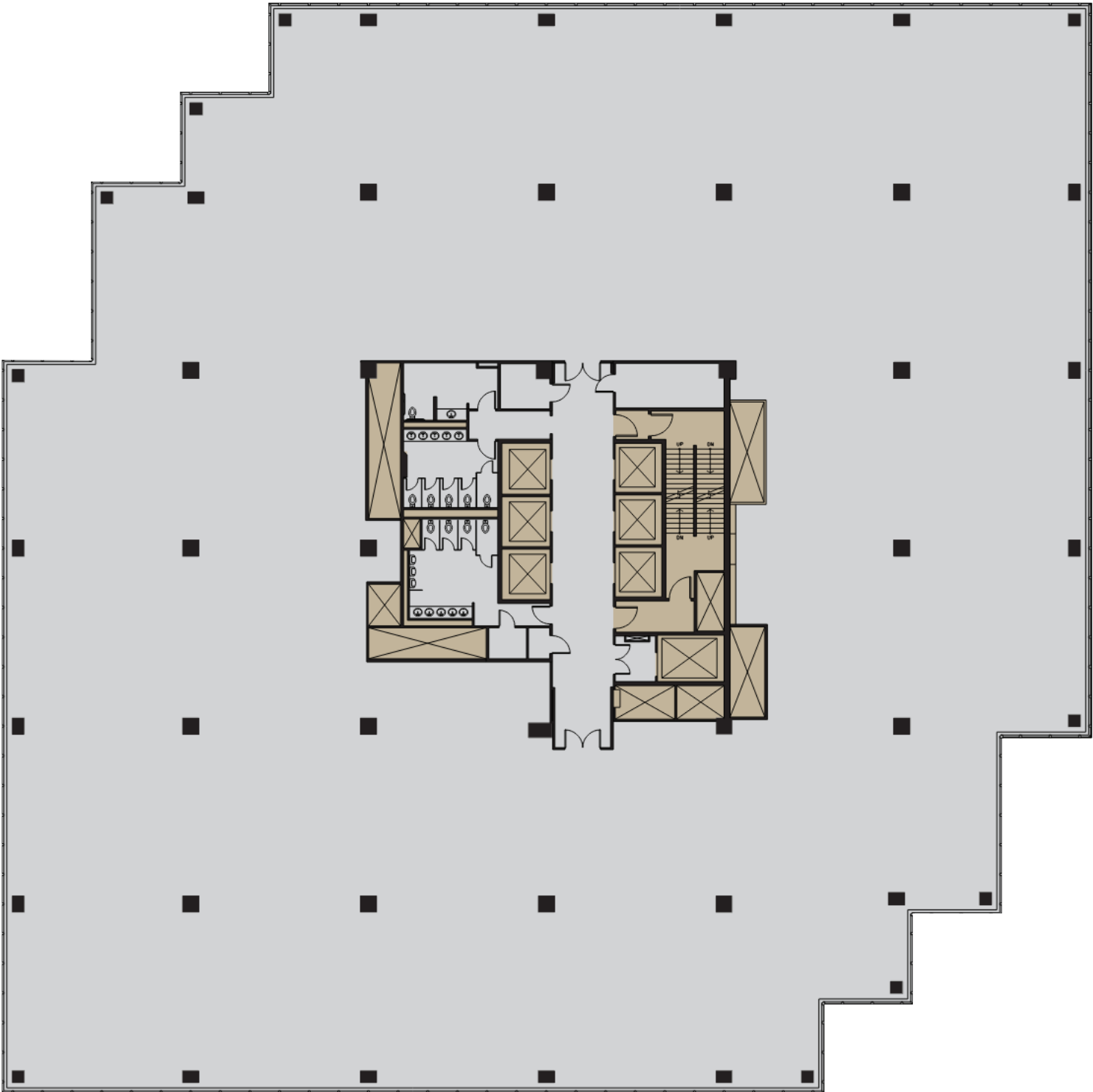
3,912 RSF

GATEWAY

FLOORS 16 - 18

33,400 SF

TOWER FLOORS
CORE & SHELL

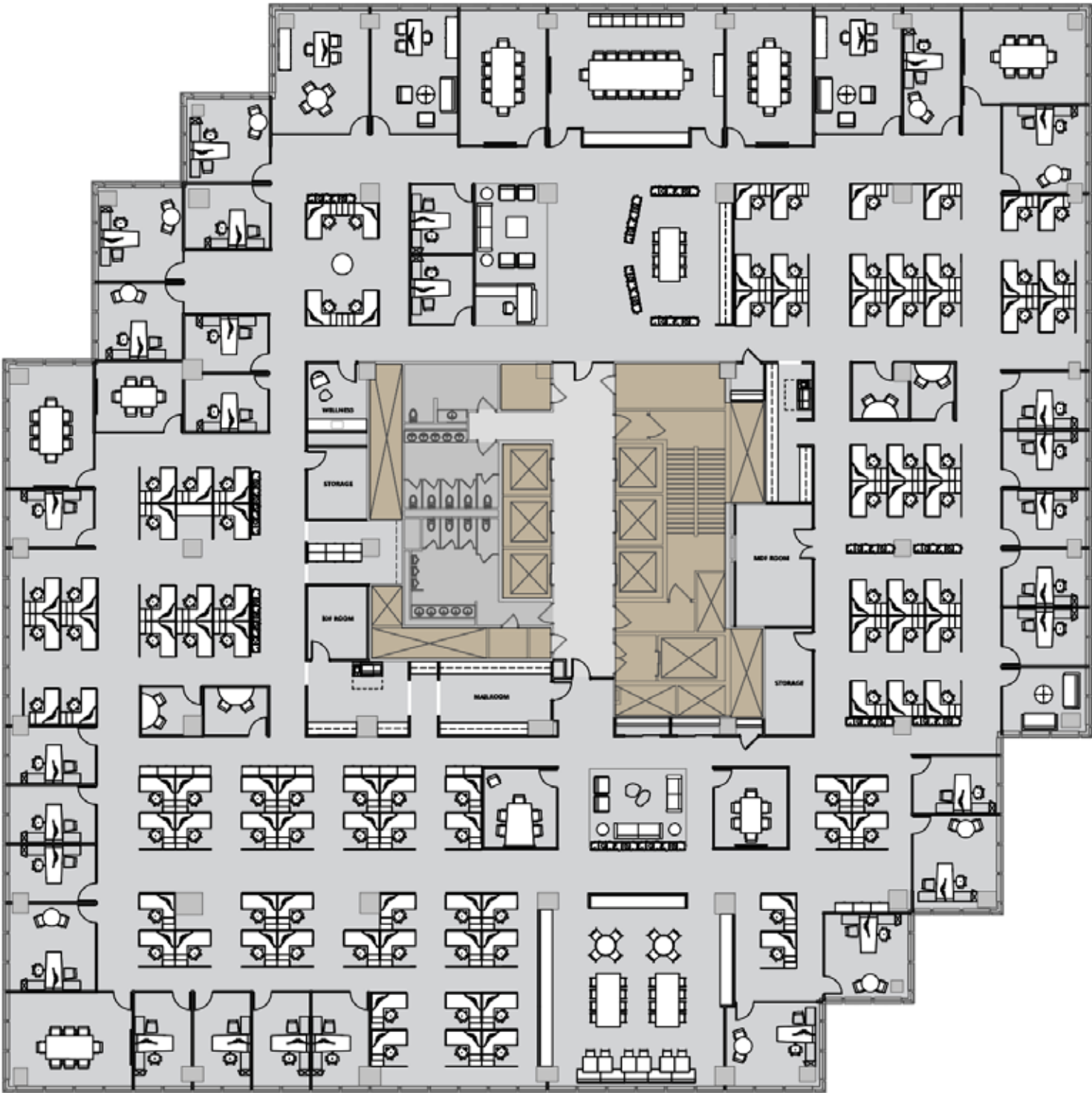


GATEWAY

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

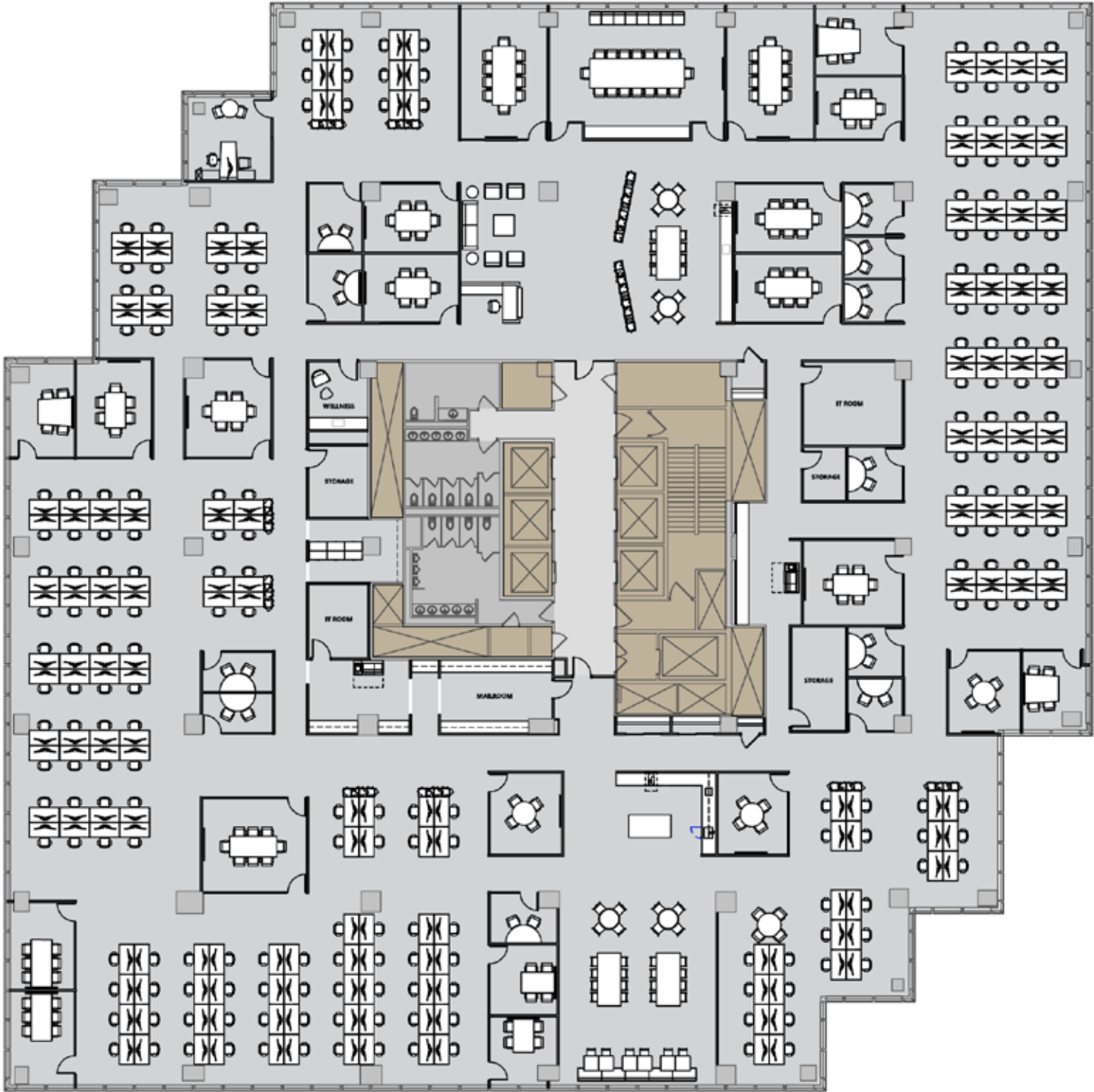
- 01 MDF
- 01 IDF
- 02 COPY AREAS
- 01 MAIL ROOM
- 03 STORAGE SPACES & FILE AREA
- 04 CLOSETS

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

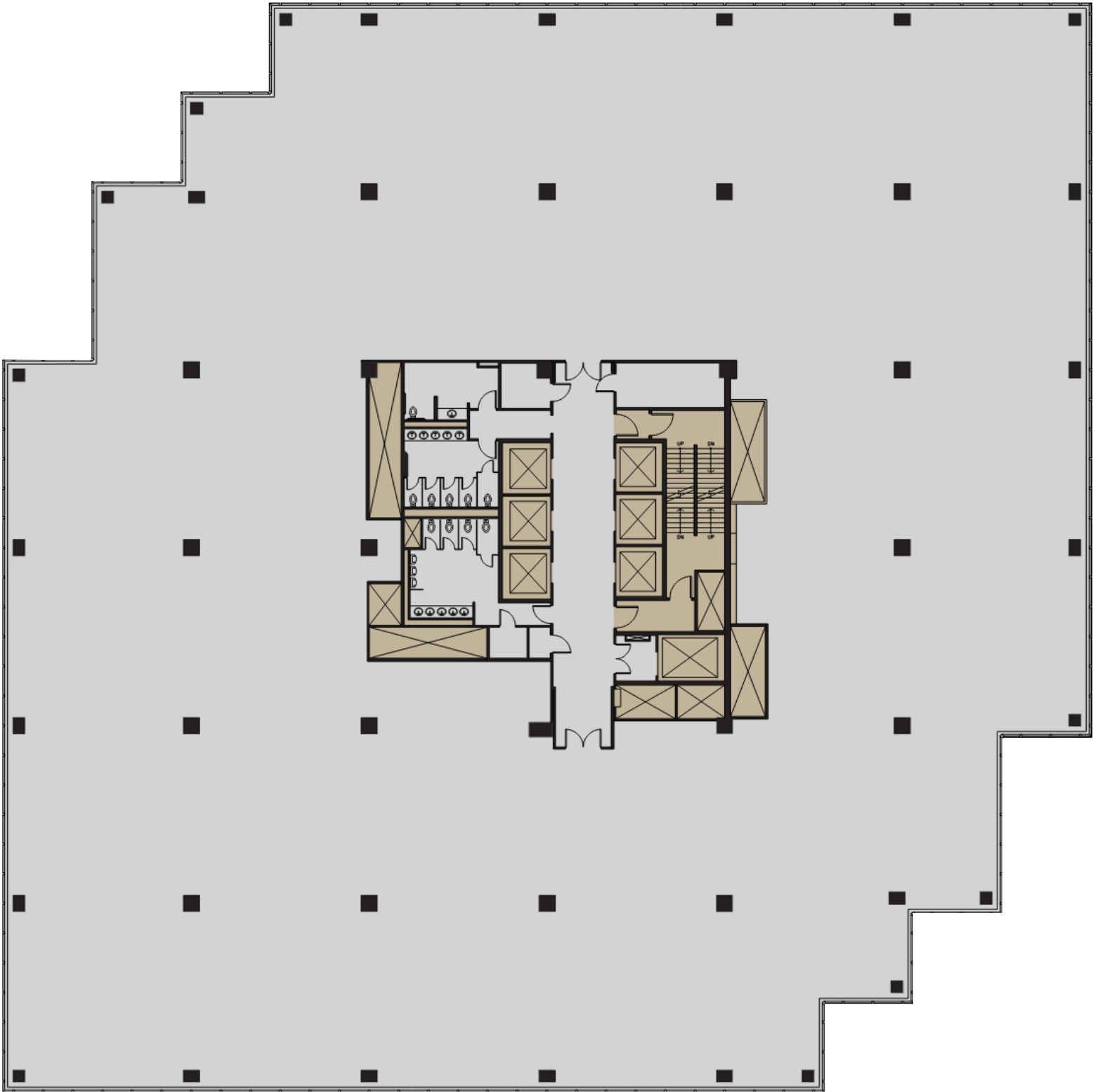
- 01 MDF
- 01 IDF
- 02 COPY AREAS
- 01 MAIL ROOM
- 03 STORAGE SPACES
- 04 CLOSETS

GATEWAY

ENTIRE 11

33,240 SF

MID-LEVEL FLOORS
CORE & SHELL

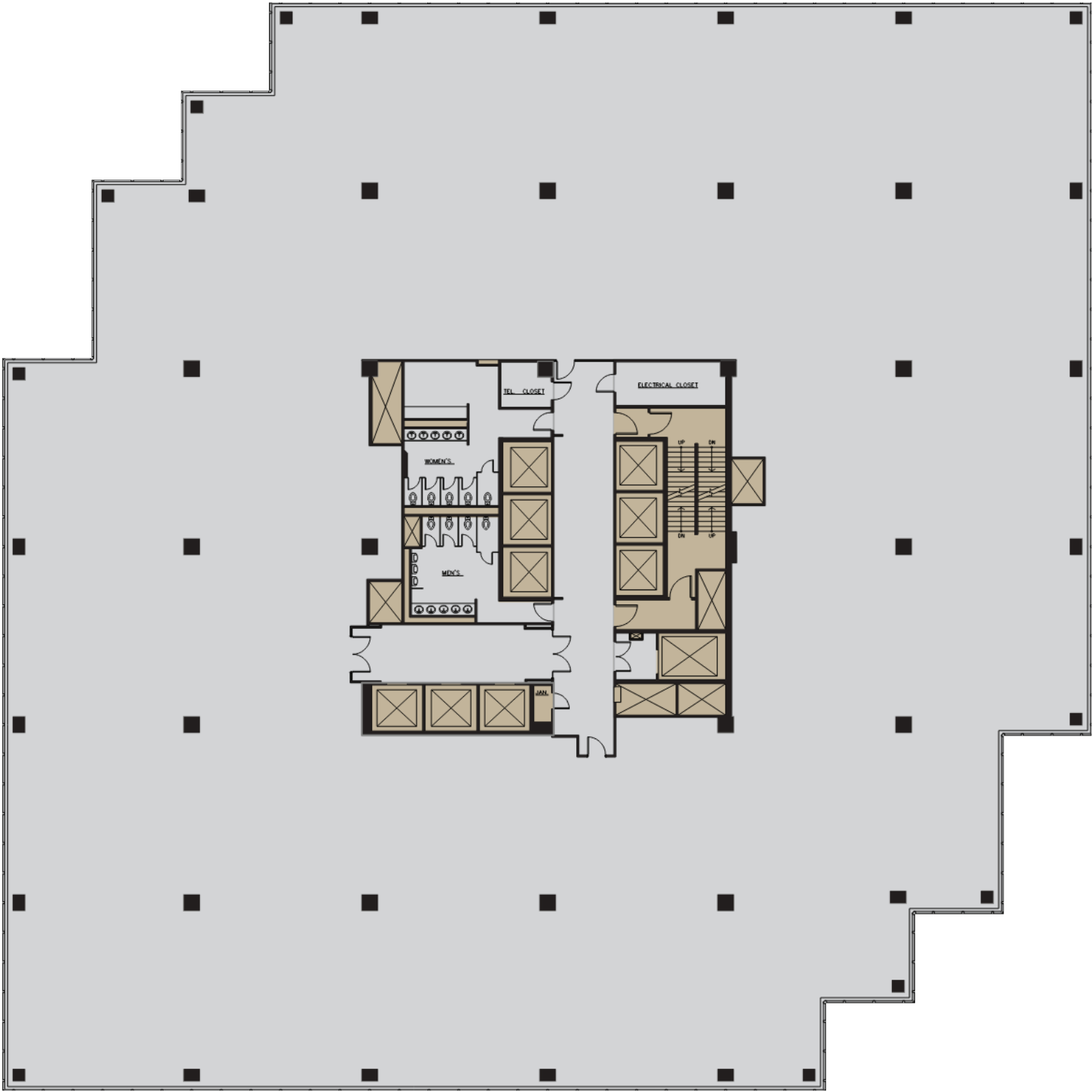


GATEWAY

ENTIRE 7

33,144 SF

BASE FLOORS
CORE & SHELL

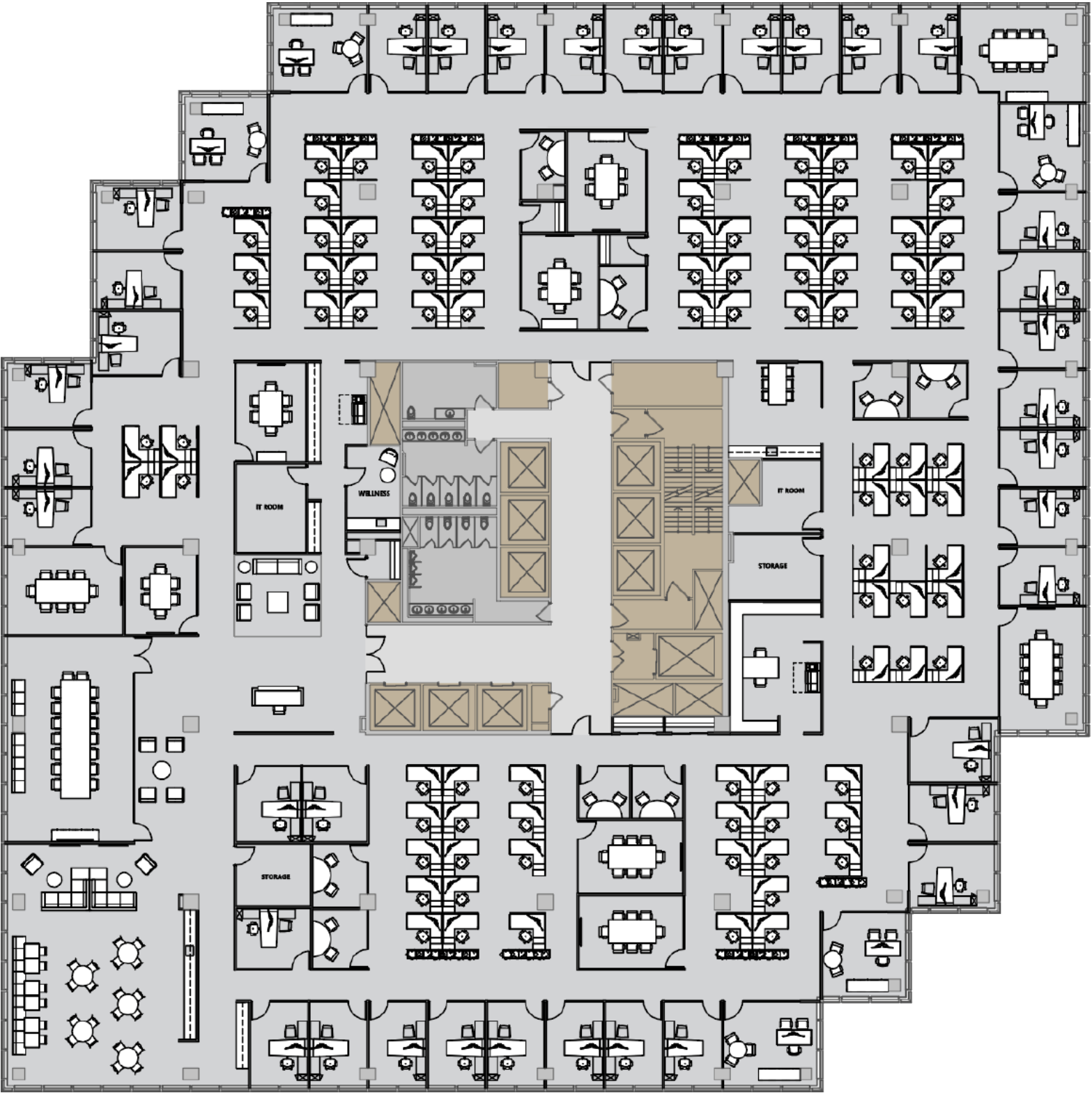


GATEWAY

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

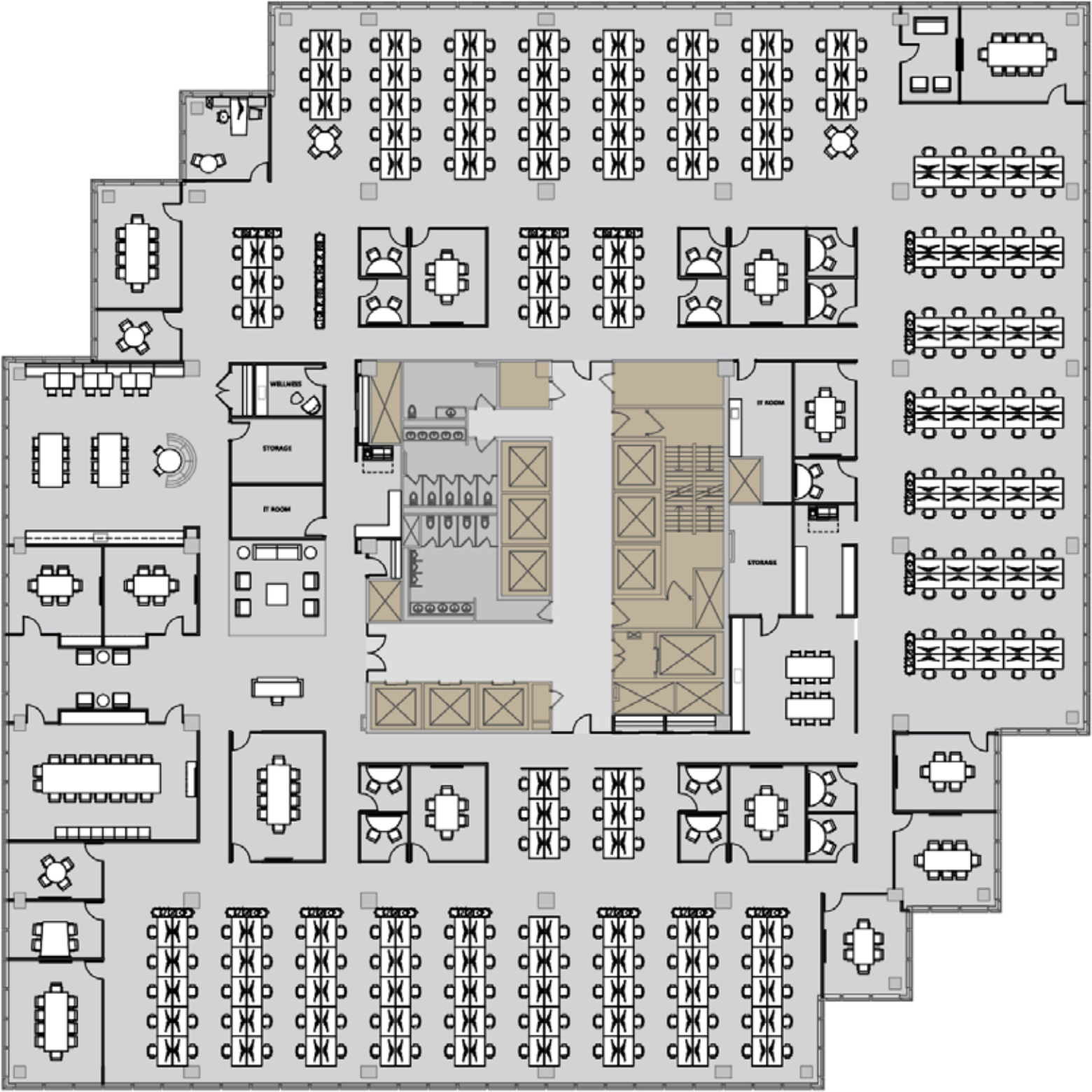
- 02 COPY AREAS
- 02 IT AREAS
- 02 STORAGE SPACES
- 03 CLOSETS

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

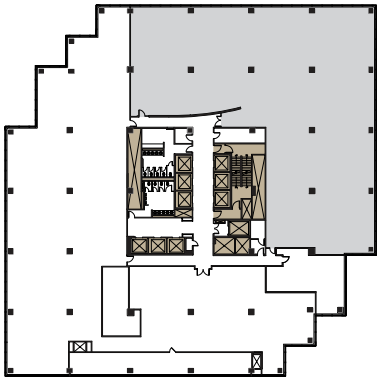
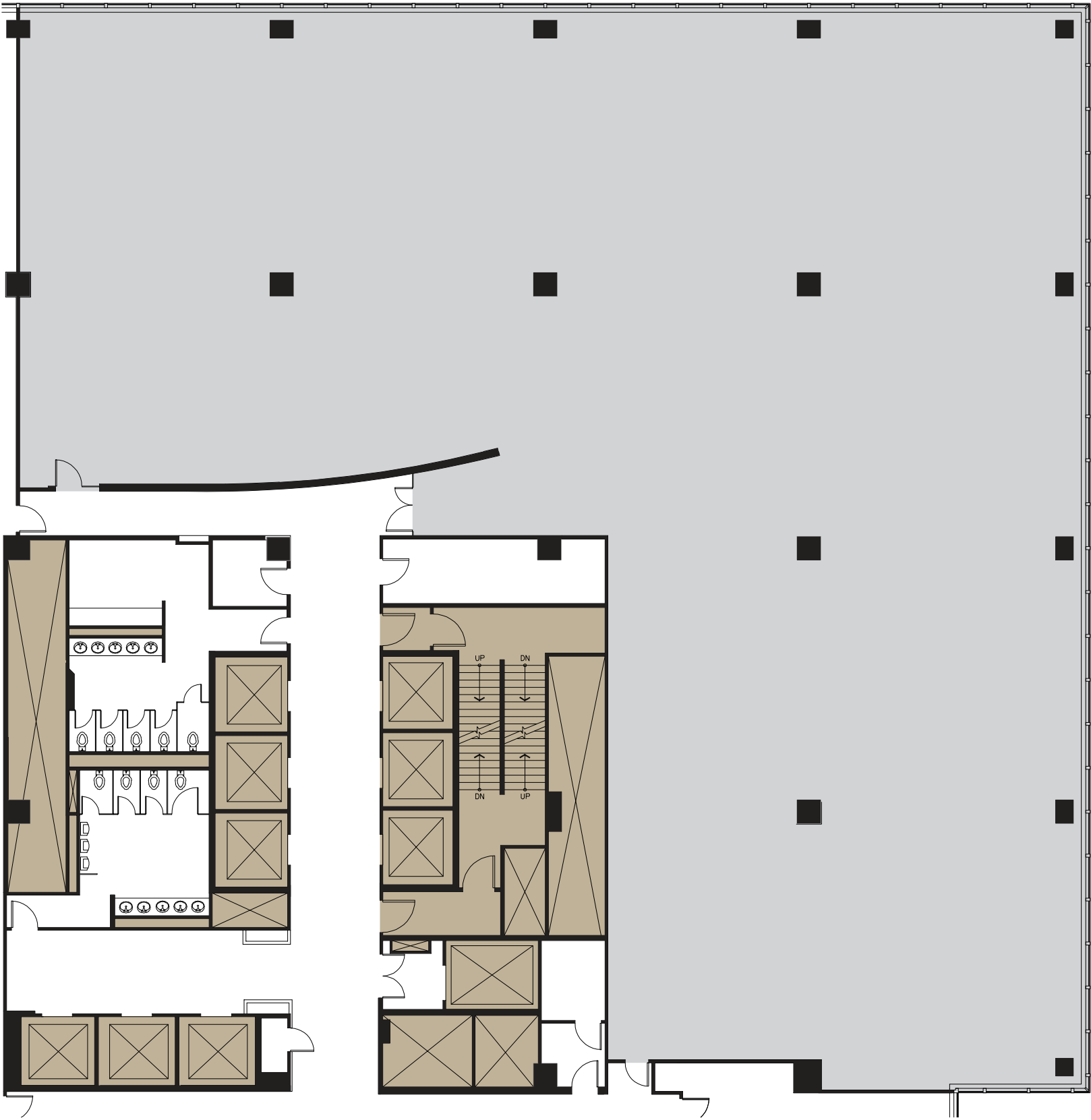
- 02 COPY AREAS
- 02 IT AREAS
- 02 STORAGE SPACES
- 04 CLOSETS

GATEWAY

PARTIAL 3

13,644 SF

CORE & SHELL



3RD FLOOR KEY PLAN



BUILT1984

LEEDLeed Silver - Well Building

LOBBY RENOVATION2019

TYPICAL FLOOR SIZE+/- 33,400 rsf

BUILDING SIZE541,301 rsf

PARKING RATIO2 per 1,000 in building garage
municipal lots nearby

BUILDING HOURS8:00 am - 6:00 pm

AMENITIESFull service cafeteria
conference facility & fitness center

ELEVATORS6 High-rise / 3 Low-rise / 1 Freight

SECURITY24 X 7 On-site security
46 Cameras covering the garage
and building lobby / perimeter

CEILING HEIGHTSlab-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

