

WHITE PLAINS PLAZA | 1 N BROADWAY
Ultra Prime Space in Premier Downtown Building
939 – 2,594 SF | Multiple Uses Considered



FOR LEASE:
RETAIL/FOOD USE
AVAILABLE IN CLASS-A
OFFICE COMPLEX

- 939 SF - Raw space
- 1,655 SF – Built-out
- Combine spaces to 2,594 SF
- Gas and venting for food use can be made available
- Approx 20.5 Ft ceiling height
- Storage available
- Included shared outdoor dining
- Private ADA Bathrooms
- On-site parking garage; 1/1,000 parking space(s)

LOCATION:

- Across from Cambria Hotel
- Walk to WP Metro-North
- Across from City Center
- Near I-287, Sprain Brook & Bronx River Parkways



CONTACT OWNER'S
EXCLUSIVE AGENT:

ALEC FREDERICO: 914-779-8200 x118 alec@admiralrealestate.com

BROKERS
PROTECTED

1 N BROADWAY, WHITE PLAINS, NY 10601
 Ultra Prime Space in Premier Downtown Plaza
 Space Options: 939 SF | 1,655 SF | 2,594 SF



PROPERTY INFORMATION

Center: White Plains Plaza @ the Base of
 720,000 SF Class-A Office Building
Location: N Broadway @ Corner of Main Street
Highway Access: I-287 and Bronx River Parkway
Tenant Parking: 1/1,000 SF in Parking Garage Included
Customer Parking: Many Public Garages & Street Parking

KEY FACTS (5-Mile Radius of Site)

POPULATION	MEDIAN AGE
206,914	43.2
AVG INCOME	DISPOSABLE INCOME
\$218,809	\$138,528

DEMOGRAPHICS

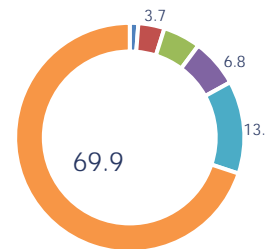
By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$141,937	\$183,370	\$218,809
Median HH Income	\$102,738	\$123,171	\$148,371
Population	39,479	109,493	206,914
Total Households	16,923	42,076	74,705
Disposable Income	\$97,355	\$120,205	\$138,528
Financial Value	\$36,945	\$55,205	\$70,097
Medical Expenses	\$8,248	\$3,599	\$4,333

SPACE HIGHLIGHTS

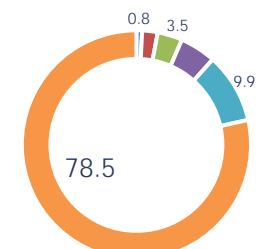
- 939 SF - Raw space
- 1,655 SF – Former massage therapy studio
- Spaces can be combined for total of 2,594 SF
- ADA bathrooms and high ceilings
- Located in new and vibrant White Plains Plaza
- Walking distance to Metro-North train station

2021 HOME VALUE

(3-Mile Radius)



(5-Mile Radius)



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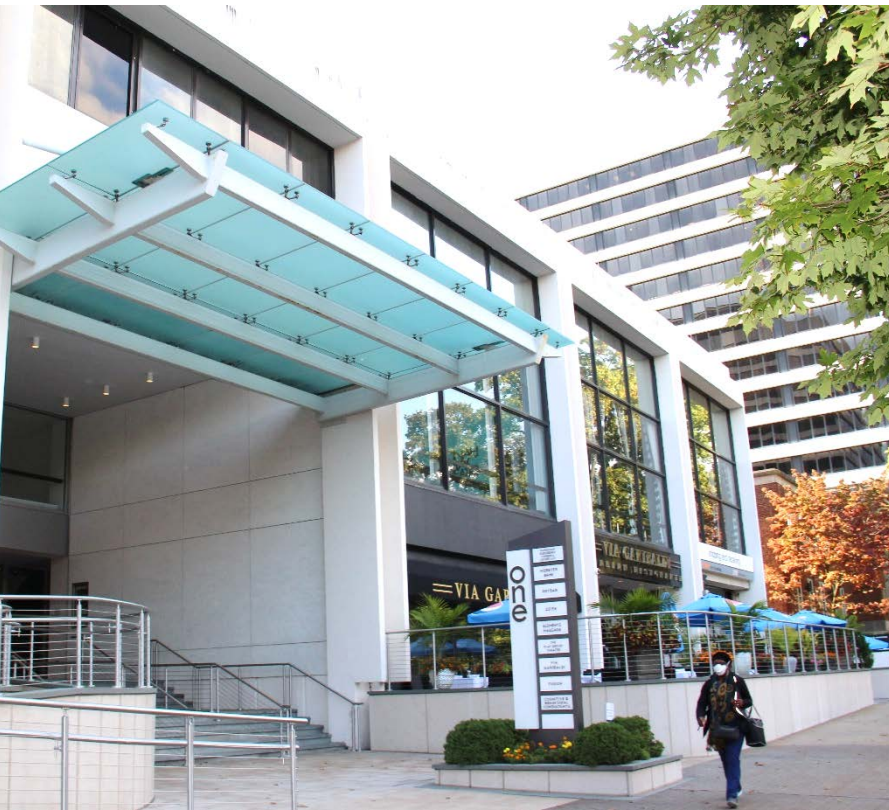
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ABOUT WHITE PLAINS PLAZA

WHITE PLAINS PLAZA CONSISTS OF TWO CLASS A OFFICE BUILDINGS: 1 NORTH BROADWAY AND 445 HAMILTON AVENUE

Located in the heart of downtown White Plains, the two 15-story buildings total 720,000 SF of Class-A office space. A recently completed capital improvement program features newly designed building lobbies with curated art installations, state-of-the-art infrastructure, enhanced tenant amenities, new restrooms, upgraded corridors, activated outdoor spaces, a living green wall, a full-service cafeteria with tenant lounge and conference facility at 445 Hamilton Avenue.

White Plains Plaza has elevated the tenant experience with a mobile application to manage tenant amenities and an enhanced outdoor courtyard complete with seating area at 1 North Broadway.

The building is conveniently located within walking distance from White Plains Train Station with an exceptional selection of retail and dining options both on-site and nearby. Efficient floor plates, quality amenities, and easy access to Manhattan, airports, and surrounding suburbs make White Plains Plaza a world-class business environment for the workforce of today.

LOCAL MAJOR OFFICE TENANTS IN MARKETPLACE

- Zeiss
- Cognitive & Behavioral Consultants
- Columbia Doctors
- Assured Partners
- Keane & Beane, P.C.
- Stark Office Suites
- Greenburg Traurig
- Regus
- Westchester Business Center
- Restorix Health, Inc.
- Sumitomo Mitsui Banking Corporation



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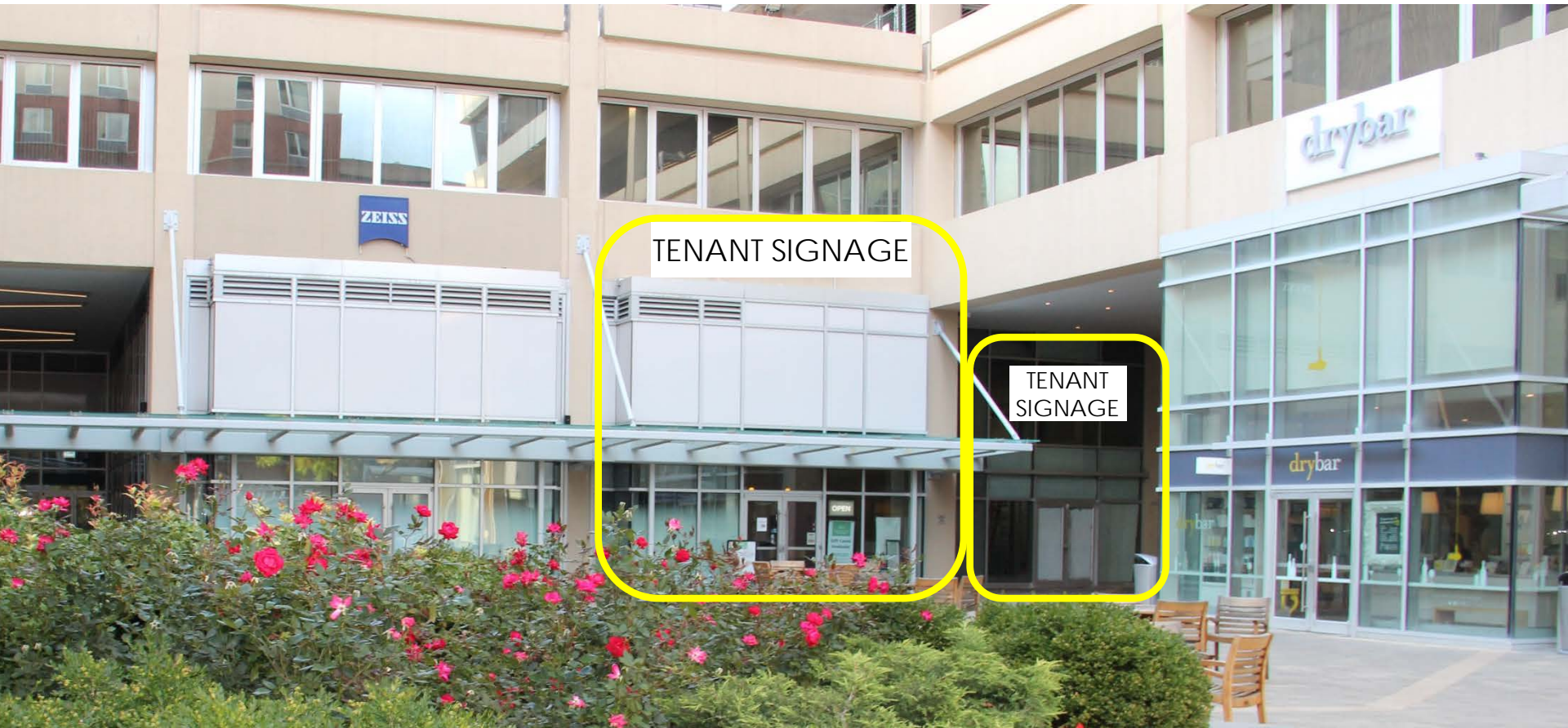
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ENTRANCE 1 OF 2 | VIEW FROM MAIN



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ENTRANCE 2 OF 2 | VIEW FROM N BROADWAY



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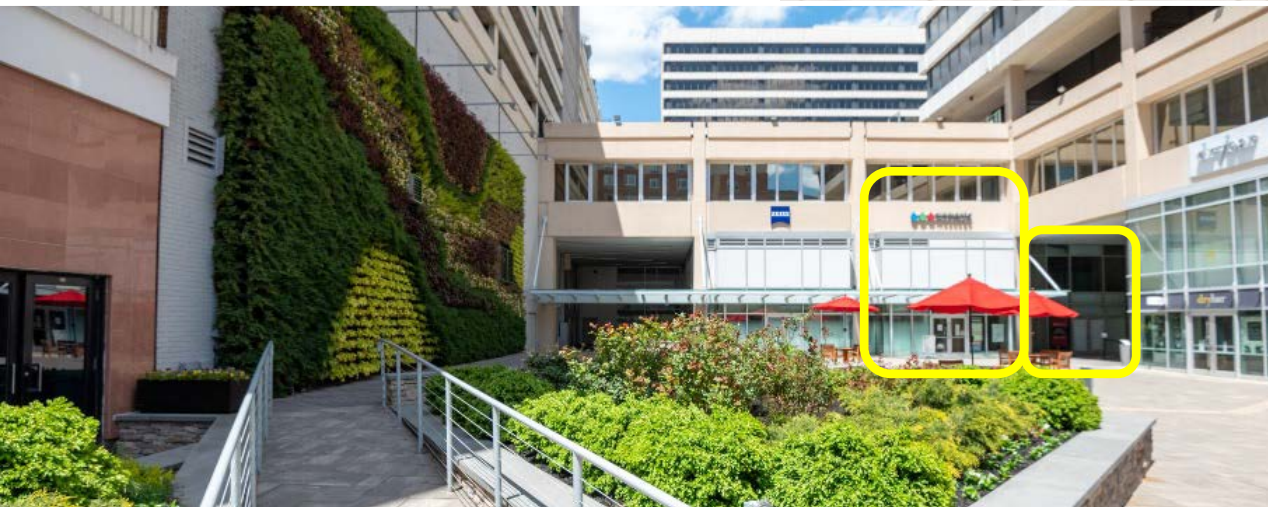
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OUTDOOR

SHARED SEATING/DINING AREA
WITHIN STEPS OF RETAIL SPACE
WITH LIVING GREEN WALL



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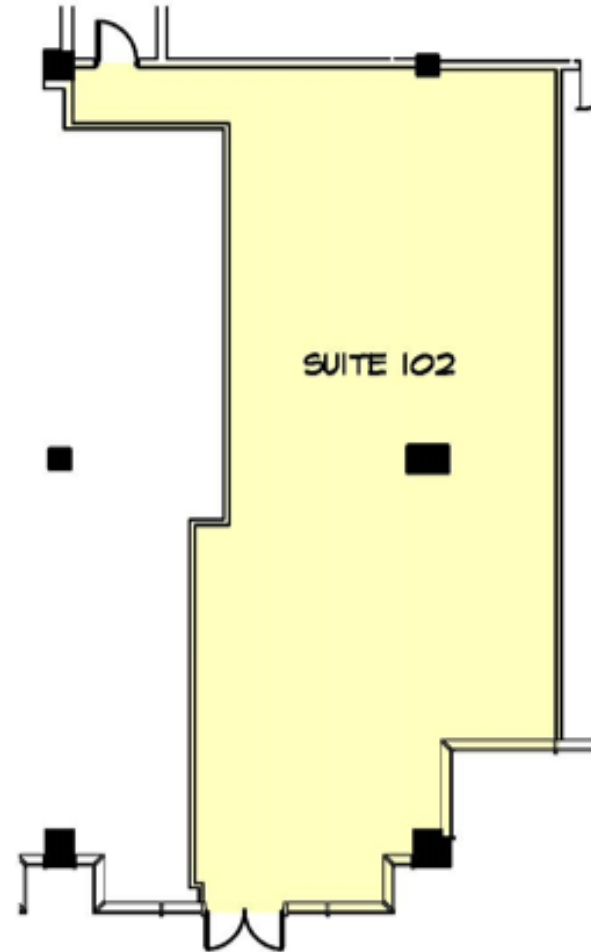
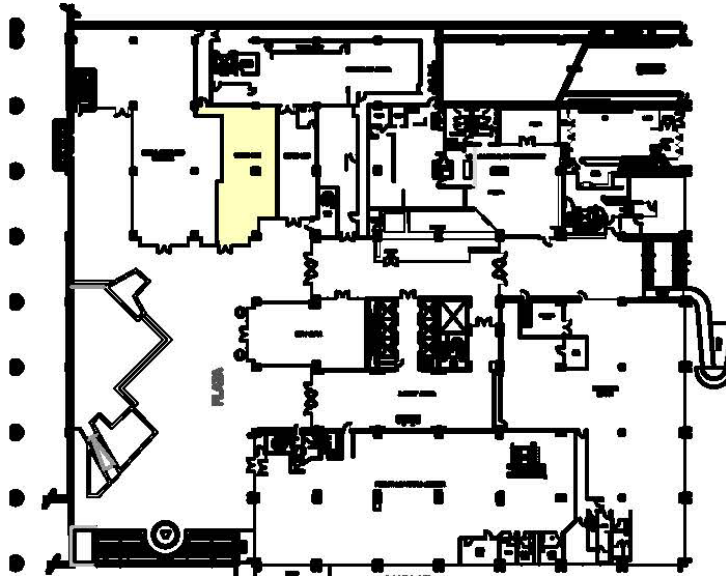
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SUITE 102 | 1,655 SF



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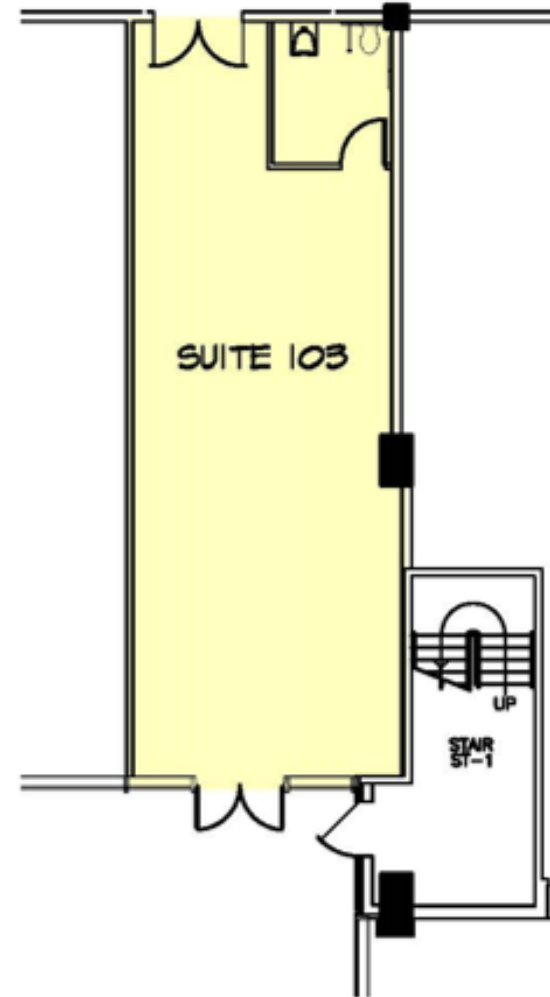
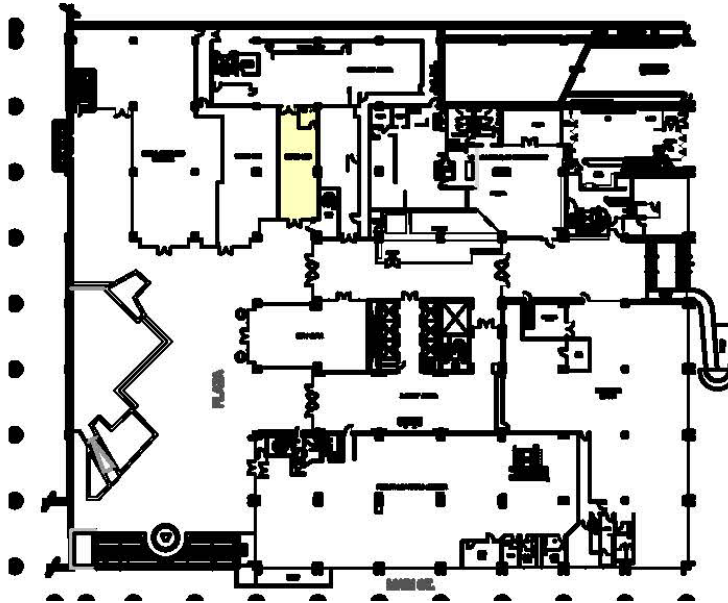
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ADMIRAL
REAL ESTATE SERVICES



SUITE 103 | 939 SF



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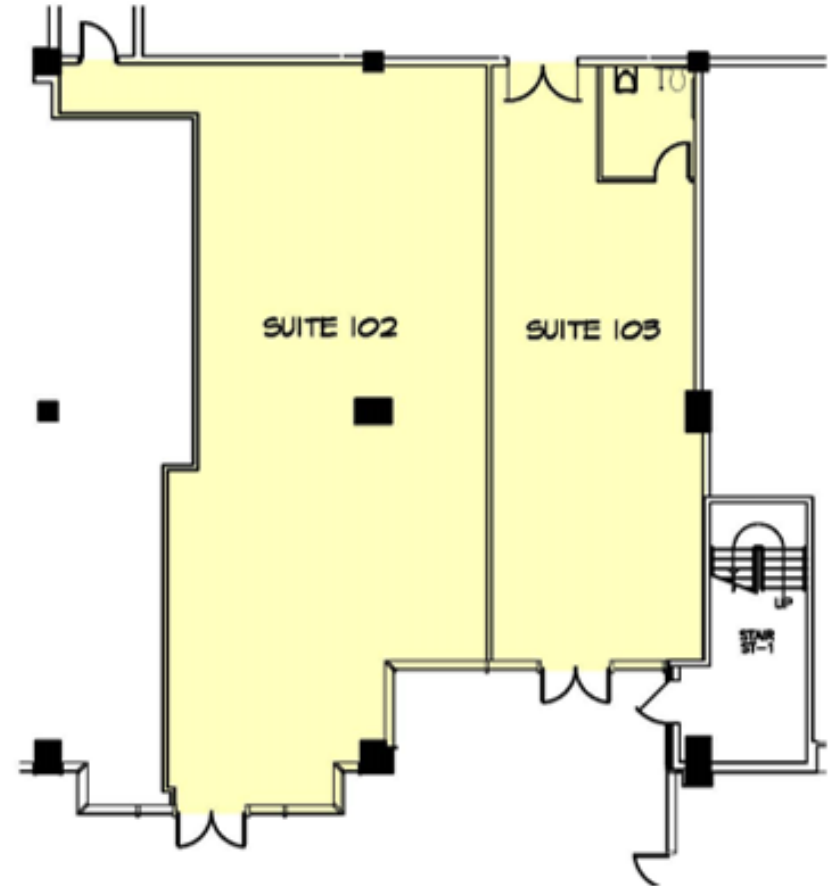
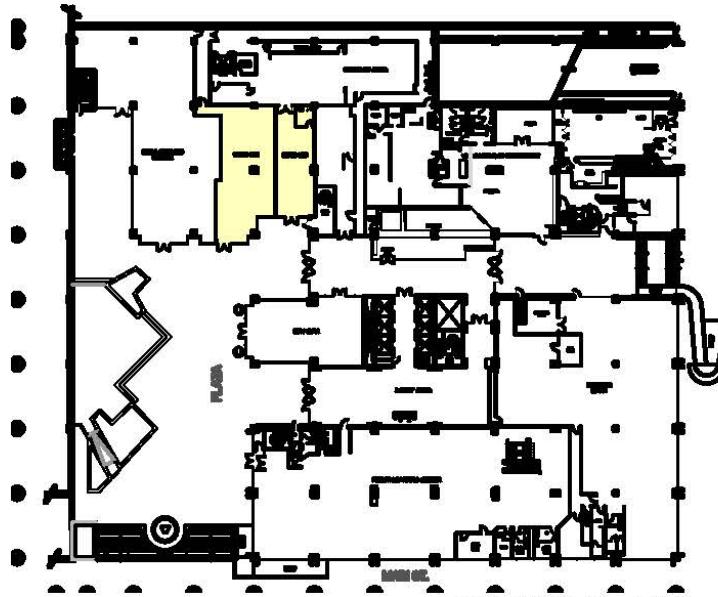
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COMBINED SUITES 102 & 103 | 2,594 SF



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WHITE PLAINS, NY – “The Heartbeat of Westchester County”

A burgeoning 18-hour city, White Plains, NY is building on its foundation as an established business and shopping center to attract additional residents, shoppers and businesses. White Plains, NY is a bustling and ever-growing city with an endless assortment dining, entertainment, shopping, and recreational options for all ages. **White Plains has a population of nearly 60,000 which increases to about 150,000 during the day; there is no shortage of potential.**

White Plains, NY is recasting itself as a city for ‘urban living’, which provides symbiotic benefits for residents, visitors and businesses. The CBD’s established business and shopping districts, along with varied restaurant and entertainment options, are requisites for the urban lifestyle, which has in turn fostered the city’s multifamily developments. Thousands of multifamily units have been built in the CBD since 2000, including 300 Mamaroneck Avenue / Jefferson Place & One City Place apartments, 15 Bank Apartments, Ritz-Carlton Residences and the Avalon White Plains.

White Plains is also home to many distinguished medical organizations including New York Presbyterian Behavioral Health Center and White Plains Hospital. Further, White Plains Hospital is a leading healthcare provider in Westchester County and home to many renowned programs and services.



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ADMIRAL
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AERIAL

DOWNTOWN
WHITE PLAINS



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AERIAL

SURROUNDING RETAILERS



CITY CENTER

- TARGET
- ShopRite
- BARNES & NOBLE
- CVS
- BUFFALO WILD WINGS
- NORDSTROM
- rack
- Burlington
- MORTON'S THE STEAKHOUSE
- COLD STONE CREAMERY
- BANK OF AMERICA

NORTH BROADWAY



MAIN ST



CAMBRIA
Hotel White Plains - Downtown

- planet fitness
- chop & go
- CHIPOTLE
- H&R BLOCK
- FRIDAYS
- CHAZZ PALMINTERI Italian Restaurant
- FIVE GUYS
- citibank



CITY HALL



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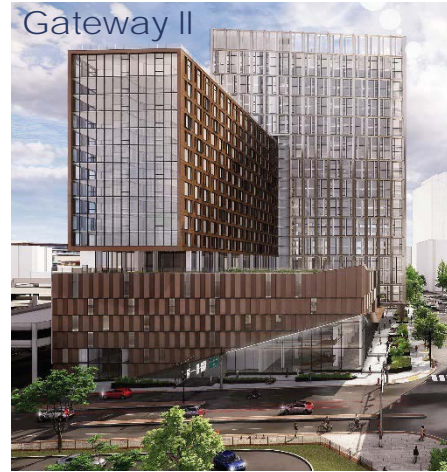


NEW DOWNTOWN DEVELOPMENTS

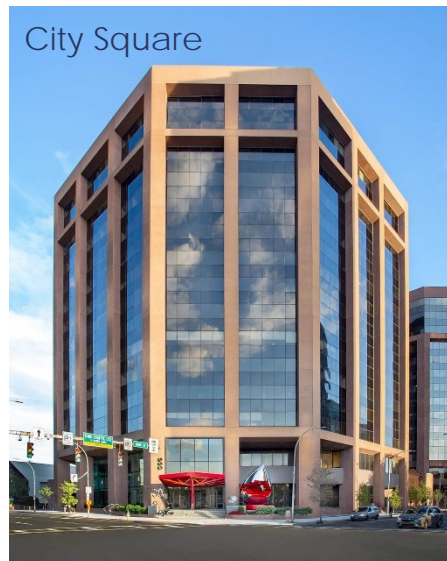
Nearly 1,200 residential units and 300,00 SF of commercial space will be completed next year. Altogether, more than 7,400 new residential units and over 1.46 million SF of commercial space will have been created in White Plains within the next few years.



The Mitchell



Gateway II



City Square



The Esplanade



One Dekalb

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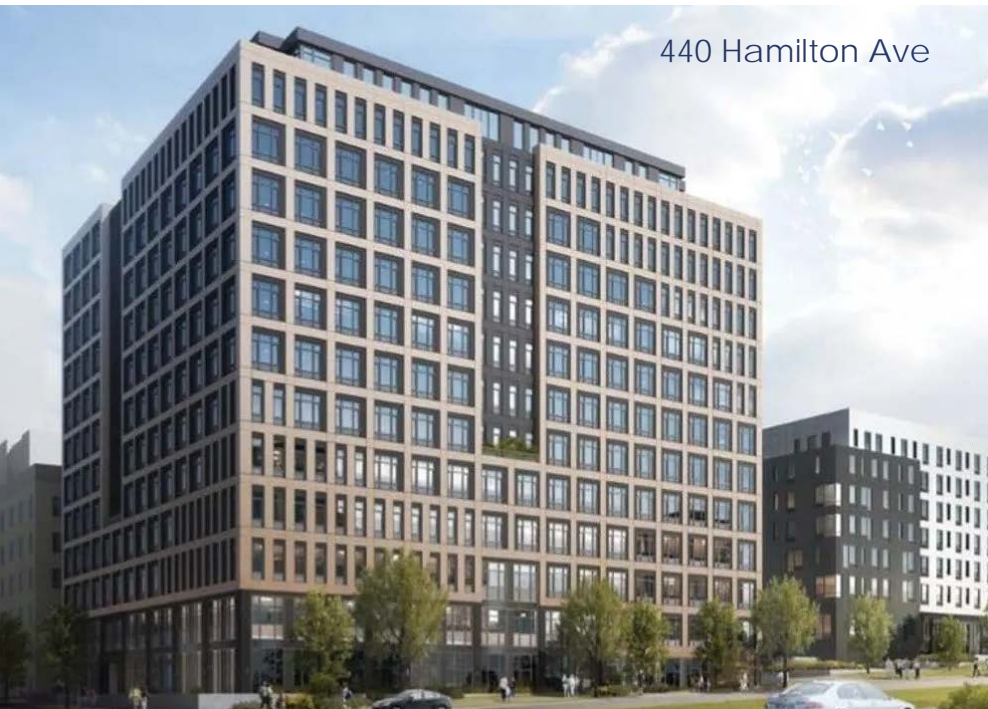


NEW DOWNTOWN DEVELOPMENTS

51 S Broadway



440 Hamilton Ave

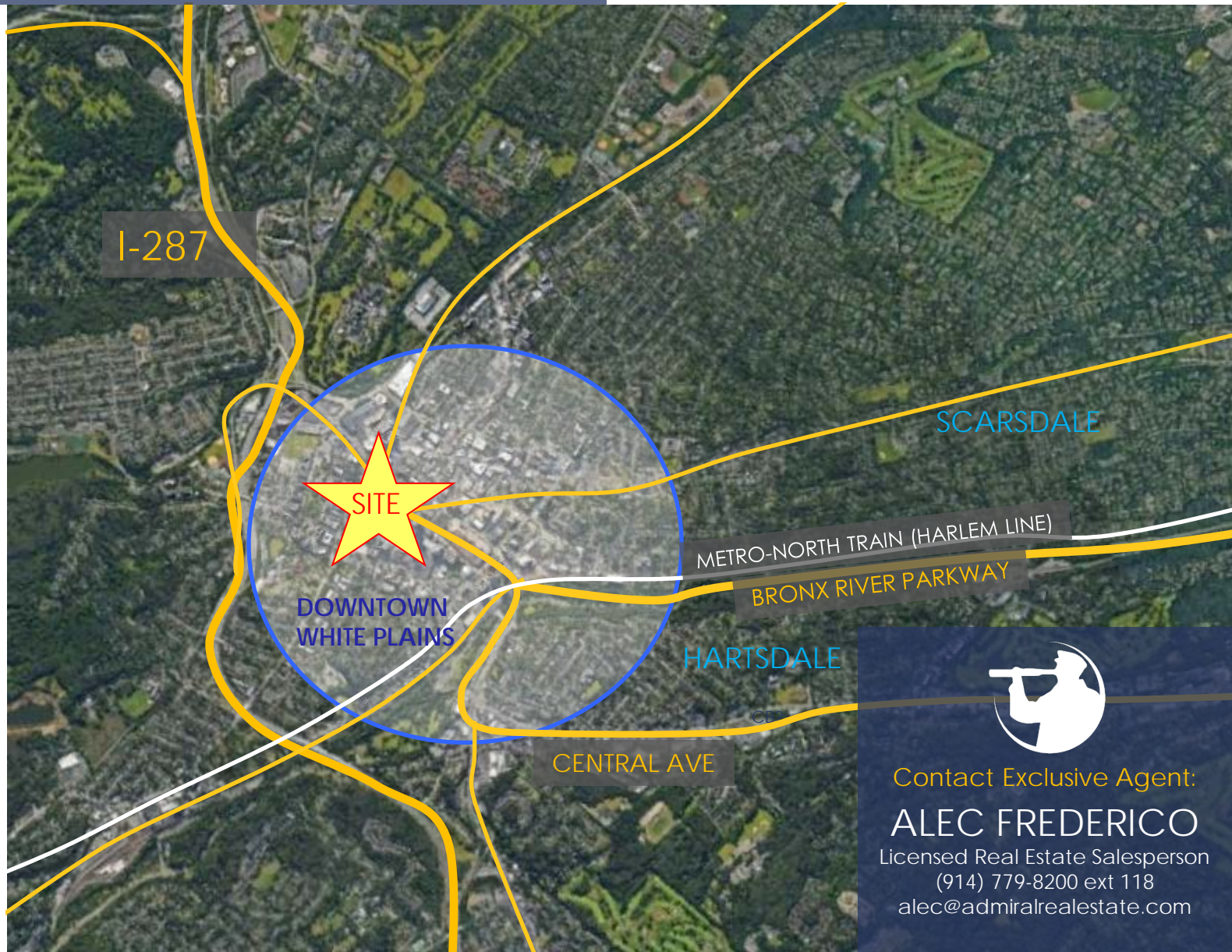


60 S Broadway



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AERIAL
REGIONAL
MAP



Contact Exclusive Agent:

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