

GATEWAY

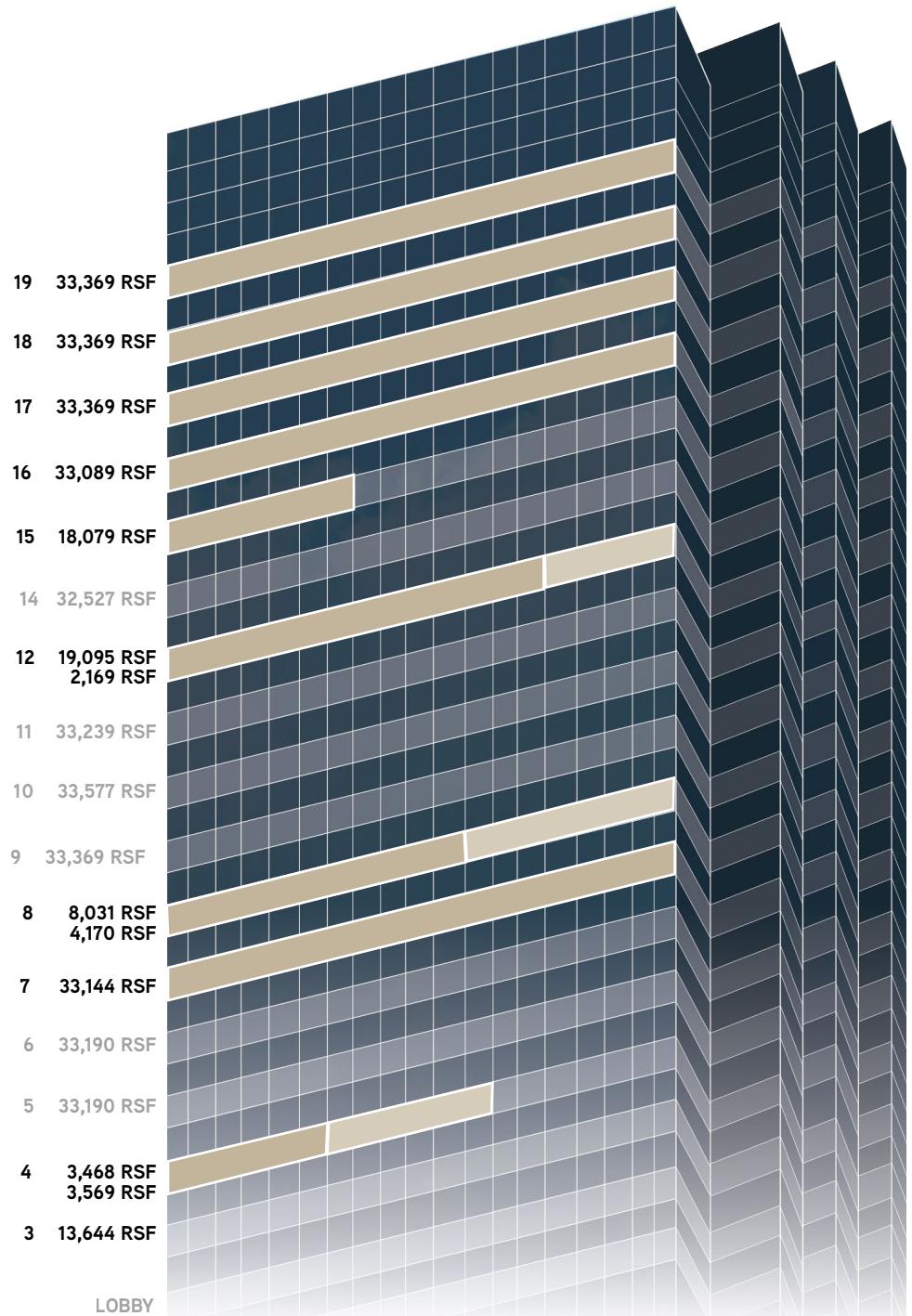


ONE NORTH LEXINGTON AVENUE
WHITE PLAINS, NEW YORK



CLICK FOR A VIRTUAL TOUR OF GATEWAY





AVAILABILITIES

CONTIGUOUS BLOCK OF
151,275 SF

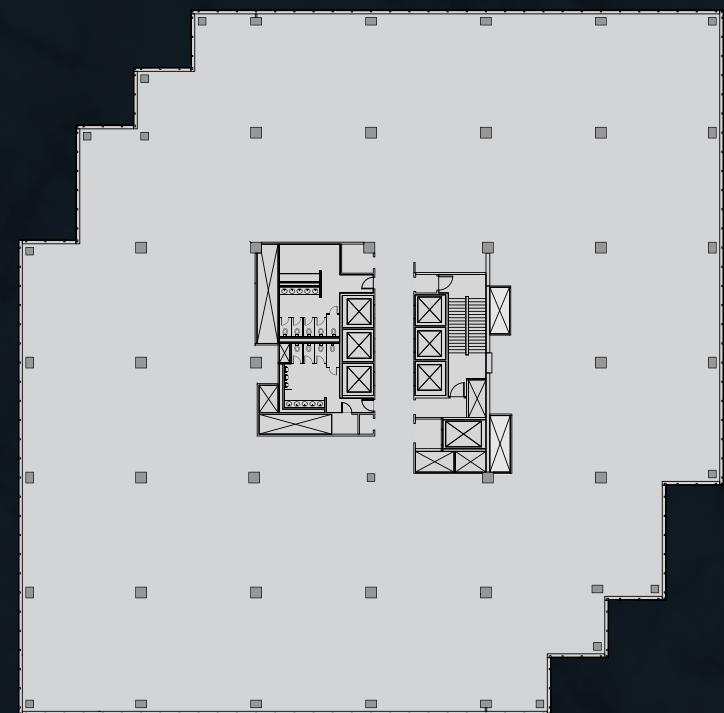
FULL FLOOR OF
33,089 - 33,369 SF

SMALLER SPACES FROM
2,169 SF

CORE & SHELL
33,369 RSF

- ▶ 19TH FLOOR - 33,369 RSF
- ▶ 18TH FLOOR - 33,369 RSF
- ▶ 17TH FLOOR - 33,369 RSF
- ▶ 16TH FLOOR - 33,089 RSF
- ▶ 7TH FLOOR - 33,144 RSF

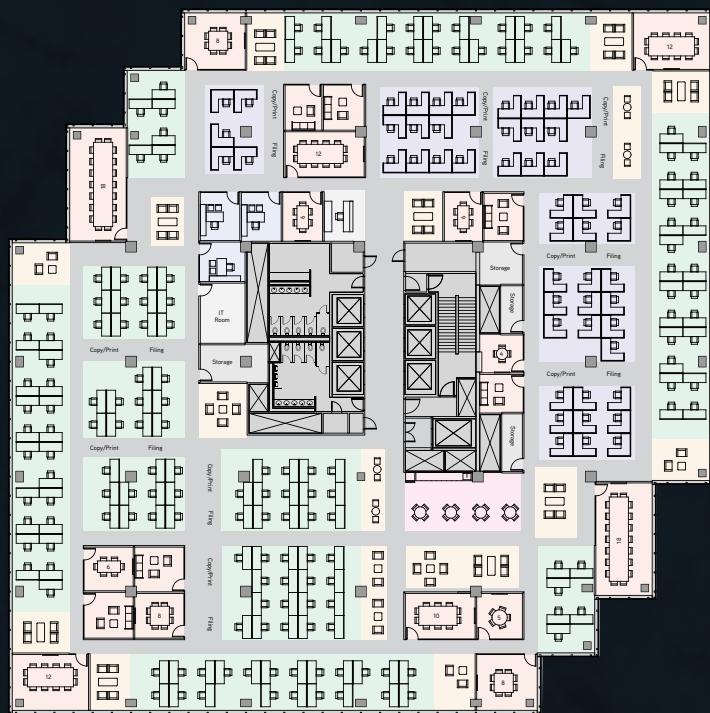
AVAILABILITIES



TECH / OPEN OFFICE TEST FIT

33,369 RSF

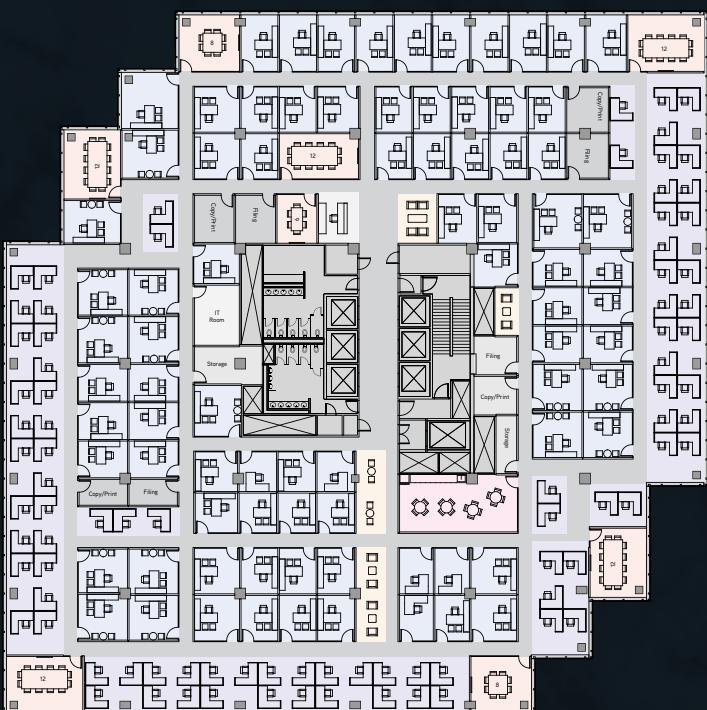
AVAILABILITIES



● Benching	166	● Cafe	16
● Workstation	53	● Reception	1
● Office	3	● Empty	-
● Focus Room	-	● Support Space	23
● Breakout	62	● Custom	-
● Conference Room	133		
● Huddle Room	27		

FINANCE / MIXED OFFICE TEST FIT
33,369 RSF

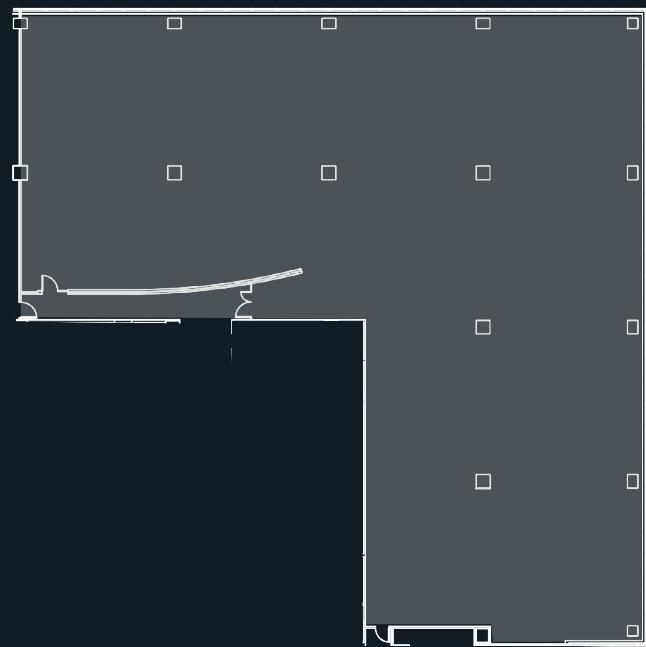
AVAILABILITIES



● Benching	-	● Cafe	16
● Workstation	85	● Reception	1
● Office	82	● Empty	-
● Focus Room	-	● Support Space	11
● Breakout	14	● Custom	-
● Conference Room	82		
● Huddle Room	-		

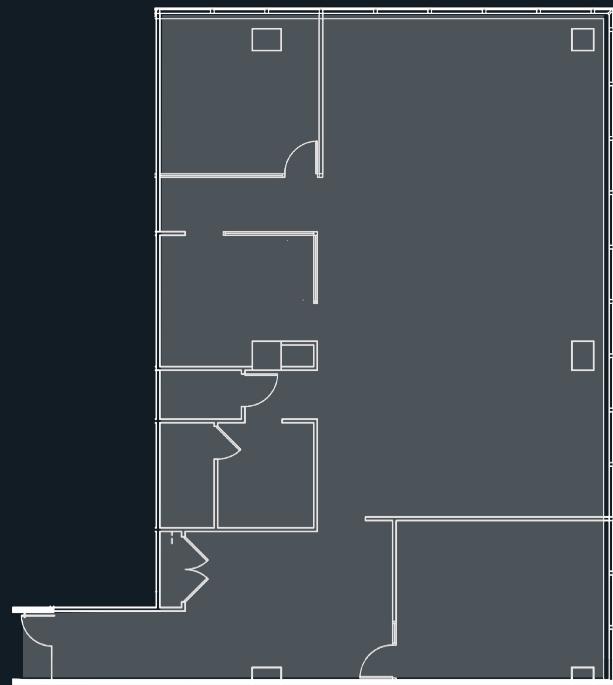
MEZZANINE
13,664 RSF

AVAILABILITIES



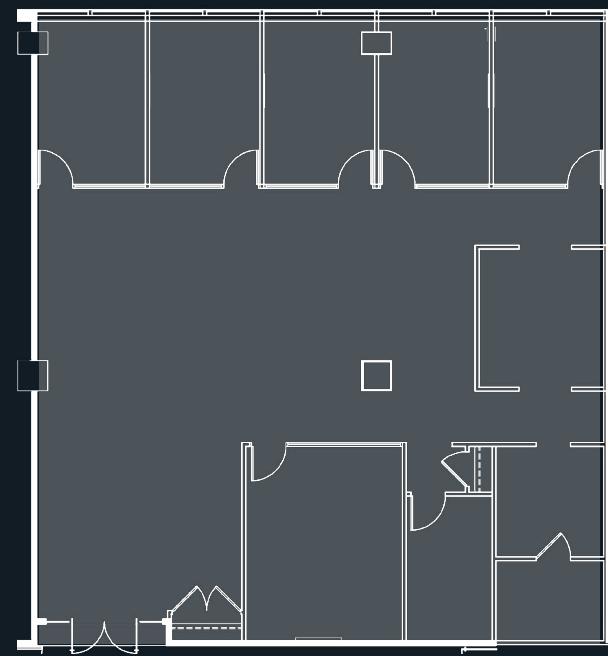
FLOOR 4
3,468 RSF

AVAILABILITIES



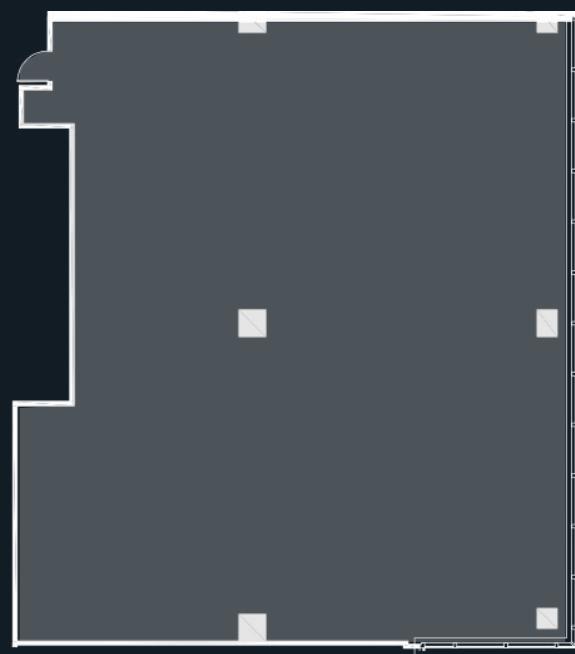
FLOOR 4
3,569 RSF

AVAILABILITIES



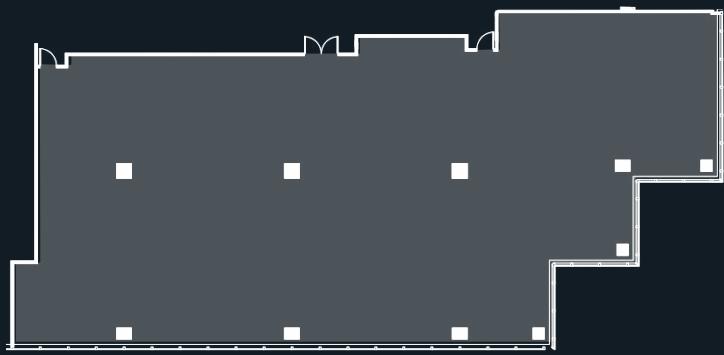
FLOOR 8
4,170 RSF

AVAILABILITIES



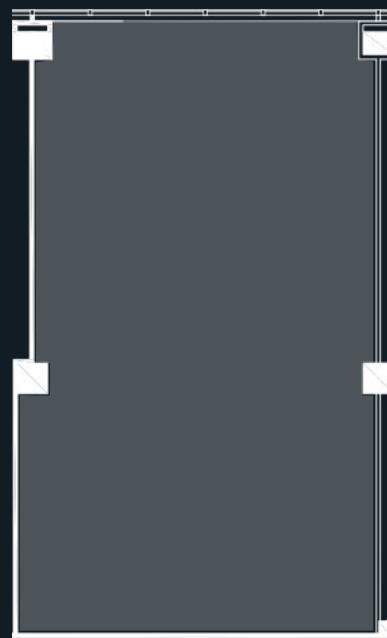
FLOOR 8
8,031 RSF

AVAILABILITIES



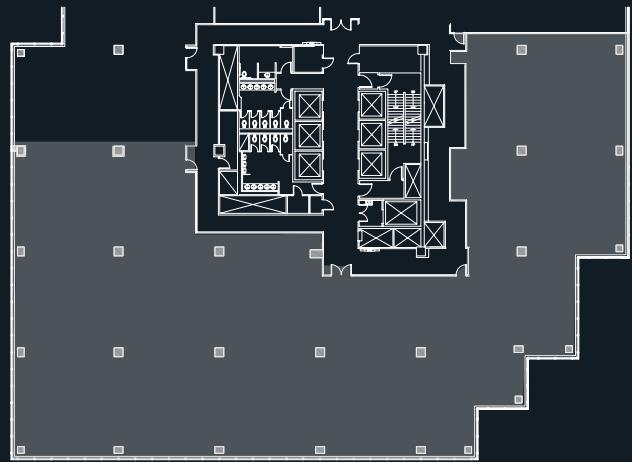
FLOOR 12
2,169 RSF

AVAILABILITIES



FLOOR 12
19,095 RSF

AVAILABILITIES



FLOOR 15
18,019 RSF

AVAILABILITIES



THE FORWARD PATH FOR OFFICE SPACE

LEED SILVER, WIRED & WELL CERTIFIED OFFICE TOWER

35 MINUTE EXPRESS TRAIN TO NEW YORK CITY'S GRAND CENTRAL STATION

SUBURBAN ACCESSIBILITY WITH URBAN SOPHISTICATION

FIVE-STAR RESTAURANTS AND HOTELS

BRAND NAME SHOPPING AND FITNESS

FORTUNE 500 CORPORATE NEIGHBORS

OVER 3,000 NEW APARTMENTS APPROVED FOR DEVELOPMENT IN THE CITY OF WHITE PLAINS



TECHNICAL SPECIFICATIONS

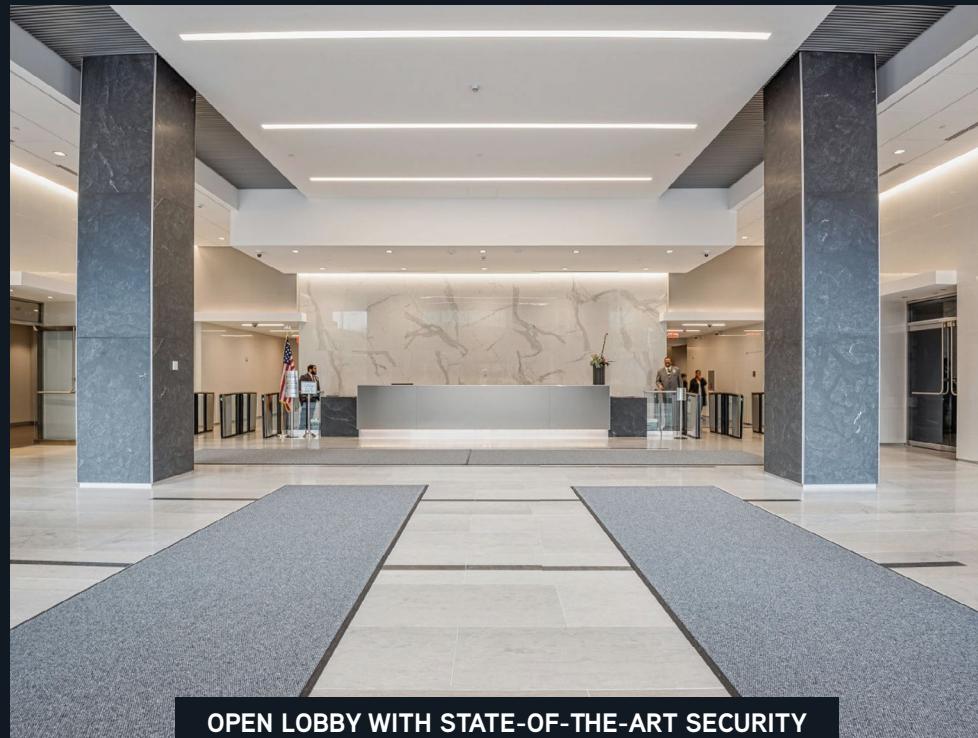
BUILT	1984	IT PROVIDERS	VERIZON FIOS, AT&T, LEVEL 3 COMMUNICATIONS, COGENT, ZAYO, CABLEVISION
LOBBY RENOVATION	2019		
CONSTRUCTION	POST TENSION CONCRETE SLAB		
TYPICAL FLOOR SIZE	+- 33,500	MULLION DISTANCE	5' ON CENTER
BUILDING SIZE	541,301 RSF	LOADING AREA	2 LOADING DOCK ENTRANCES W/ 3 TRUCK BAYS AND 1 LIFT PLATFORM
FLOORS	17 FLOORS		
FLOOR LOAD	80LBS. SF LIVE LOAD (INTERIOR) 50LBS. SF (PERIMETER)	HEIGHT OF FREIGHT ELEVATOR	9.5' X 8.5' X 5.5' DOOR OPENING - 48" (4')
CEILING HEIGHT	SLAB-TO-SLAB: 11'6" SLAB TO FINISHED CEILING: 8'2" - 8'6" APPROX. 40" PLENUM ABOVE FINISHED CEILING	PARKING RATIO	2 PER 1,000 IN BUILDING GARAGE MUNICIPAL LOTS NEARBY
HVAC	DUAL FILTRATION: PRE-FILTER: MERV-13 MAIN FILTER: MERV-14 (HOSPITAL GRADE)	AMENITIES	FULL SERVICE CAFETERIA CONFERENCE FACILITY
REDUNDANT POWER	3 SEPARATE FEEDERS WITH AUTOMATED TRANSFER SWITCH (ATS)	STORAGE SPACE	16,303 SF LOCATED IN THE BASEMENT WITH FREIGHT ELEVATOR ACCESS, 15'6" SLAB TO SLAB HEIGHT
ELECTRIC	6.0 WATTS PER RSF FOR TENANT	ELEVATORS	6 HIGH-RISE 3 LOW-RISE 1 FREIGHT MECHANICALS UPGRADED 2013-2015
DISASTER RECOVERY (CO-GEN)	CATERPILLAR NATURAL GAS RECIPROCATING ENGINE GENERATOR RATED AT 2,055 KW	SPRINKLER SYSTEM	100% SPRINKLER COVERAGE
EMERGENCY POWER	LIFE SAFETY: DIESEL GENERATOR	SECURITY	24 X 7 ON-SITE SECURITY, 46 CAMERAS COVERING THE GARAGE AND THE BUILDING LOBBY/PERIMETER
COLUMN SPACING	29' 1" X 30'		

CAPITAL IMPROVEMENTS

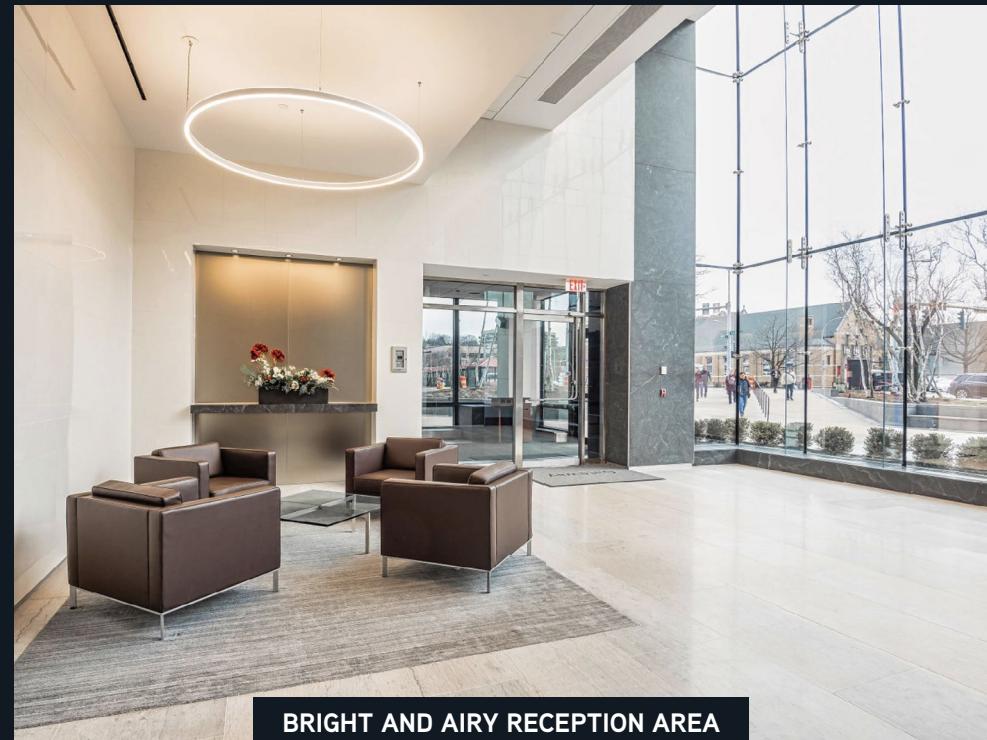


GATEWAY'S \$20M+ CAPITAL PROJECTS

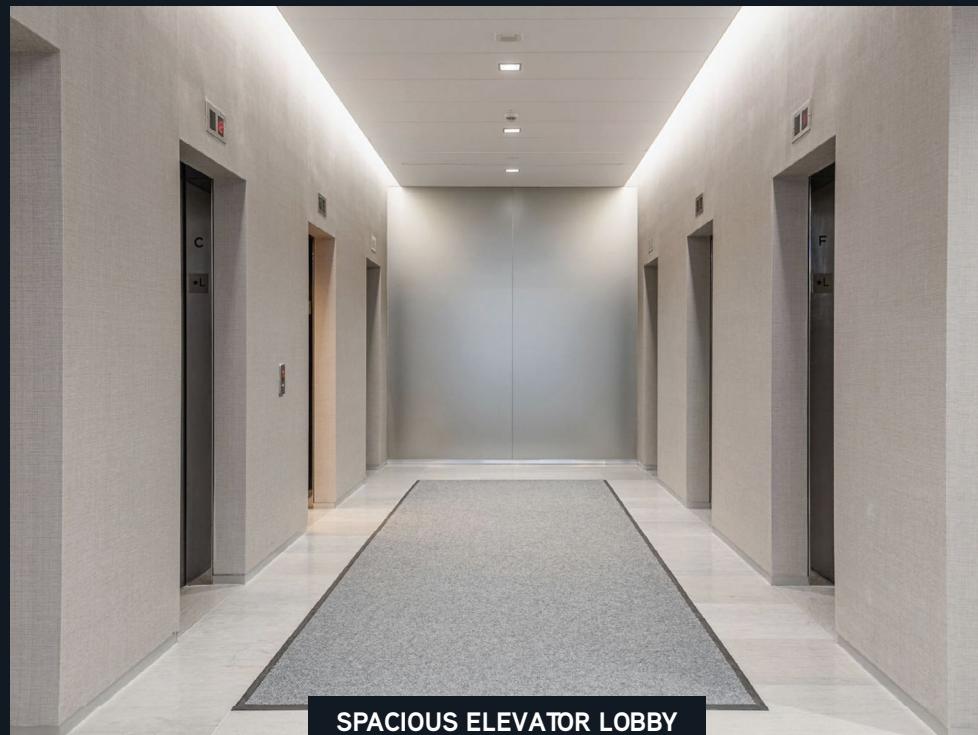
CO-GENERATION SYSTEM	\$10,000,000	GARAGE RENOVATION	\$2,000,000
NEW ROOF	\$1,000,000	COOLING TOWER UPGRADE	\$1,500,000
ELEVATOR MODERNIZATION	\$900,000	ELEVATOR CAB UPGRADE	\$300,000
LOBBY RENOVATION	\$6,000,000	PLAZA RENOVATION	\$625,000



OPEN LOBBY WITH STATE-OF-THE-ART SECURITY



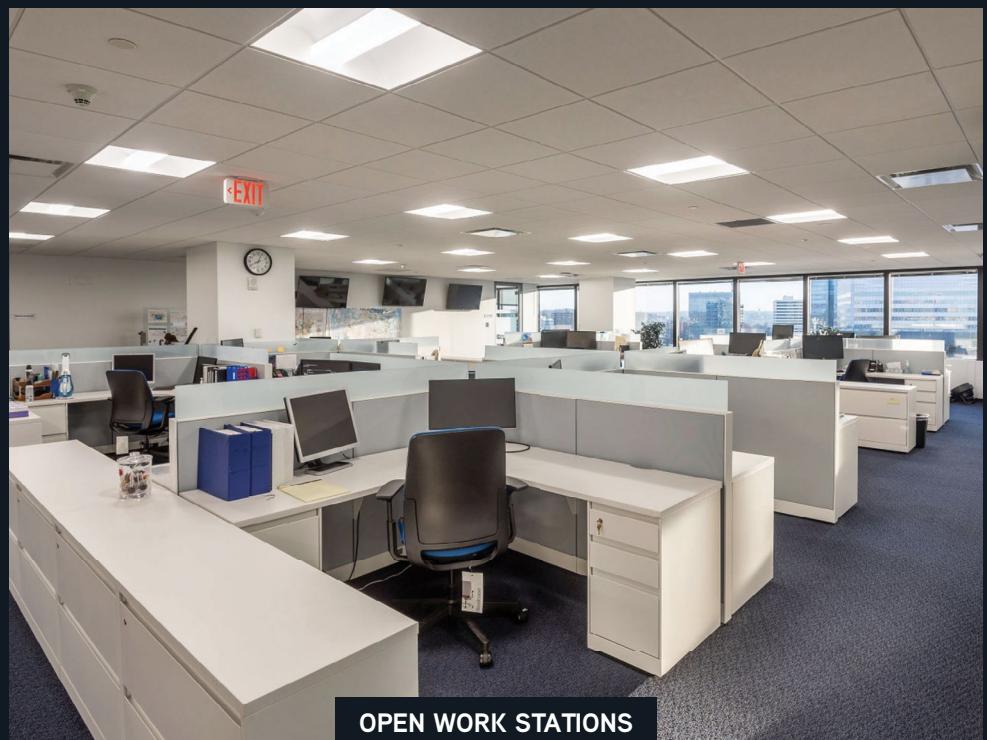
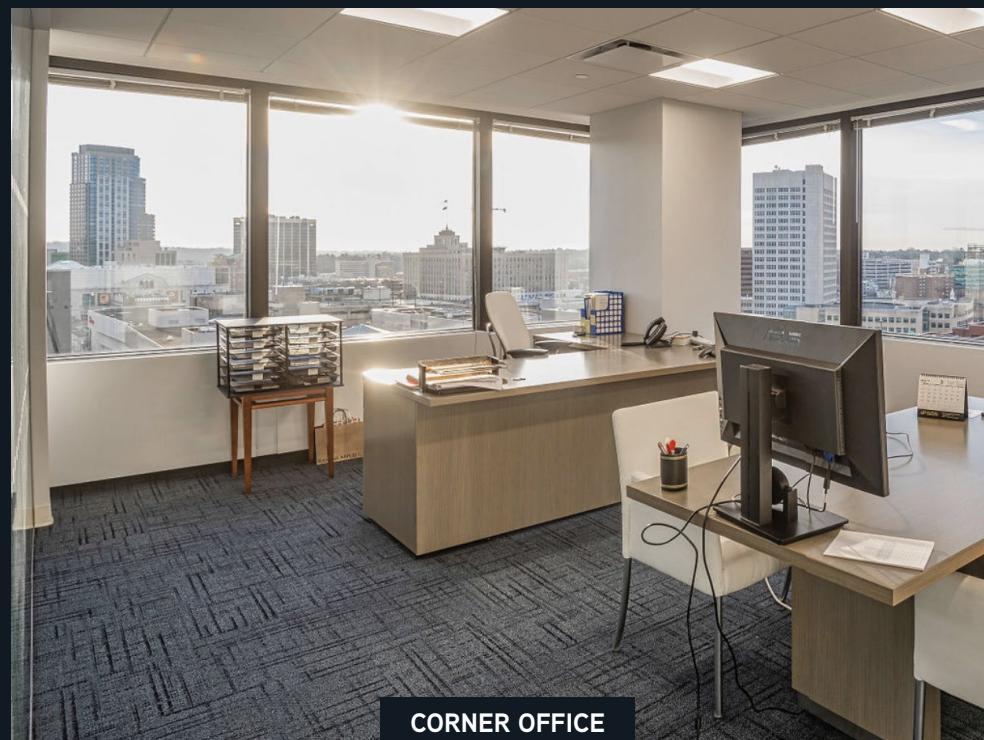
BRIGHT AND AIRY RECEPTION AREA



SPACIOUS ELEVATOR LOBBY



IN-BUILDING CAFETERIA



ACCESS TO INTELLECTUAL CAPITAL

At Gateway, transportation is key. This hub location at the perimeter of downtown, provides unbeatable access to Metro North, the White Plains TransCenter, the Bronx River Parkway, Routes 287 and 22. Westchester County Airport is only 15 minutes away and the trip to La Guardia is a short 33 minutes.

	WESTCHESTER	BRONX	PUTNAM	ROCKLAND	DUTCHESS	FAIRFIELD						
LESS THAN 9TH GRADE	37,411	5.7%	117,293	12.7%	2,243	3.1%	10,547	5.1%	6,135	2.9%	34,018	5.2%
9-12TH GRADE - NO DIPLOMA	34,091	5.2%	117,447	12.8%	2,343	3.2%	11,775	5.7%	11,186	5.3%	30,072	4.6%
HIGH SCHOOL DIPLOMA	108,228	16.4%	209,674	22.8%	16,898	23.4%	39,740	19.1%	45,714	21.5%	122,915	18.9%
GED OR ALTERNATIVE CREDENTIAL	15,134	2.3%	48,467	5.3%	2,186	3.0%	6,025	2.9%	10,285	4.8%	14,825	2.3%
SOME COLLEGE - NO DEGREE	85,460	12.9%	158,117	17.2%	11,915	16.5%	32,979	15.9%	37,693	17.7%	90,095	13.8%
ASSOCIATE'S DEGREE	42,061	6.4%	69,760	7.6%	6,563	9.1%	16,852	8.1%	23,231	10.9%	40,150	6.2%
BACHELOR'S DEGREE	167,214	25.3%	128,146	13.9%	17,049	23.6%	48,950	23.6%	42,656	20.0%	176,956	27.2%
GRADUATE OR PROFESSIONAL DEGREE	170,946	25.9%	71,312	7.7%	12,968	18.0%	40,917	19.7%	36,084	16.9%	142,492	21.9%
2021 POPULATION 25+	660,545	100%	920,216	100%	72,165	100%	207,785	100%	212,984	100%	651,523	100%
2021 TOTAL POPULATION	950,859	1,415,469		99,003		319,332		301,441		943,780		



GATEWAY

PACE LAW SCHOOL
78 NORTH BROADWAY

BANK OF AMERICA
HEINEKEN
MERRILL LYNCH
PRUDENTIAL FINANCIAL
SKADDEN, ARPS
360 HAMILTON AVE

ASSURED PARTNERS
445 HAMILTON AVE

NY LIFE INSURANCE
PURE INSURANCE
TOWER WATSON
44 SOUTH BROADWAY

GREENBERG TRAURIG
1 NORTH LEXINGTON AVE

WEBSTER BANK
ZEISS
1 NORTH BROADWAY

NEW YORK POWER AUTHORITY
123 MAIN STREET

WESTCHESTER COUNTY ECONOMIC DEVELOPMENT

WESTCHESTER COUNTY COURTHOUSE

COURT HOUSE SQUARE

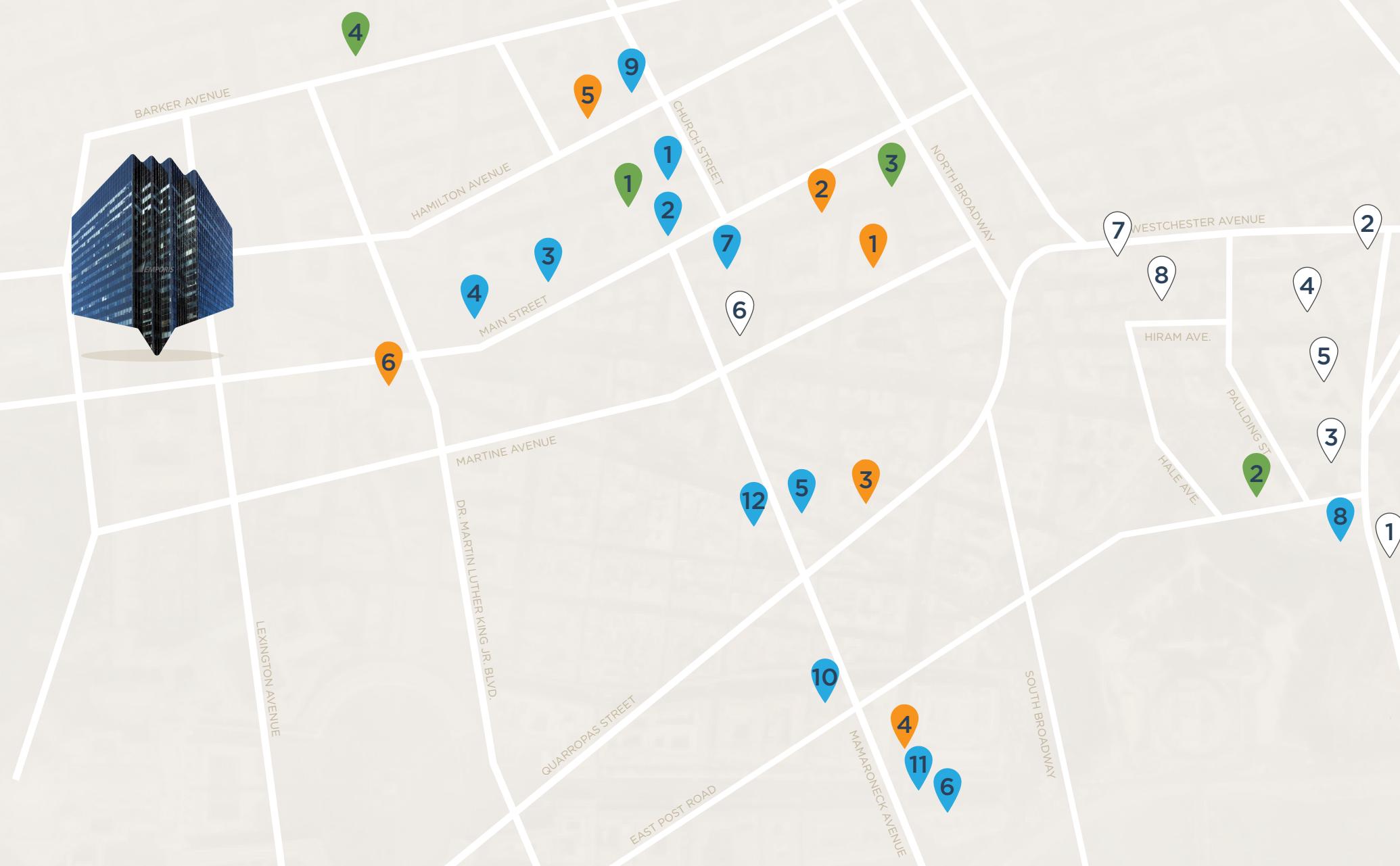
ARGUS
50 MAIN STREET

JP MORGAN CHASE
11 MARTINE AVE

WHITE PLAINS MUNICIPAL COURT
77 S LEXINGTON AVE

U.S. FEDERAL DISTRICT COURT
300 QUARROPAS ST

AMENITY MAP



RETAIL

- 1 BLOOMINGDALES
- 2 NORDSTROM
- 3 NEIMAN MARCUS
- 4 TIFFANY & CO
- 5 SALVATORE FERRAGAMO
- 6 TARGET
- 7 CRATE & BARREL
- 8 POTTERY BARN

FOOD

- 1 SERAFINA
- 2 BLT STEAK
- 3 MEDITERRANEO
- 4 GYU-KAKU
- 5 MULINO
- 6 MELT SANDWICH SHOP
- 7 MORTONS
- 8 THE CHEESECAKE FACTORY

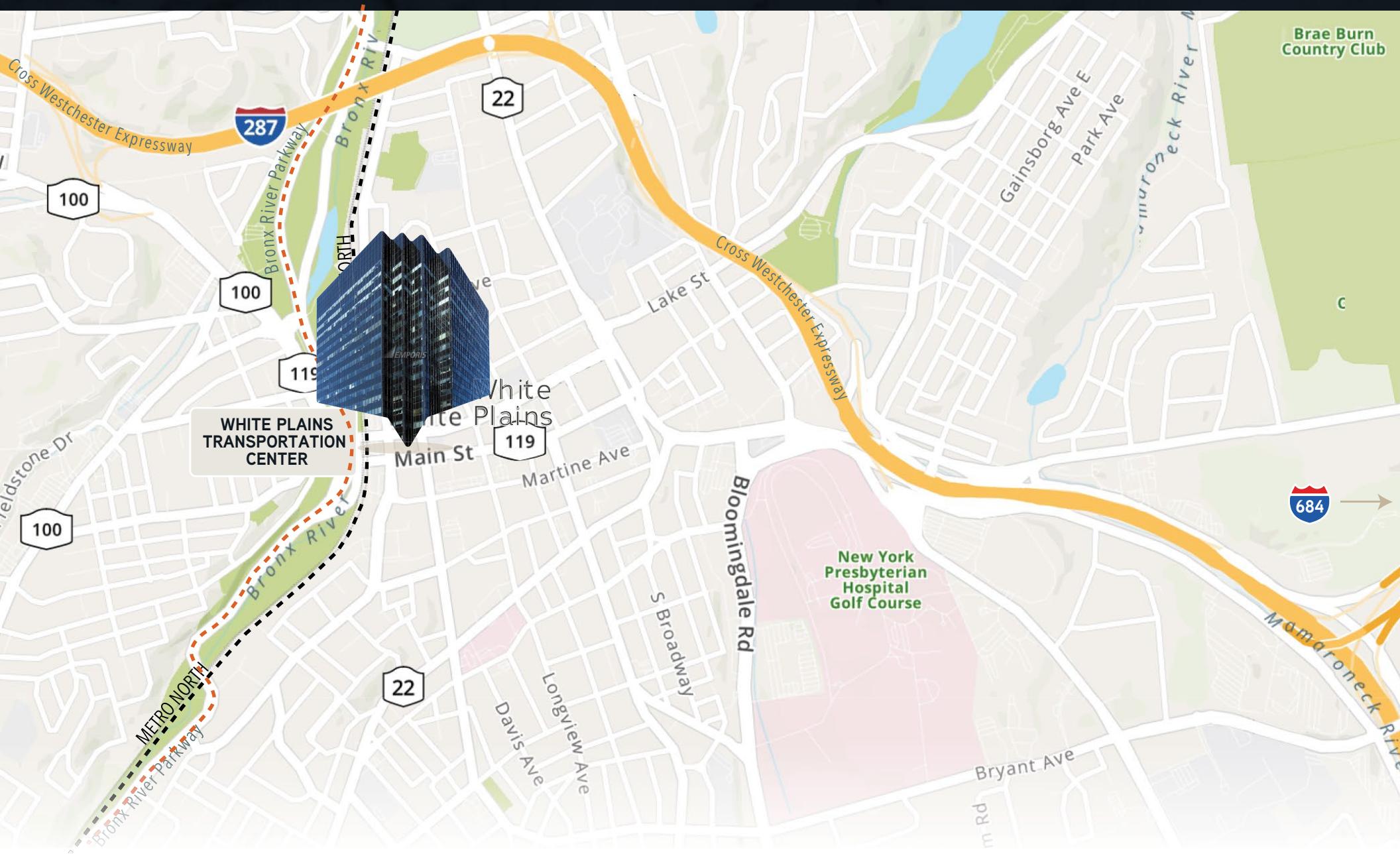
FITNESS

- 1 NEW YORK SPORTS CLUB
- 2 PLANET FITNESS
- 3 EVOLVE ATHLETIC CLUB
- 4 ORANGETHEORY FITNESS
- 5 CROSSFIT
- 6 BLINK FITNESS

HOTELS

- 1 RITZ CARLTON
- 2 CROWN PLAZA
- 3 CAMBRIA HOTEL
- 4 RESIDENCE INN BY MARRIOTT

TRANSPORTATION





CBRE

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