

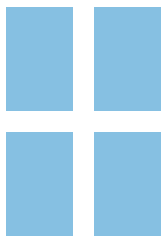
A Convenient Location For Businesses to Thrive

2975
WESTCHESTER
AVENUE

PURCHASE | NEW YORK



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OVERVIEW

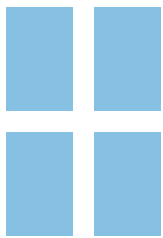


Light and Bright Office Suites With So Much to Offer

2975 Westchester Avenue is a 120,000-square-foot, Class A, four-story commercial office building directly off of I-287/the Cross Westchester Expressway. With corporate neighbors that include Morgan Stanley, PepsiCo and Mastercard, 2975 Westchester Avenue offers tenants:

- Convenient commuting options because of its close proximity to Downtown White Plains, Rye and Greenwich
- Ease of access to the Metro-North Port Chester train station
- An abundance of parking (ratio 4 spots/1,000 sf)
- Move-in units
- Flexible terms
- Renovated public areas
- Responsive, on-site property management.
- 2975 Westchester Avenue sets the standard for top-end Westchester office space.





AMENITIES



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 County area.

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

Tenants of 2975 Westchester Avenue are now able to utilize the fitness center at 399 Knowllwood Road, which is less than 10 minutes away and right off the Cross Westchester Expressway.

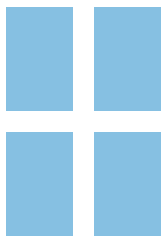


FITNESS CENTER at 399 KNOLLWOOD



DINING

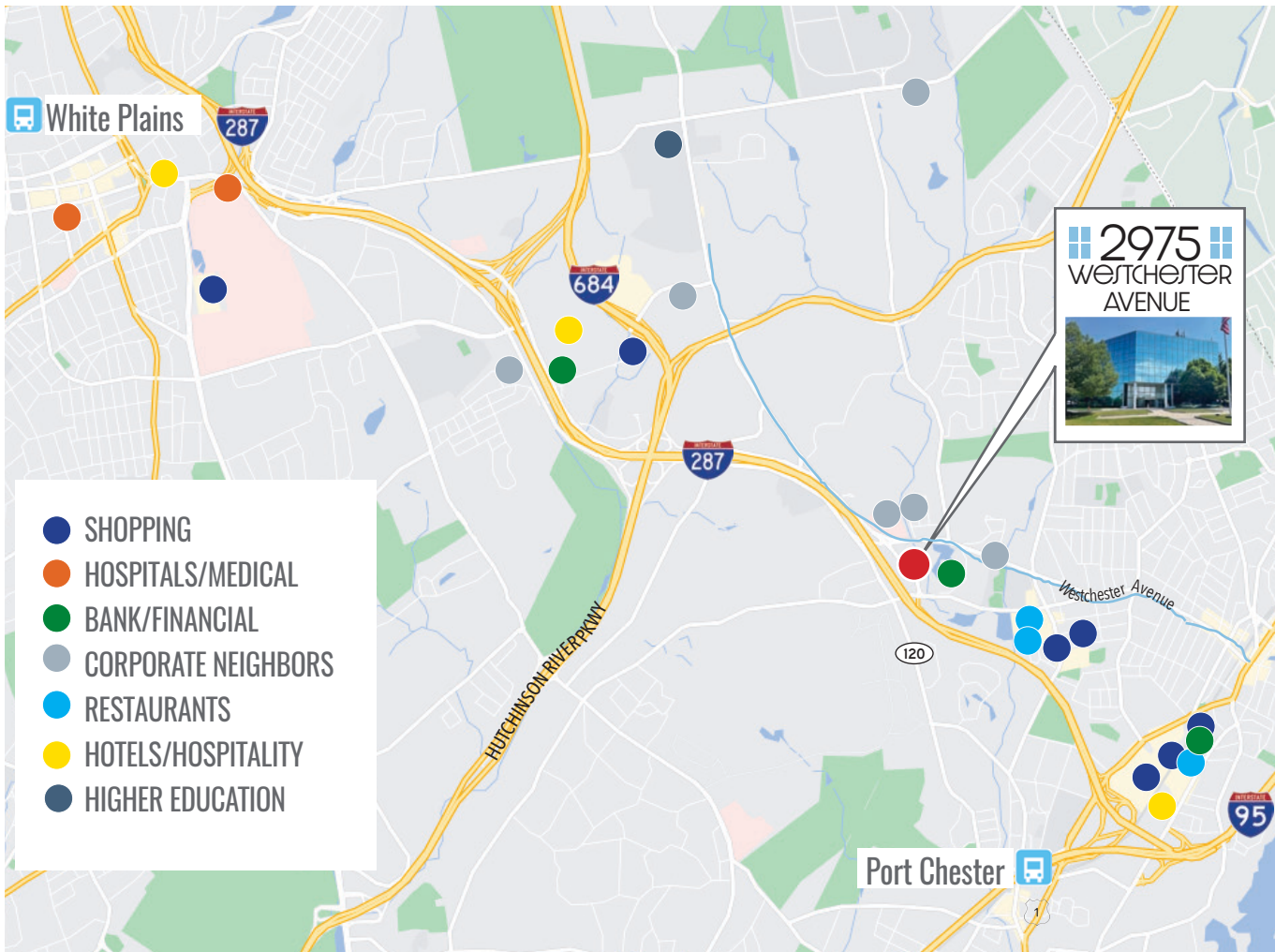




LOCATION

2975 WESTCHESTER AVENUE

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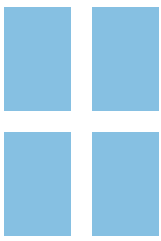


2975 Westchester Avenue is located directly off of I-287, the Cross Westchester Expressway and between the Hutchinson River Parkway and I-95/Connecticut Turnpike. The closest train station is the Metro-North Port Chester station.

Nearby dining options located within a mile are at the Rye Ridge Shopping Center which include 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 within two miles.

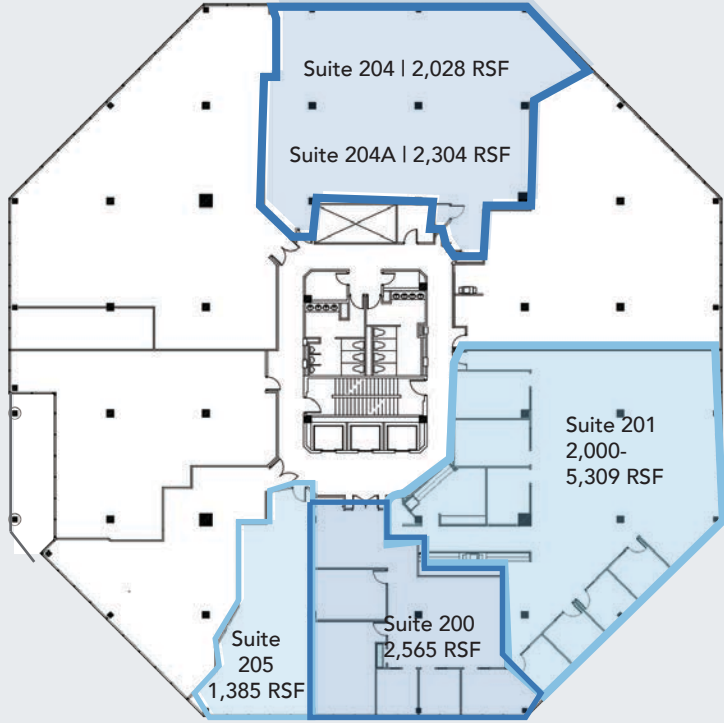


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FLOOR PLANS & AVAILABILITY

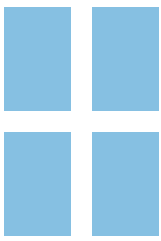
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SECOND FLOOR		
SUITE #	SIZE	ASKING PRICE
200	2,565 RSF	upon request
201	2,000- 5,309 RSF	upon request
204	2,028 RSF	upon request
204 A	2,304 RSF	upon request
205	1,385 RSF	upon request

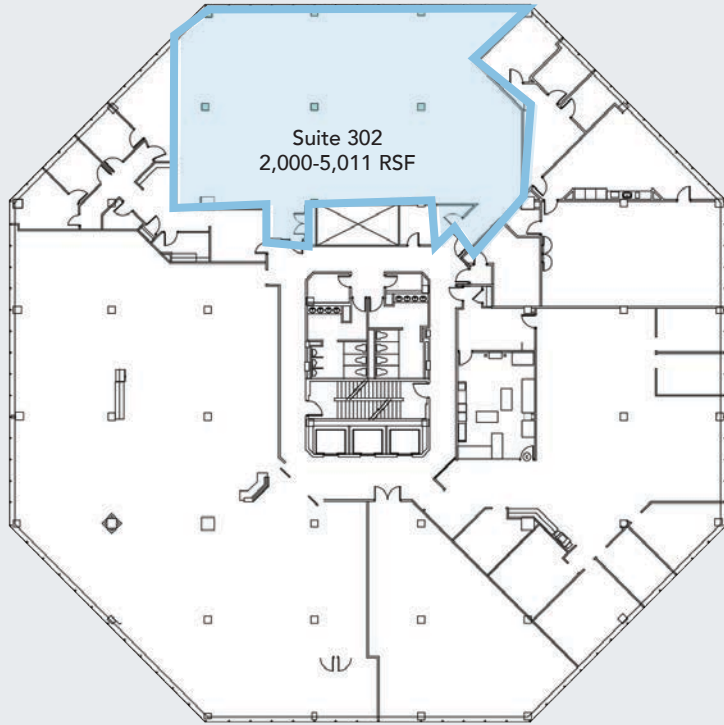


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FLOOR PLANS & AVAILABILITY

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THIRD FLOOR		
SUITE #	SIZE	ASKING PRICE
302	2,000-5,011 RSF	upon request



OFFICE

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