

# 50 MAIN STREET



CITY SQUARE

THE GATEWAY TO  
WHITE PLAINS

WESTCHESTER'S PREMIER OFFICE DESTINATION  
AND 2024'S MOST-LEASED BUILDING IS  
ON TRACK FOR 95% OCCUPANCY IN 2025



# White Plains' Market Leader In Amenities

## Experience The Extraordinary Transformation At City Square

50 Main Street at City Square offers an unmatched blend of culture, sophistication, and modern amenities in downtown White Plains. Featuring a striking entry sculpture, an art-inspired lobby, and curated art gallery, it exudes elegance.

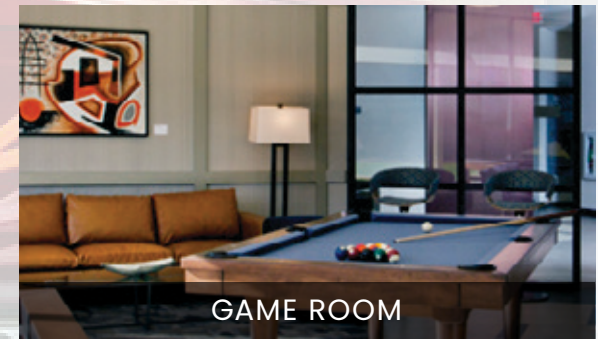
The mezzanine level boasts exclusive amenities, including a modern cafeteria with outdoor dining, fitness center, art lounge with wifi, and billiard room. Executives enjoy access to a lecture hall, private dining spaces, and an executive boardroom.



TRAINING ROOM/LECTURE HALL



FITNESS CENTER



GAME ROOM



WiFi LOUNGE



VIEW OF THE PRIVATE CENTRAL PARK

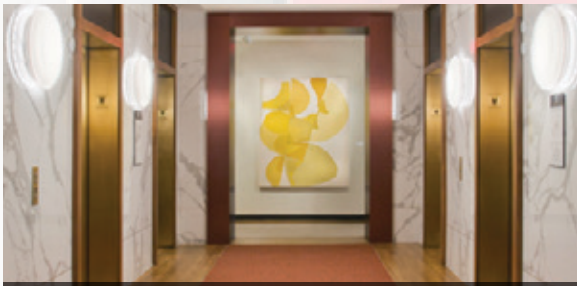




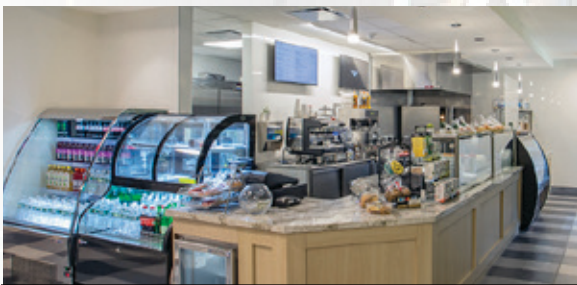
FRONT ENTRANCE SCULPTURES



CURATED ON-SITE ART GALLERY



LOBBY WITH SECURITY & KEY ACCESS



INDOOR/OUTDOOR CAFÉ

# At The Center Of Everything

## A New Standard Of Excellence In The White Plains Office Market

City Square at 50 Main Street redefines work-life balance with exceptional indoor and outdoor amenities, including a putting green, bocce ball court, billiard room, and state-of-the-art golf simulator with championship courses. Employees enjoy stylish lobby lounges, a daily cafe with indoor and outdoor dining, and upcoming retail options like Yoga 6, Maison Brondeau wines, and Main Street Gourmet Market.

The on-site art gallery, curated by Arts Westchester, showcases works by local and national artists, blending creativity and sophistication. City Square creates a vibrant environment where work meets leisure, making it a truly unique office address in White Plains.



THE SHOPS AT 50 MAIN



# Convenience, Luxury, and Lifestyle

## A Seamless Blend of Live, Work, and Play.

At 50 Main Street, convenience meets sophistication in the heart of White Plains Park with **24/7 access** in the 5-level, 1000+ space **covered parking garage**. With secure keycard entry, and on-site management, tenants and visitors enjoy peace of mind along with unparalleled accessibility.

The ground-floor retail options cater to every need—grab a bottle of fine wine from the **Maison Brondeau** boutique wine store, perfect your swing at **GolfTec**, center yourself at **YogaSix**, or shop artisanal selections at **Main Street Gourmet Market**. **Medi Bistro**, located in the lobby, invites you to savor Mediterranean and Persian inspired dishes in a sophisticated setting.

Whether it's work, relaxation, or indulgence, 50 Main Street delivers a seamless urban lifestyle in a prime location.



GOURMET MARKET



GOLF LESSONS & CLUB FITTING



LUXURY WINE STORE



FITNESS STUDIO



MEDI BISTRO



24/7 COVERED GARAGE



# Private 2 Acre Rooftop Park



QUIET PRIVATE SPACES



FOUNTAIN COURT



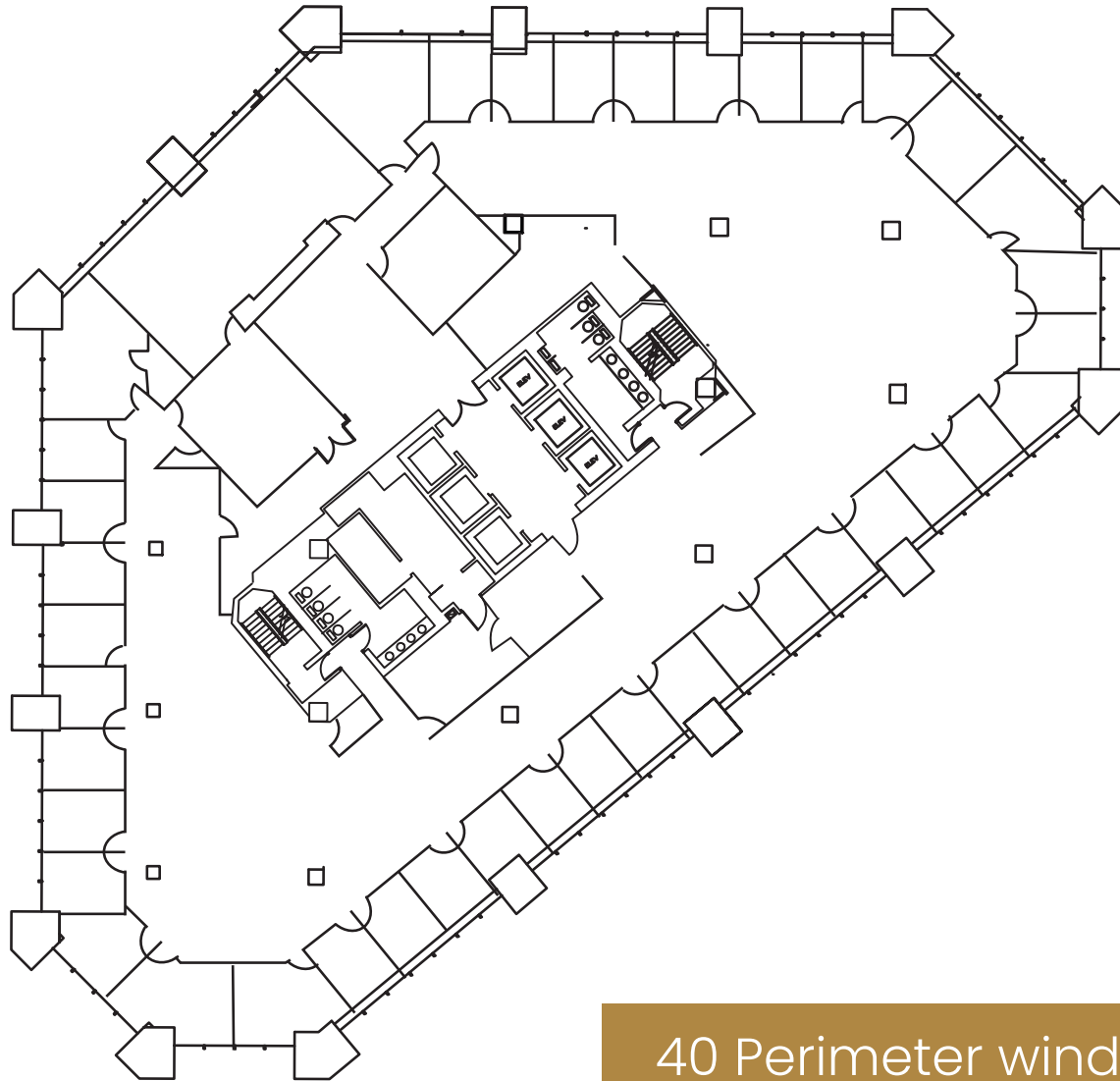
OUTDOOR DINING

## Walk To Work Options

Apartments at the Metro and 1-11 Martine Avenue offer unmatched convenience, with unparalleled amenities and everyday essentials. Walk to work through the indoor garage that connects all City Square buildings, and enjoy getting your steps in at the private 2-acre rooftop park and walking trail.

- LEGEND**
- 1. PARK ENTRANCE
  - 2. FOUNTAIN COURT
  - 3. BARBECUE AND HERB GARDEN
  - 4. STREAM
  - 5. DRAGON
  - 6. PUTTING
  - 7. BANDSTAND
  - 8. HORSE
  - 9. YOGA
  - 10. CITY SQUARE CAFE
  - 11. BOCCIE
  - 12. TRIFITNESS
  - 13. AB STATION
  - 14. DUAL HIP STATION
  - 15. EXIT TO BANK STREET

# 5<sup>TH</sup> Floor Plan



40 Perimeter windowed offices

# Availability

FLOOR | TOTAL SF

16	23,138	LEASED	
15	23,151	LEASED	
14	23,149	LEASED	
12	23,149	1,860 RSF AVAIL 3/1/26	
11	23,138	LEASED	
10	23,138	LEASED	
9	23,145	2,015 RSF PRE-BUILT	
8	23,138	LEASED	
7	23,138	LEASED	
6	23,138	LEASED	
5	23,138	23,138 RSF - DIVISIBLE	
4	23,148	LEASED	
3	23,143	1,461 RSF AVAIL 2/1/26	2,280 RSF BUILT OUT
2	mezzanine	CAFE AND AMENITIES	



# Area Map

**100+** restaurants, bars and cafes with a wide range of cuisines

**34** minutes to Manhattan on Metro North Railroad

**7** minutes away from I-287 & the Cross Westchester Expressway



**SITE**



# Neighborhood Highlights

City Square is conveniently located in the heart of White Plains and is steps away from great restaurants, hotels with conference facilities and award-winning shopping. Surrounded by thousands of residential units, City Square is a short walk from the Federal District Courthouse, Westchester County Courthouse, public library and recreational facilities.

This prime gateway location is across the street from the White Plains Metro-North train station which offers a 34-minute express ride to Grand Central Station. There is also regional and local bus service nearby at the newly renovated White Plains Intermodal Transportation Center as well as quick access to the Bronx River Parkway, I-287, and I-87 and the regional highway network. **Westchester County Airport is 15 minutes from the property.**



WESTCHESTER COUNTY AIRPORT



MAMARONECK AVENUE SHOPS AND RESTAURANTS



OPUS WESTCHESTER



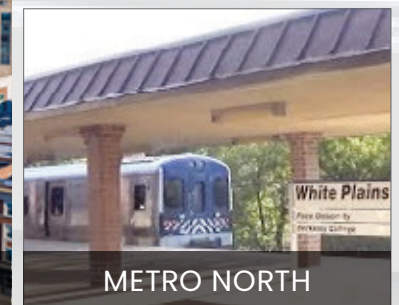
THE WESTCHESTER MALL



FARMERS MARKET



ARTSWESTCHESTER



METRO NORTH

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CITY SQUARE

THE GATEWAY TO WHITE PLAINS



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