

# WESTCHESTER ONE

44 SOUTH BROADWAY | WHITE PLAINS, NY



FOR LEASE  
1,000 - 100,000 RSF AVAILABLE  
35 MINUTES FROM MANHATTAN



## VIRTUAL TOURS NOW AVAILABLE

Renovated Lobby & Amenities [Click here for virtual tour](#)

Sample HQ Full Floor Layout [Click here for virtual tour](#)

High-End Plug & Play Prebuilt  
11th Floor - 6,291 RSF [Click here for virtual tour](#)

11th Floor - 9,900 RSF [Click here for virtual tour](#)

Serendipity Labs - Coworking [Click here for virtual tour](#)



A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).



# PROPERTY INFORMATION



## FEATURES:

- Multi-million dollar capital improvement plan recently completed including expanded and updated cafeteria, enhanced lobby finishes, parking garage renovations, and elevator upgrades and a new chiller
- Shuttle service to White Plains train station
- 2,550 parking spaces in attached garage and parking annex
- Full-service cafeteria and conference centers
- 24/7 building security with proximity card access control
- Two emergency generators
- Dual POE for telecommunications services
- Located within a 5-minute walk to all major retail
- BOMA Award / Energy Star Certified

FLOOR	RSF
ENTIRE 12	44,713
PARTIAL 11 (High-end Prebuilt)	6,291
PARTIAL 11	9,291
PARTIAL 10	5,841
ENTIRE 9	44,236
PARTIAL 5 (Plug & Play Furnished)	23,342
PARTIAL 4	8,974
PARTIAL 2	3,822
LOWER LEVEL 3	7,000
LOWER LEVEL 2	5,285
LOWER LEVEL 1	10,102





# PROPERTY IMAGES

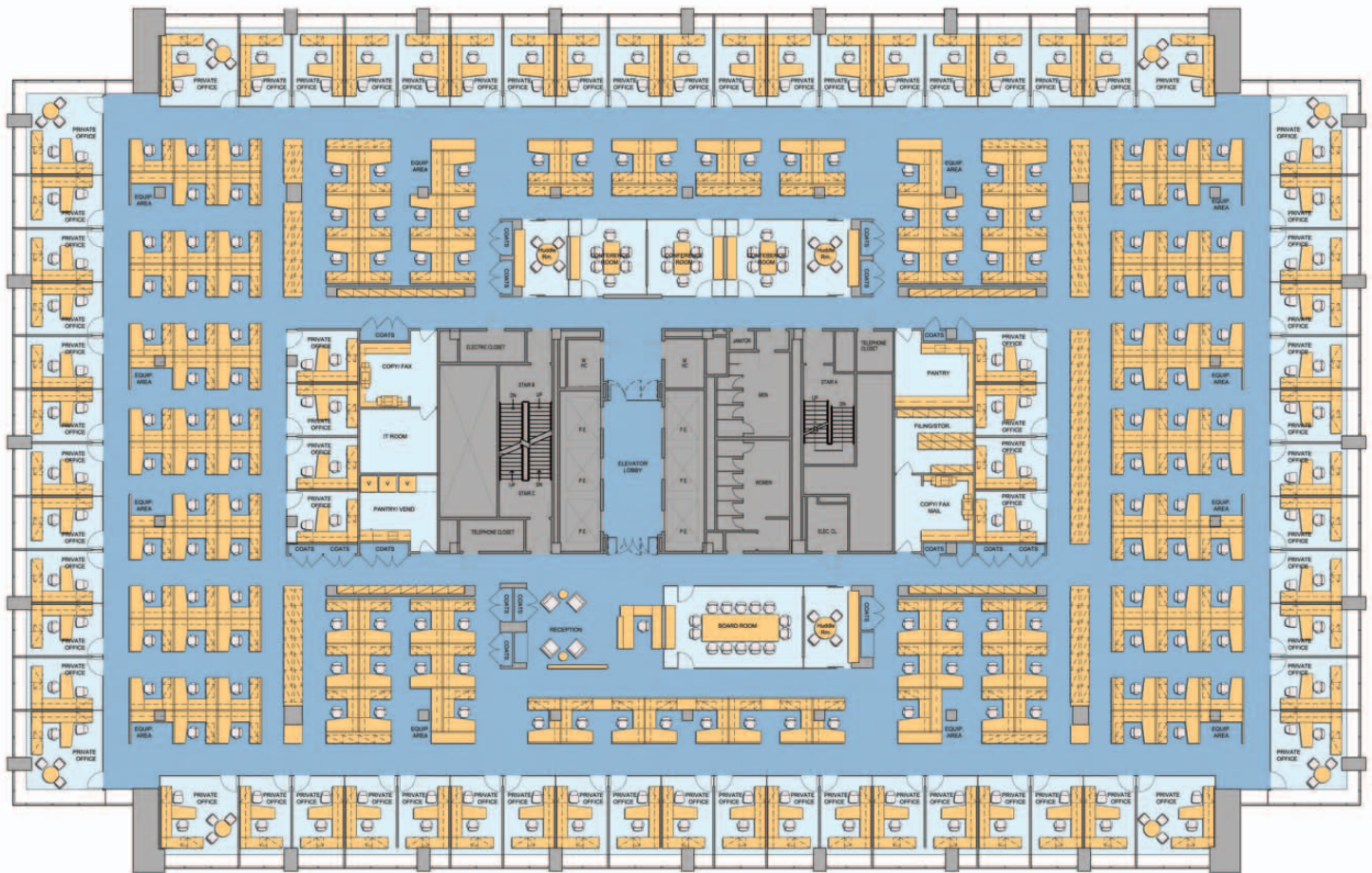




# FLOOR PLAN



## FULL FLOOR TEST FIT



SPACE TYPE	QUANTITY
PARTNER OFFICE	8
MANAGER OFFICE	62
WORKSTATIONS (6'-0"X8'-0")	136
<b>TOTAL</b>	<b>206</b>

For more information, please contact:

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