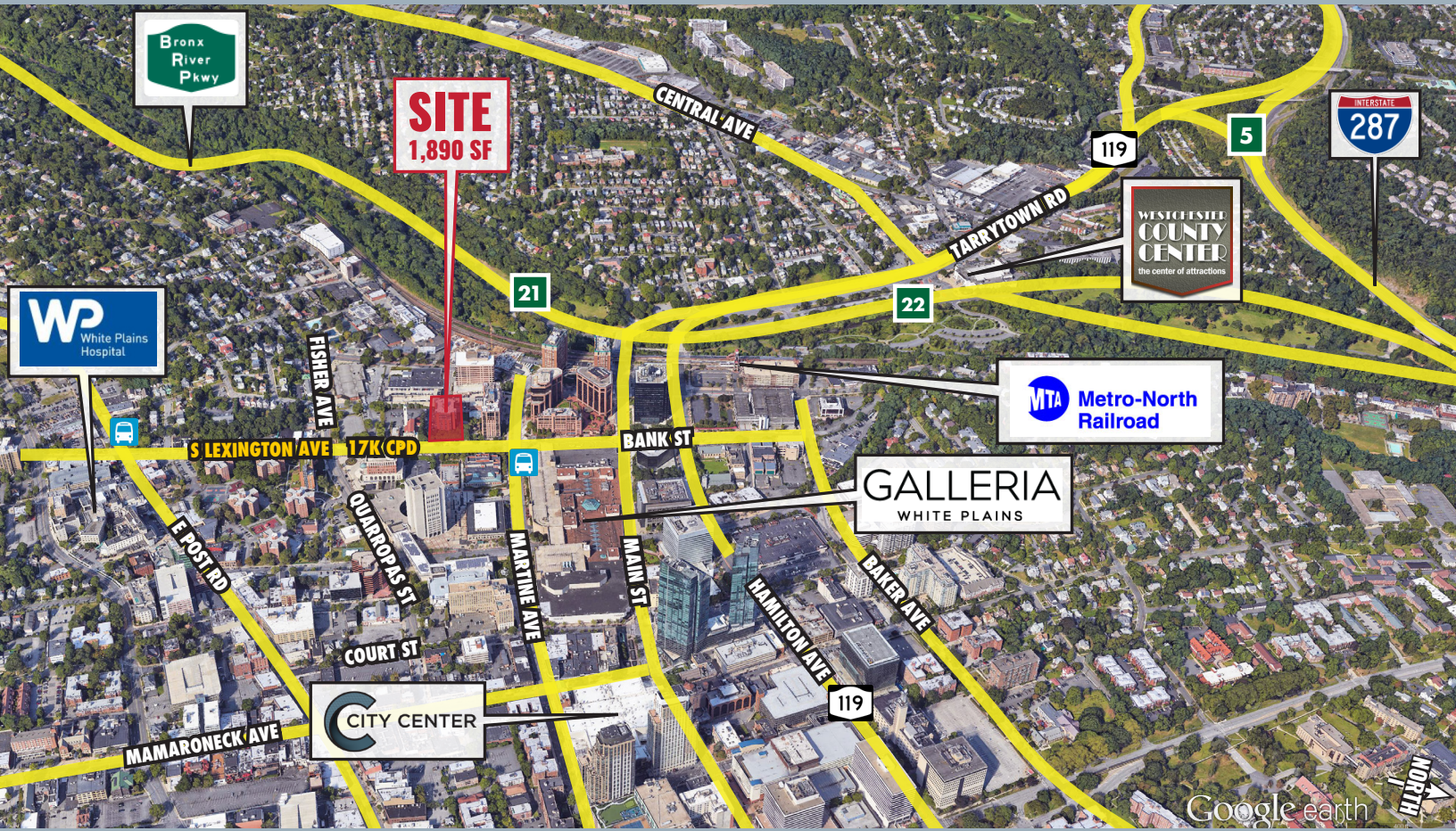


PRICE REDUCED - HIGHLY VISIBLE OFFICE/MEDICAL SPACE FOR LEASE
76 S Lexington Ave - White Plains, NY



Last Space Available: 1,890 RSF*
 * Includes 6-8 dedicated on-site parking spaces

Property Highlights:

- Convenient On-Site Parking next to the Building
- Easy Access, First Floor Space
- 195 Residential Units Above
- Co-tenants: Toufexis Family Eye Care & Feldman Physical Therapy
- Located in Downtown White Plains
- Close proximity to Courthouses, Post Office, Public Library, Westchester Financial Center, The Galleria Mall, White Plains Hospital, & The City Center

Convenient Transportation Access:

- Walk to the Metro-North Train Station & Transportation Center (regional & local bus service)
- Direct access to Bronx River Pkwy
- 17K cars per day on S Lexington
- 460' to Martine @ Lexington Ave Bus Stop

Demographics	1 Mile	3 Miles	5 Miles
Population	41,364	115,302	213,139
Number of Households	17,082	43,513	76,854
Avg. Household Income	\$110,661	\$159,689	\$184,284

▶ **CONTACT EXCLUSIVE AGENT:**
Katelin Van Voorhis
 914.968.8500 x313
 kvanvoorhis@rmfriedland.com



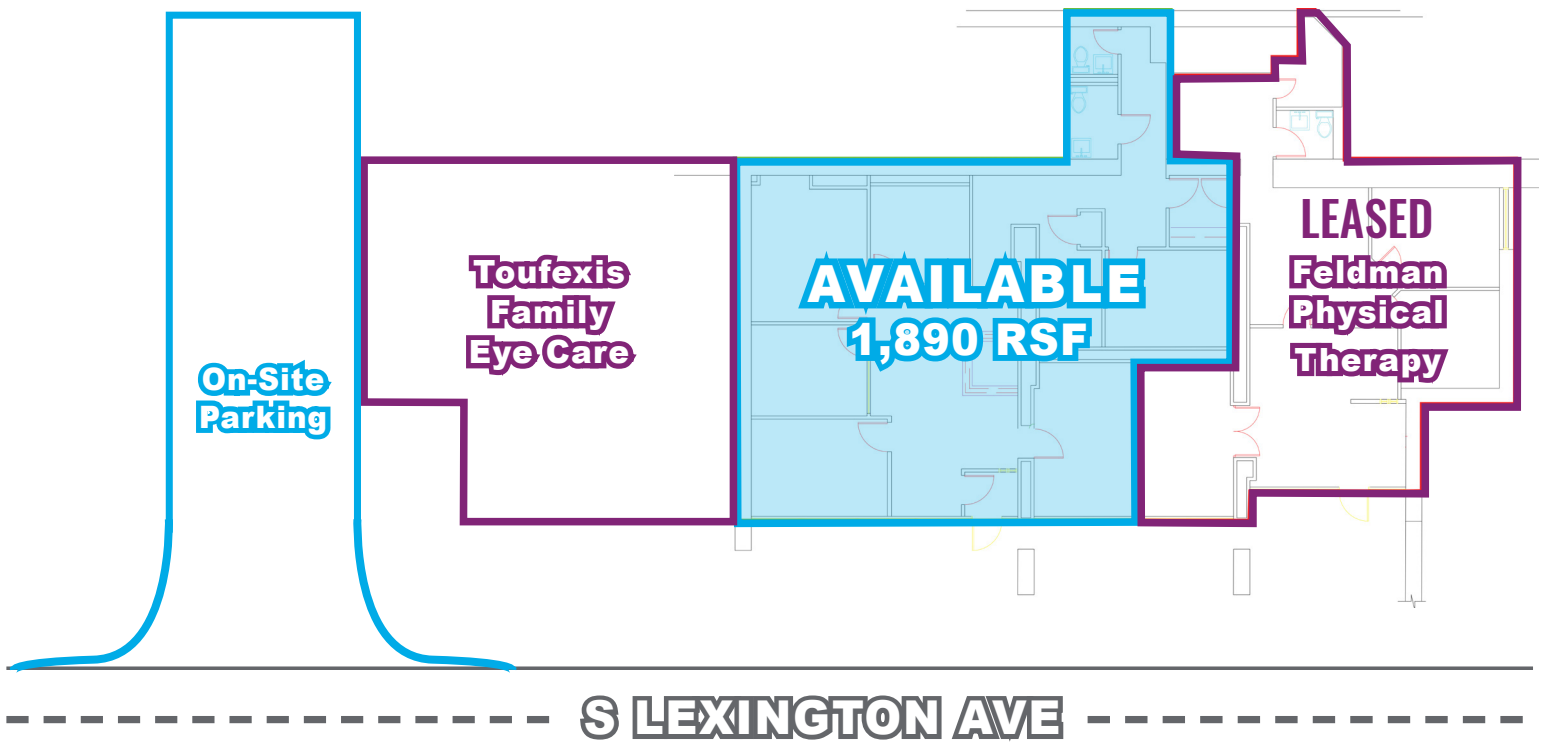
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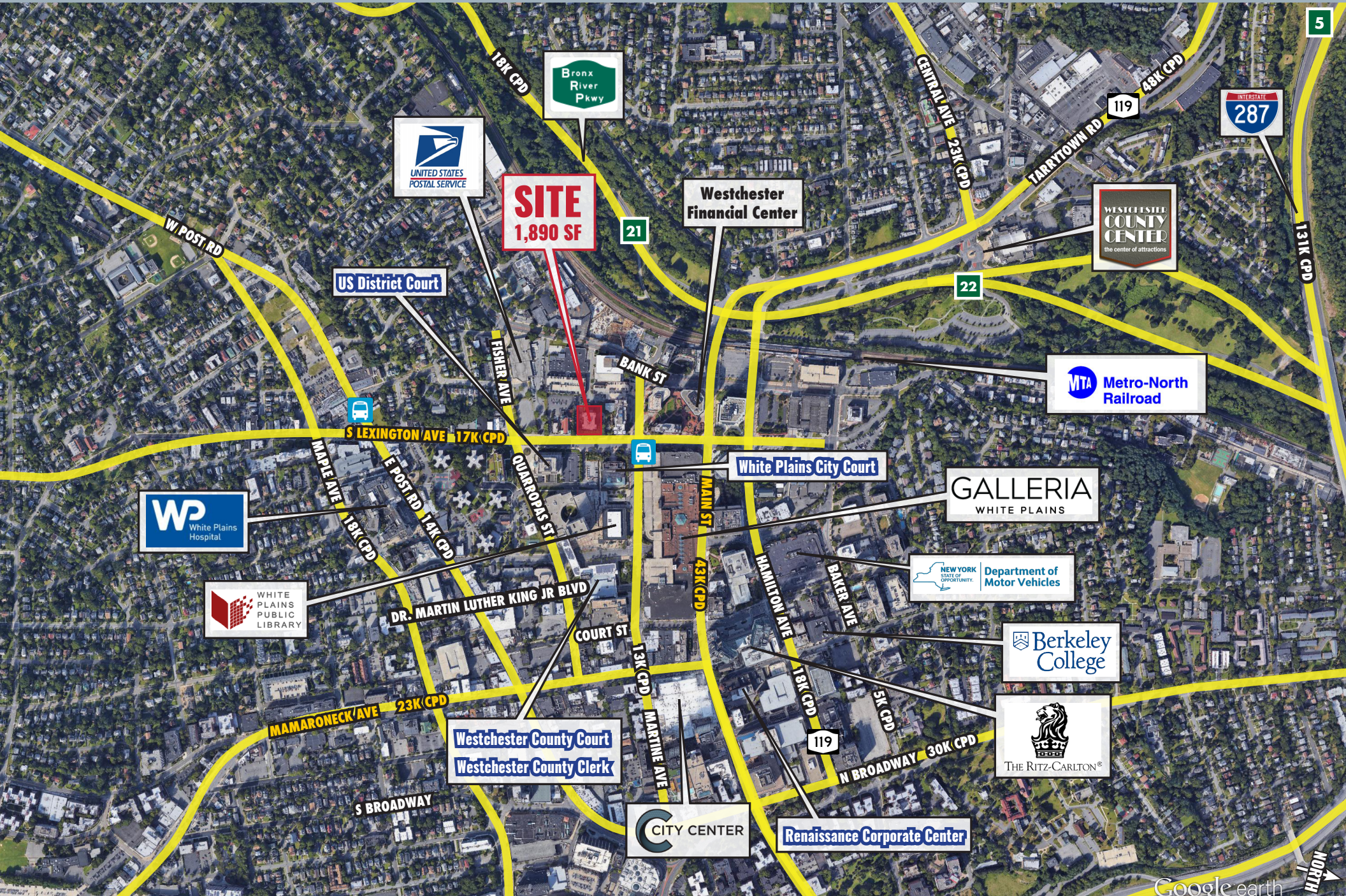
17,000 cars per day on S Lexington Ave



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76 S Lexington Ave - White Plains, NY



SITE
1,890 SF



Westchester
Financial Center



US District Court



White Plains City Court

GALLERIA
WHITE PLAINS



Westchester County Court
Westchester County Clerk



Renaissance Corporate Center

Google earth