



1311 MAMARONECK AVE

SIZE & FLEXIBILITY

Offering the Largest Contiguous
Available Space in the Market and
Small, High-end Office Prebuilds.



Prominent signage opportunity, dedicated lobby entrance, comprehensive amenity package, expansive floor plates with multiple unobstructed views and surface/covered parking.



Newly Renovated Lobby and Common Areas

Newly repositioned Class A office complex including comprehensive renovations to all amenities

- Parking ratio at 3/1,000 RSF
- Gensler Architectural Services provided
- Private Shuttle to White Plains and Mamaroneck Metro-North train stations
- Immediate access to the Hutchinson River Parkway, I-95, Downtown White Plains
- Stable and elite Ownership group
- Best in class project team to expedite seamless execution

AVAILABLE SPACE

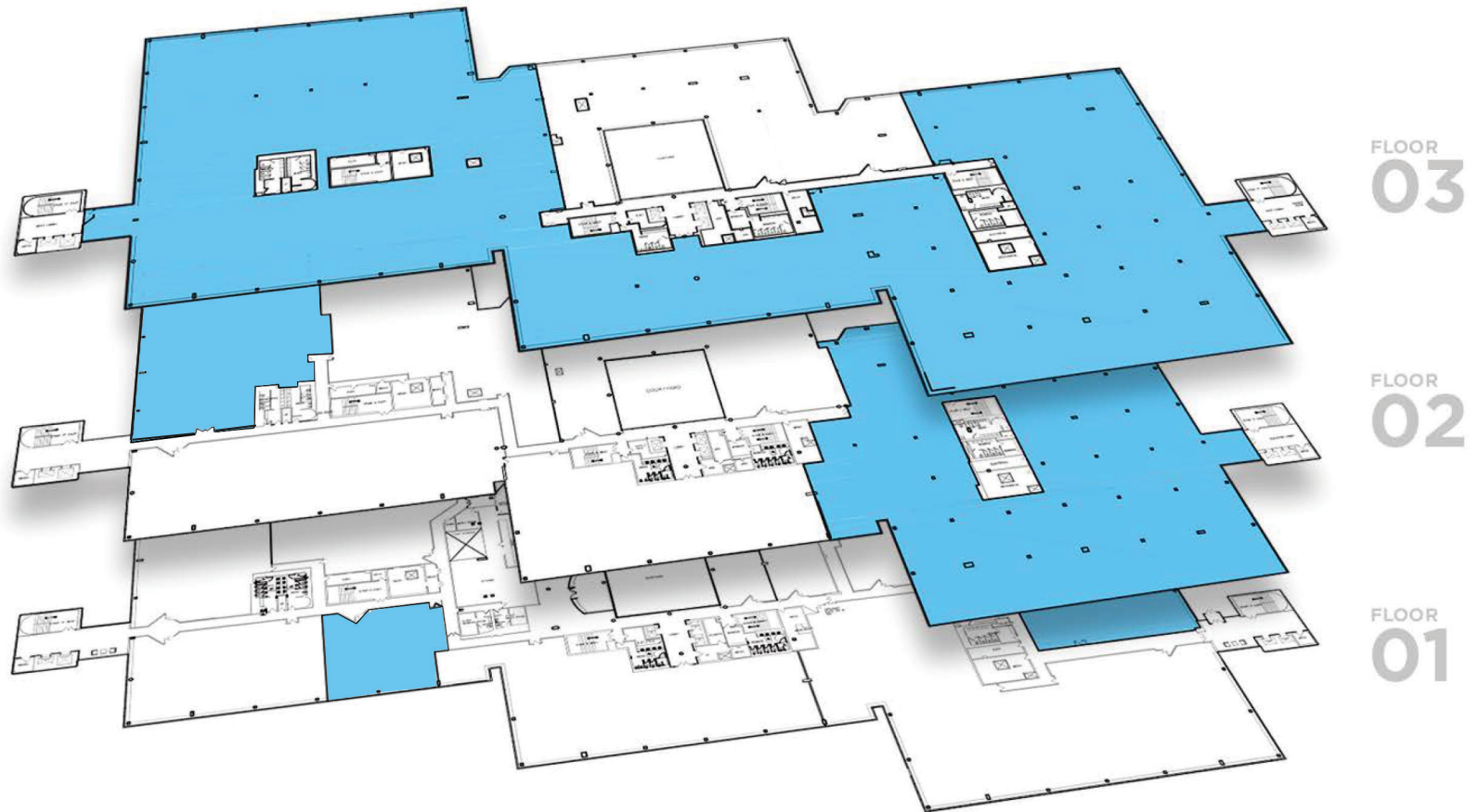
FLOOR	SF	OCCUPANCY
Partial 3rd	47,004	Immediate
Partial 3rd	34,376	Immediate
Partial 2nd	42,124	Immediate
Partial 2nd	14,127	Immediate
Partial 1st	13,682	Immediate
Partial 1st	6,288	Immediate
Partial 1st	3,502	Immediate



Newly Renovated Full Service Cafeteria



Courtyard Seating with WiFi





Conference center



Newly renovated cafe



Reimagined lobby



High-end finishes throughout



Newly renovated lobby and common areas





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LOCATION

- Immediate access to the Hutchinson River Parkway, I-95, Downtown White Plains.
- Easy access to mass transit, Manhattan and all major airports.
- Private Shuttle to White Plains and Mamaroneck Metro-North train stations.

DRIVE TIMES & DISTANCE

- **Downtown White Plains** 7 minutes (3.3 miles)
- **Mamaroneck Train Station** 5 minutes (2.8 miles)
- **Harrison Train Station** 8 minutes (2.8 miles)
- **White Plains Train Station** 8 minutes (4.3 miles)
- **Manhattan** 42 minutes (23.6 miles)



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