

# FOR SALE

## ONE CAMPUS DRIVE

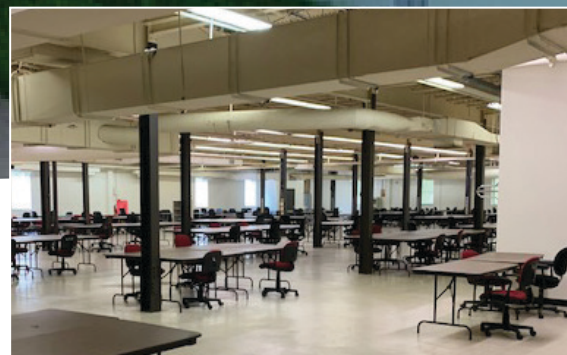
PLEASANTVILLE, NEW YORK

### 1 CAMPUS DRIVE OVERVIEW

1 Campus Drive is a 3 story, 144,000 SF+- office/flex building situated on 6 +/- acres in Pleasantville, NY. This picturesque Property is located minutes from the Pleasantville Train Station and less than 5 minutes from the Saw Mill River Parkway and the Taconic State Parkway. 1 Campus Drive is set in an exceptional location, bordered by upscale residential condominium and townhome communities, and will be delivered vacant upon its sale.

1 Campus Drive was owned and utilized by Bank of New York Mellon as a disaster recovery facility for employees throughout the Tri-State area. The building has unparalleled infrastructure. There is the opportunity to upgrade and re-position as a single tenant office/flex building. As an alternative, the Property can be redeveloped as for-sale townhomes in this highly desirable community. Pleasantville and the surrounding towns are some of Westchester County's wealthiest communities with the average household income within a three mile radius of over \$168,000. The average home value is \$746,591. Recently built townhomes situated nearby achieved prices in the million dollar range. Post-pandemic has seen an abundance of interest and re-location to this area.

The property benefits from a 50 minute commute to NYC, a five mile drive to three major grocery store chains, one mile from downtown Pleasantville shops and restaurants, in addition to being convenient to numerous golf courses.



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## TREMENDOUS BUILDING INFRASTRUCTURE

Location:	1 Campus Drive
Total Square Feet:	144,000 +/-
Lot Size:	6 +/- acres
Floors:	3 Stories
Year Built/Expanded:	1940's and 1980's
Foundation:	Concrete
Framing:	Steel
Building Exterior:	Brick and metal siding
Roof:	TPO (20 year warranty expires 11.1.2033)
Column Spacing:	East Building 20'   West Building 18'
Ceiling Height:	13' floor to slab
Elevators:	2 Otis passenger elevators. Capacity 2,500 lbs 1 Dover freight elevator. Capacity 4,000 lbs
Parking:	270 Surface Parking Spaces
Loading:	Loading dock with 3 bays with 4 overhead doors, and a hydraulic dock leveler
Zoning:	C-O Campus Office District
Ingress/Egress:	Campus Drive & Manville Lane via Bedford Road
Flood Zone:	Zone X: Area of minimal flood hazard
Easement Agreements:	Access easement with Foxwood Condominium, Campus Drive access easement with 3 Campus Drive (the adjacent office property), reciprocal easement (retention pond) with 465-501 Washington Avenue (The Enclave townhome community), resolution with Town of Pleasantville generator operation, and various utility easements
Additional Land Available:	There are an additional 15 acres of pristine land for residential development at a density of 5 units per acre, totaling 75 units.



### ADDITIONAL INFRASTRUCTURE DETAILS

- Raised floor Liebert climate controlled Data Center
- Main Distribution Frame Room "MDF" with dedicated climate controlled system for 1000 connections
- Dual Feeds: phone, internet and sprinklers
- (6) Intermediate Distribution Frame rooms "IDF" with individual dedicated climate controlled systems each.
- Poured concrete floors with steel I-beams, concrete, and brick
- Fully sprinklered
- 950kW back-up generator and a 40KW life safety generator
- Approximately 40 security cameras inside and outside (supported by a card access and intrusion detection system)
- Updated Simplex Fire Alarm system
- Dual domestic water system with 2 cooling towers with stainless steel sumps and a York 425 ton Centrifugal Chiller with VFD supporting 7 York central station air handlers



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## A SHORT TRIP TO MANHATTAN

1 Campus Drive, Pleasantville, NY benefits from easy access to most major forms of transportation. When it comes to public transportation, Metro North Railroad provides rapid and inexpensive access to and from the midtown Manhattan, The Bronx, and Fairfield County, CT.

# GREAT ACCESS TO TRANSPORTATION

## SEVERAL HIGHWAY OPTIONS TO CHOOSE

Located in the geographic center of Westchester County, Pleasantville is an easily reachable location from any direction by the large number of highways and major roadways that are near to it. Major roadways include The Cross Westchester Expressway (I287), the Saw Mill River Parkway, The Hutchison River Parkway and The Merritt Parkway as well as the Sprain Brook Parkway and Taconic State Parkway.



WESTCHESTER COUNTY AIRPORT

## WITHIN AN HOUR TO 3 MAJOR AIRPORTS

Westchester County Airport (HPN) provides an easy alternative to the major New York City airports, John F. Kennedy International (JFK), La Guardia International (LGA) and Newark-Liberty International (EWR).

Formerly known as White Plains Airport and located in both Rye and North Castle, NY, the airport is 8 miles from the property and is serviced by several major airlines with non-stop flights to major airports throughout the country. The airport is also home to many private and corporate jets. The three major NYC airports are all accessible in under an hour of travel.

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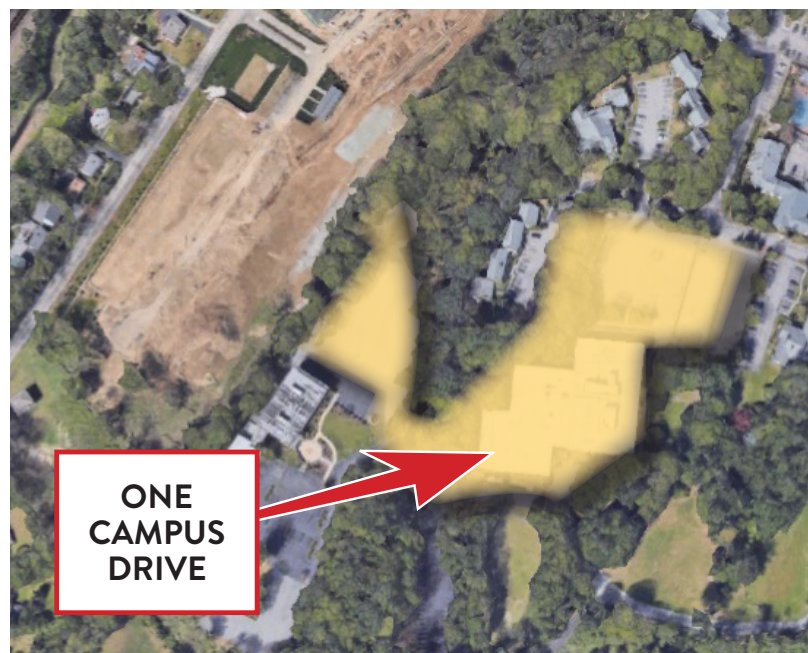
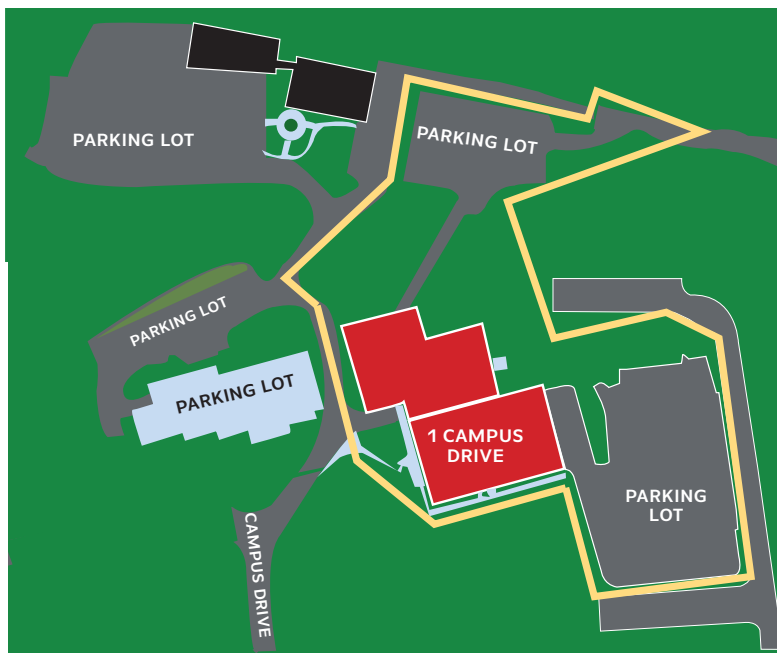
## CONVENIENT RAIL SERVICE

Two Metro-North Railroad stations, Pleasantville and Chappaqua are located in close proximity to the property (1.5 miles) and offer daily train service to Grand Central terminal in Midtown Manhattan. Both stations are on the Hudson Line. Additionally, the Hudson Line is also used by Amtrak, so daily service to Albany, Philadelphia and Washington, DC is easily accessible.





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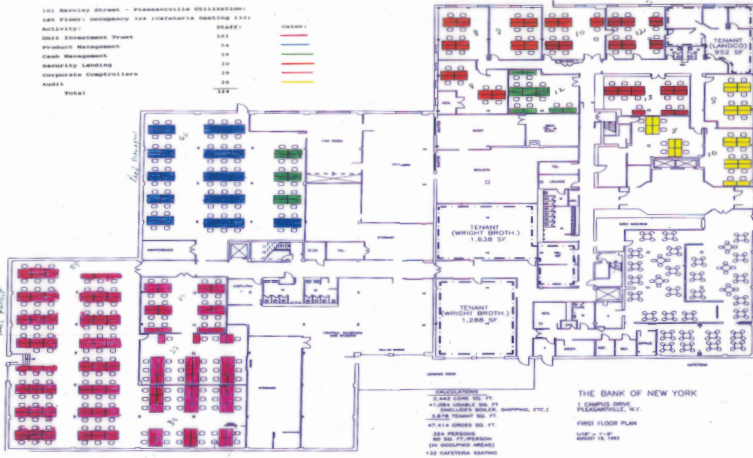
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# FOR SALE

# FLOORPLANS *of* BUILDING


 CONE  
 CAMPUS DRIVE  
 PLEASANTVILLE, NEW YORK



## First Floor



## Second Floor



### Third Floor

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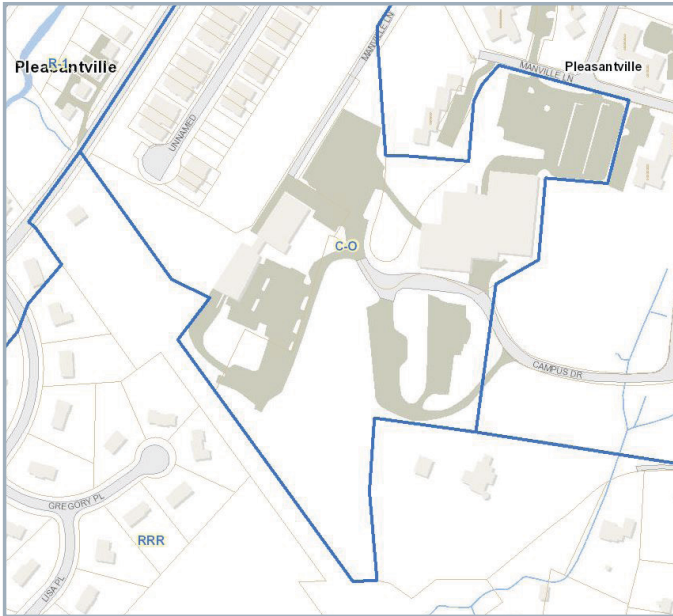
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## ZONING *information*



### § 185-18. Campus-Office C-O District

A. Permitted principal uses. A structure or building may be erected, altered, arranged, designed or used and a lot or premises may be used for any of the following purposes and for no other: (1) Municipal parks and playgrounds, including customary recreational, refreshment and service buildings and any other governmental use of the Village of Pleasantville or of a duly organized fire district, the major portion of the territory of which is within the Village of Pleasantville. (2) Place of worship, together with such other building or buildings as are customarily erected in conjunction therewith, including elementary and secondary schools, residences for the clergy of such church and parish or community houses which are maintained and operated by and form an adjunct of any church or other religious organization now or hereafter located in the Village; public schools and private schools operated as nonprofit organizations within the meaning of the United States Internal Revenue Code and registered effectively as such thereunder. The uses set forth in this subsection shall be subject to the following supplementary requirements:

- (a) Notwithstanding any other provisions of this chapter to the contrary, no building shall exceed a height of 42 feet, nor shall the number of stories at any point along the periphery of such building exceed three.
- (b) Notwithstanding any other provisions of this chapter to the contrary, no part of a building having a height in excess of 30 feet shall be erected nearer than 50 feet to any street or property line.
- (c) Notwithstanding any other provisions of this chapter to the contrary, the sum of all areas covered by all principal and accessory buildings shall not exceed 25% of the area of the lot.
- (d) Courts shall conform to the requirements of § 185-15A(6)(d) of this chapter.
- (e) All parking and service areas shall have screening between it and all adjoining neighboring residential properties; the design of such screening shall be subject to approval by the Planning Commission.
- (3) Public utility installations and facilities which are needed to serve the Village or the immediate neighboring communities, subject to a determination by the Village Board of Trustees that no other location in a less restricted district can reasonably be used for the purpose contemplated and subject, further, to such conditions as the Planning Commission may deem to be appropriate for the protection of adjoining properties and of the character of the district. The site development plan shall be subject to approval by the Planning Commission, in accordance with the provisions of § 185-50.
- (4) Business and professional offices.
- (5) Offices and facilities devoted to research and development.
- (6) Laboratories for experimentation and research and shops for the fabrication and testing of models and parts to be used in connection with such research.
- (7) Conference and/or corporate training facility.
- (8) For detailed bulk and off-street parking and loading requirements, see Schedule V and Schedule VII, respectively, of § 185-36 of this chapter.

\*Additional Zoning Details can be found in the Appendix.

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# CONE

## CAMPUS DRIVE

PLEASANTVILLE, NEW YORK

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## ADDITIONAL ZONING *information*

### § 185-18. Campus-Office C-O District (continued)

B. Accessory uses. Accessory uses shall be limited to the following:

(1) Manufacturing, if such activity is in no way noxious or offensive with regard to odor, dust, vibration, fumes, glare, noise, radiation or waste emissions and will not have an adverse effect on neighboring uses or the public health in general.

(2) Warehousing use and shipping. If the Planning Commission deems it to be desirable, any accessory use as outlined in Subsection B(1) hereof may be measured as a portion of the entire C-O development. If the overall planned development is subdivided, such accessory use shall be limited to such quantity and location as approved in the site plan for the entire C-O development prior to subdivision. [Amended 8-23-2004 by L.L. No. 9-2004]

(3) Garden house, toolhouse, storage shed, children's playhouse, greenhouse, or private garage or carport for off-street parking of passenger automobiles of residents on the premises, provided that no accessory structure or use thereof, except HVAC condensing units, shall be: [Amended 9-25-2017 by L.L. No. 4-2017]

(a) Nearer to the front lot line than 60 feet.

(b) Nearer to any rear or side lot line than five feet, except that no off-street parking shall be closer than 50 feet to any RRR through R-4 Districts.

(4) Swimming pool or sport court incidental to the residential use of the premises and not operated for gain, provided that such swimming pool or sport court shall be subject to the following requirements: [Amended 11-22-1999 by L.L. No. 12-1999]

(a) The minimum lot area for a swimming pool or sport court shall be 20,000 square feet.

(b) No part of any swimming pool shall be nearer than 20 feet to any property line, nor nearer to any street line than the rear wall of the residence. In the case of a corner lot, a swimming pool shall not be any closer to the side street than the side wall of the residence.

(c) No part of a sport court shall be nearer than 20 feet to any property line nor, except in the case of corner lots, nearer to any street line than that rear wall of the main building which is located nearest to the street. On a corner lot, a sport court may project within a distance of one of the bounding streets equal to the required front yard.

(d) A pool or sport court shall be screened from the view of abutting properties by means of a thick hedge with a height of not less than six feet six inches or an opaque fence with a height of not more than six feet six inches.

(e) An adequate permanent fence or barrier shall be erected and maintained to prevent accidental entry or unauthorized use of a swimming pool and particularly entry by a small child.

[1] Such fence or barrier may be erected so as to completely enclose the swimming pool itself or that portion of the yard in which the swimming pool is situated or the entire property. Such fence or barrier shall be adequately supported and shall not be less than four feet nor more than six feet six inches in height, as determined by the Building Inspector as hereinafter provided. Such fence shall have not more than two openings for ingress or egress. Said opening shall have a self-closing gate or door with an adequate

lock, which can be opened from outside the swimming pool enclosure only by means of a key or combination. The gate, door and lock shall at all times be maintained in proper working order to ensure that such gate or door shall be kept closed and locked at all times when the swimming pool is not in use.

[2] The type and height of fence or barrier shall be approved by the Building Inspector who, in evaluating a request for approval, shall give due consideration to the adequacy and durability of the proposed fence or barrier to ensure the safety and welfare of the general public, and particularly of small children, and to the terrain and character of the district with a view to conserving the value of buildings and land and encouraging the most appropriate use of land in the Village. In the event of any question as to adequacy, the matter shall be submitted to the Board of Appeals for determination.

(f) Any lighting used in conjunction with such pool or sport court shall be directed away from adjoining properties.

(g) Swimming pools shall be installed so that any planned drainage will not flow into adjoining properties.

(h) Should the owner abandon a swimming pool, he or she shall remove the same if above ground, and he or she shall arrange to fill in the depression if below ground. The Building Inspector shall be notified of the abandonment so that an inspection of the site may be made and the records of the permit be marked accordingly.

(5) Signs, as permitted and regulated in Chapter 148, Signs and Outdoor Display Structures, of the Village Code.

(6) Fences or garden walls (retaining and garden types) for permitted residential uses shall be limited to four feet in height in any front yard and six feet six inches in height in any rear or side yard. For all other permitted uses, such fences or walls may be erected to greater heights if approved or so required by the Planning Commission. The height of a fence or wall shall be measured above the lowest adjacent finished grade. Fences shall be erected with finished side facing the street and/or abutting properties. [Amended 5-29-2002 by L.L. No. 6-2002; 9-25-2017 by L.L. No. 4-2017]

(7) Clinics and cafeterias in fully enclosed buildings and recreation facilities for exclusive use of employees and officers of principal uses permitted herein.

(8) Off-street parking and loading, provided that the parking of commercial vehicles shall be limited to those vehicles located on the same lot as the permitted principal use to which they are accessory.

(9) Antennas, as permitted and regulated in Article VIIB of this chapter.

C. Uses subject to special permit. The following uses are subject to the issuance of a special permit in accordance with § 185-56 of this chapter:

(1) Annual membership clubs incorporated pursuant to the provisions of the Not-for-Profit Corporation Law or the Benevolent Orders Law of the State of New York, catering exclusively to members and their guests, including uses customarily accessory to the same; and private playgrounds, outdoor swimming pools and outdoor sports courts, subject to the restrictions of Subsection B(4) herein, sports courts and recreation buildings not conducted as business enterprises, provided that no building or part of a building erected under the provisions of this subsection shall be located nearer than 50 feet to any street or property line and the following shall be prohibited:



## ADDITIONAL ZONING *information*

### § 185-18. Campus-Office C-O District (continued)

- (a) Outdoor entertainment, live or mechanical.
- (b) The use of outdoor public-address systems for any purpose except upon issuance of a permit therefor by the Village Clerk.
- (c) Exterior lighting, other than that essential for the safety and convenience of the users of the premises.
- (2) Except as otherwise provided, all permitted uses, whether principal, incidental or accessory, including all storage, shall be carried on in fully enclosed buildings. Such provisions shall not apply to parking of registered vehicles, outdoor loading or other service activities.
- (3) Prohibited uses. Whether or not listed above as a permitted use, any use which is noxious or offensive by reason of emission of odor, dust, vibration, noise, smoke, gas, fumes, glare or radiation or which presents any hazard to public health or safety is prohibited.
- (4) Wireless telecommunications services facilities, as permitted and regulated in Article VIIA of this chapter.
- D. Additional requirements. In addition to all other requirements of this chapter, the following shall apply to all uses in this district:
  - (1) Landscaping.
    - (a) The entire lot, except for areas covered by buildings or surfaced as parking or service areas, shall be suitably landscaped. Where lot lines coincide with or are located within an RRR through R-4 District boundary, there shall be planted along such lines evergreen trees of such type and spacing as shall be approved by the Planning Commission, of an initial height of not less than five feet and adequate ultimately to screen all operations on the lot from the view of properties in the adjoining residence districts. All landscaping shall be properly maintained throughout the life of any use on any lot. At the discretion of the Planning Commission, an alternative type of buffer screening may be approved, provided that, in the judgment of the Planning Commission, it accomplishes the same purpose. Existing walls, trees or landscaping within 20 feet of any street or property line shall not be removed except with the approval of the Planning Commission, or as otherwise required in accordance with the provisions of § 185-43 of this chapter.
    - (b) A landscaping plan prepared by a qualified person shall be submitted as part of the site plan for review by the Planning Commission.
  - (2) Ingress and egress. Not more than one point each of vehicular ingress and egress shall be provided for each 200 feet of frontage on each lot. The design and location of the intersection of each driveway with any public street, including the planting and grading of the immediately adjoining land, location of decorative posts or fences and similar elements, shall be subject to approval by the Planning Commission and, if required by law, also by the County or State Department of Public Works.

- (3) Off-street parking requirements. Spaces for the parking of passenger automobiles shall be provided in accordance with Schedule VII of § 185-36 of this chapter and shall take place entirely on the lot not nearer than 20 feet to any street or property line. Surface parking areas shall be permanently improved, suitably screened and landscaped as approved by the Planning Commission.
- (4) Distance between buildings. The following minimum distances between buildings located on the same lot shall be observed:
  - (a) Between a principal building and a one-story accessory building: 20 feet.
  - (b) Between any two other buildings: A distance equal to the average height of such buildings at the points where such buildings are nearest one to the other.
- (5) Courts.
  - (a) Inner courts. An inner court is permitted if the minimum dimension of such court is equal to not less than 1/2 times the average height of all surrounding walls. The height of a wall surrounding an inner court shall be measured from the finished grade at the base thereof to the top of such wall, except that, in the case of roofs with a slope exceeding five inches vertical to twelve 12 inches horizontal, the height shall be measured to the mean point between the top of said wall and the highest point of the roof. Refer to Appendix I of this chapter for illustration of these requirements.<sup>1</sup>
  - (b) Outer courts. The minimum width of an outer court shall be 20 feet, and the depth thereof shall not exceed its width. Refer to Appendix I of this chapter for illustration of these requirements.<sup>2</sup>
- (6) Off-street loading requirements. All loading and unloading shall take place entirely on the lot not nearer than 50 feet to any street line or residence district boundary.
- (7) Site illumination. All exterior illumination shall be shielded from the view of all RRR through R-4 District properties and streets, and all such lighting, other than lighting of roads and buildings essential for safety or security reasons or required by governmental regulations, shall be extinguished not later than 9:00 p.m.
- (8) Uses combined in one building or on one lot. Where uses are combined in one building or on one lot:
  - (a) Requirements for parking and loading shall be added together to determine the necessary number of spaces.
  - (b) Yard and setback requirements shall be the largest applicable provision.

1. Editor's Note: Appendix I is included at the end of this chapter, following Schedules I through VII.

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