

50 MAIN STREET

11 MARTINE AVE



CITY SQUARE

**THE CENTER OF
COLLABORATION
AND CULTURE**

RM F
OFFICE

GDC

LIVE. WORK. PLAY.

EXPERIENCE THE EXTRAORDINARY TRANSFORMATION AT CITY SQUARE

The iconic Westchester Financial Center was a landmark at the entryway to downtown White Plains for many years. This unique mixed-use complex has undergone an unparalleled modernization and is attracting top businesses and residents from all over the county.

Merging the amenities, culture, and conveniences of a bustling city with a spectacular two-acre park, City Square has significantly transformed the White Plains downtown landscape.



IN THE CENTER OF EVERYTHING

50 MAIN STREET

The impressive sculpture at its entry, a beautiful new art-inspired lobby and art gallery create the atmosphere of culture and sophistication not commonly located at a typical White Plains address.

The mezzanine level features amenities not found in any other building in Westchester County. These include: a fully modernized cafeteria with outdoor dining, a state-of-the-art fitness center, a golf simulator, an art gallery lounge, and a club game room. In addition, executives and employees enjoy access to a lecture hall & training room, private dining/conference room, and an executive board room.

11 MARTINE AVENUE

The top three floors of 11 Martine are penthouse office suites with a private elevator and private terrace. This unique office space offers breathtaking views of Westchester from an abundance of windows and small floor plates.



CONVENIENCE

THE ONLY WHITE PLAINS OFFICE ADDRESS THAT HAS IT ALL

From a front desk concierge in the well-appointed lobby to complimentary WiFi in all public spaces and a multi-level direct access covered parking garage for visitors and employees—City Square has set a new standard of excellence in the White Plains office market.

24/7 SECURITY

Keycard controlled access with roving security patrol and CCTV offer visitors and employees confidence of a safe and secure environment in which to thrive.



50 MAIN LOBBY ENTRANCE



GALLERY LOBBY

THE ONLY WHITE PLAINS OFFICE ADDRESS WITH ITS OWN ART GALLERY

The 50 Main Street Art Gallery and lounge is curated by Arts Westchester that features paintings and sculptures from both local and national artists.



HALLWAY TO ELEVATOR

CULTURAL



GALLERY ART

A MEMORABLE EXPERIENCE

The art gallery and lobby area is a perfect setting for a corporate party or event.

COLLABORATIVE

THE **ONLY** WHITE PLAINS OFFICE ADDRESS WITH EIGHT CORNER OFFICES PER FLOOR

Newly renovated, generously windowed light and bright office space with stunning views were expressly designed to accommodate any business. Spacious, well-appointed executive conference, board, and meeting rooms offer privacy and convenience.



THE **ONLY** WHITE PLAINS OFFICE ADDRESS WITH ITS OWN PUTTING GREEN AND BOCCE COURT

Superior amenities are an integral component of a successful work-life balance environment and are widely incorporated at City Square.



COMMUNITY



City Square has created unique outdoor and indoor recreation areas including a game room, dog-walking park, putting green, and hidden golf driver setup to both excite and invigorate. These amenities create an environment that employees want to come back to.



AVAILABILITY

50 MAIN STREET

FLOOR	TOTAL SF	AVAILABLE
16	23,138	LEASED
15	23,151	2,990 RSF 3,024 RSF 12,047 RSF LEASED 18,062 Contiguous
14	23,149	LEASED
12	23,149	1,861 RSF LEASED 1,115 RSF 2,976
11	23,138	LEASED
10	23,138	LEASED
9	23,145	3,002 RSF LEASED 1,250 RSF 4,252
8	23,138	23,138 RSF 23,138
7	23,138	23,138 RSF 23,138
6	23,138	23,138 RSF 23,138
5	23,133	23,133 RSF 23,133
4	23,148	LEASED
3	23,143	3,248 RSF LEASED 2,332 RSF 3,241 RSF 8,821
2 mezzanine		CAFE AND AMENITIES

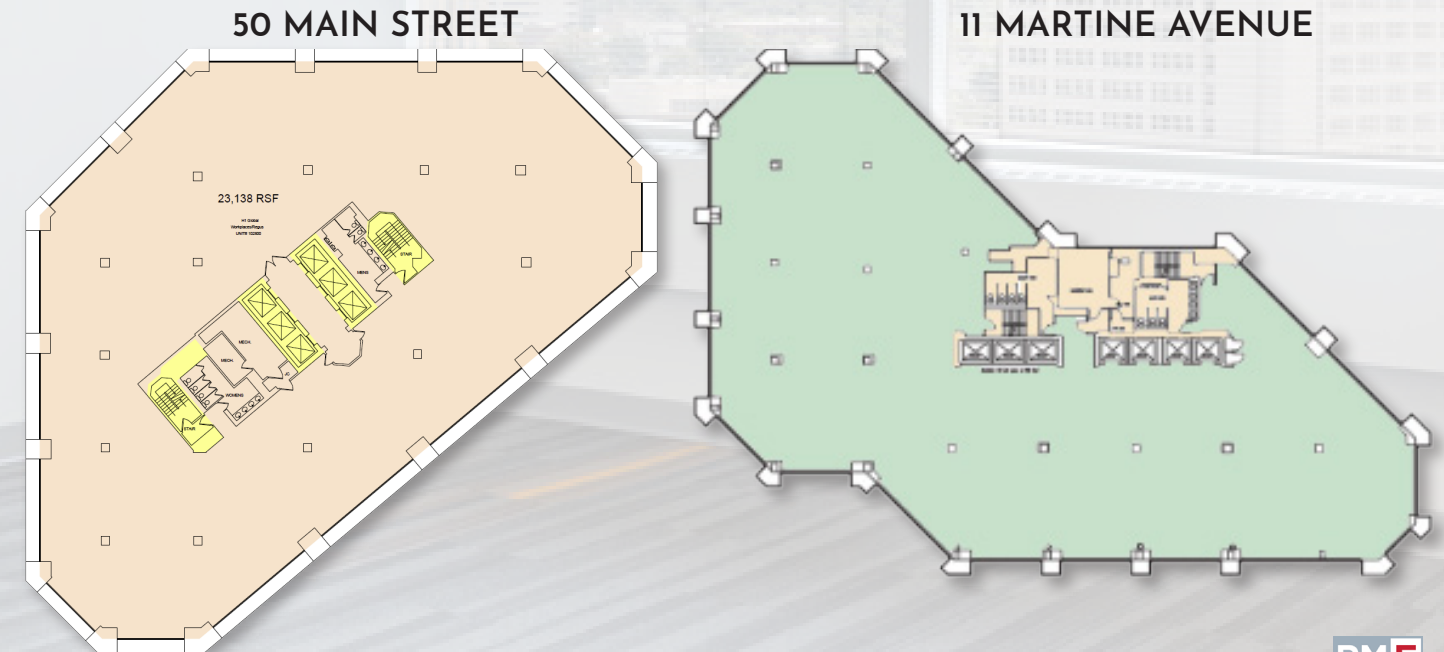
LEASED
 VACANT
 POTENTIALLY AVAILABLE

11 MARTINE AVENUE

FLOOR	TOTAL SF	AVAILABLE
15	19,089 RSF	19,089 RSF
14	19,089 RSF	19,089 RSF
12	20,103 RSF	19,089 RSF + 1,014 RSF TERRACE terrace

VACANT

Typical Floor Plans



AREA MAP

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

7 minutes away from the Cross Westchester Expressway (I-287)

35 minutes to Manhattan on the Metro North Railroad

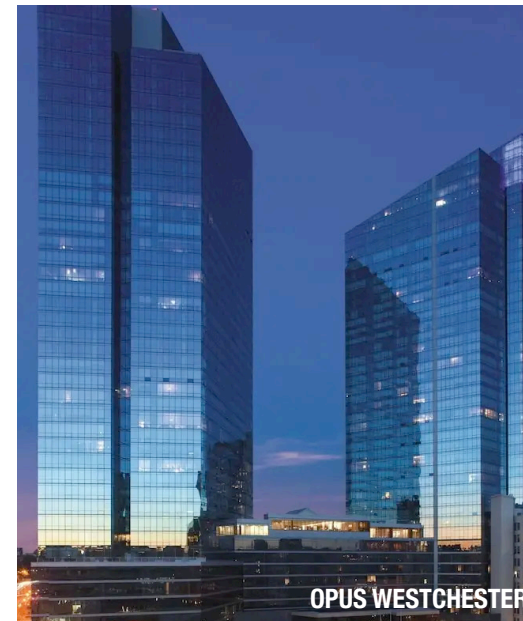
3K of existing residential units with thousands more in development



- CORPORATE NEIGHBORS
- DINING & CAFES
- SHOPPING
- HOTELS
- PUBLIC SERVICES
- EDUCATION

CITY SQUARE 50 MAIN ST. | 11 MARTINE AVE | WHITE PLAINS, NY

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 just steps to the White Plains Metro-North train station which offers a 35-minute express ride to Grand Central Station. There is also regional and local bus service nearby at the newly renovated White Plains 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.



CITY SQUARE
WHITE PLAINS



CONTACT EXCLUSIVE LISTING AGENTS:

CHRIS O'CALLAGHAN
914.968.8500 X 342
COCALLAGHAN@RMFRIEDLAND.COM

ROBERT TAYLOR
914.968.8500 X 341
RTAYLOR@RMFRIEDLAND.COM

JILLIAN REINER
914.968.8500 X 343
JREINER@RMFRIEDLAND.COM

WWW.CITYSQUAREWHITEPLAINS.COM

NEW YORK | CONNECTICUT | RMFRIEDLAND.COM | 914.968.8500

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