

# 675 SF RENOVATED OFFICE SUITE

Rare Ground Floor Office in Large Residential Building  
300 Martine Avenue, White Plains, NY 10601

ADMIRAL  
REAL ESTATE SERVICES



## **FOR LEASE**

UNIQUELY SITUATED IN  
LARGE DOWNTOWN  
RESIDENTIAL BUILDING  
ACROSS FROM  
CITY CENTER

- 675 SF Vanilla Box with (2) Partitioned Offices
- Reception/Waiting Area
- Private Restroom
- Natural Light
- (2) Space Entrances
- (1) Tenant Parking Space On-Site
- Municipal Parking Lot Across Street at City Center
- Adjacent Metered Street Parking
- Located in Vibrant Downtown White Plains



**CONTACT FOR  
FULL RENTAL RATE**



CONTACT OWNER'S  
EXCLUSIVE AGENT:

ALEC FREDERICO: 914-779-8200 x118

[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

BROKERS  
PROTECTED

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## SITE INFORMATION

- LOCATION:** Situated in Vibrant Downtown White Plains on Martine Avenue Near Corner of Mitchell Place and South Broadway; Walking Distance to Many Residential Apartment Buildings and All Downtown Retailers, Restaurants and Services
- SPACE:** Newly Renovated Ground Floor Space, (2) Partitioned Offices, Private Restroom, Fully Carpeted, Natural Light, Multiple Parking Options, Retail and Lobby Entrances
- ACCESS:** Between Bronx River Parkway & I-287
- NEAR:** 1-Mile to White Plains Hospital

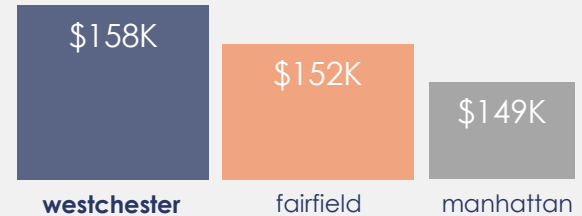
## DEMOGRAPHICS

By Radius	0.25-Mile	0.50-Mile	0.75-Mile
Average HH Income	\$114,599	\$144,786	\$139,243
Median HH Income	\$71,992	\$101,076	\$100,191
Population	3,971	13,636	27,514
Total Households	2,192	6,683	12,523
Median Age	46	42	41
Disposable Income	\$79,489	\$96,922	\$94,930
Medical Expenses	\$7,462	\$8,967	\$8,628

## NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

### HIGH AVERAGE HOUSEHOLD INCOME



## KEY FACTS (0.50-Mile Radius from Site)

AVG HH INCOME	MEDIAN AGE
\$144,786	42
MEDICAL EXPENSES	DISPOSABLE INCOME
\$8,967	\$96,922



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## PHOTOGRAPHS | 2



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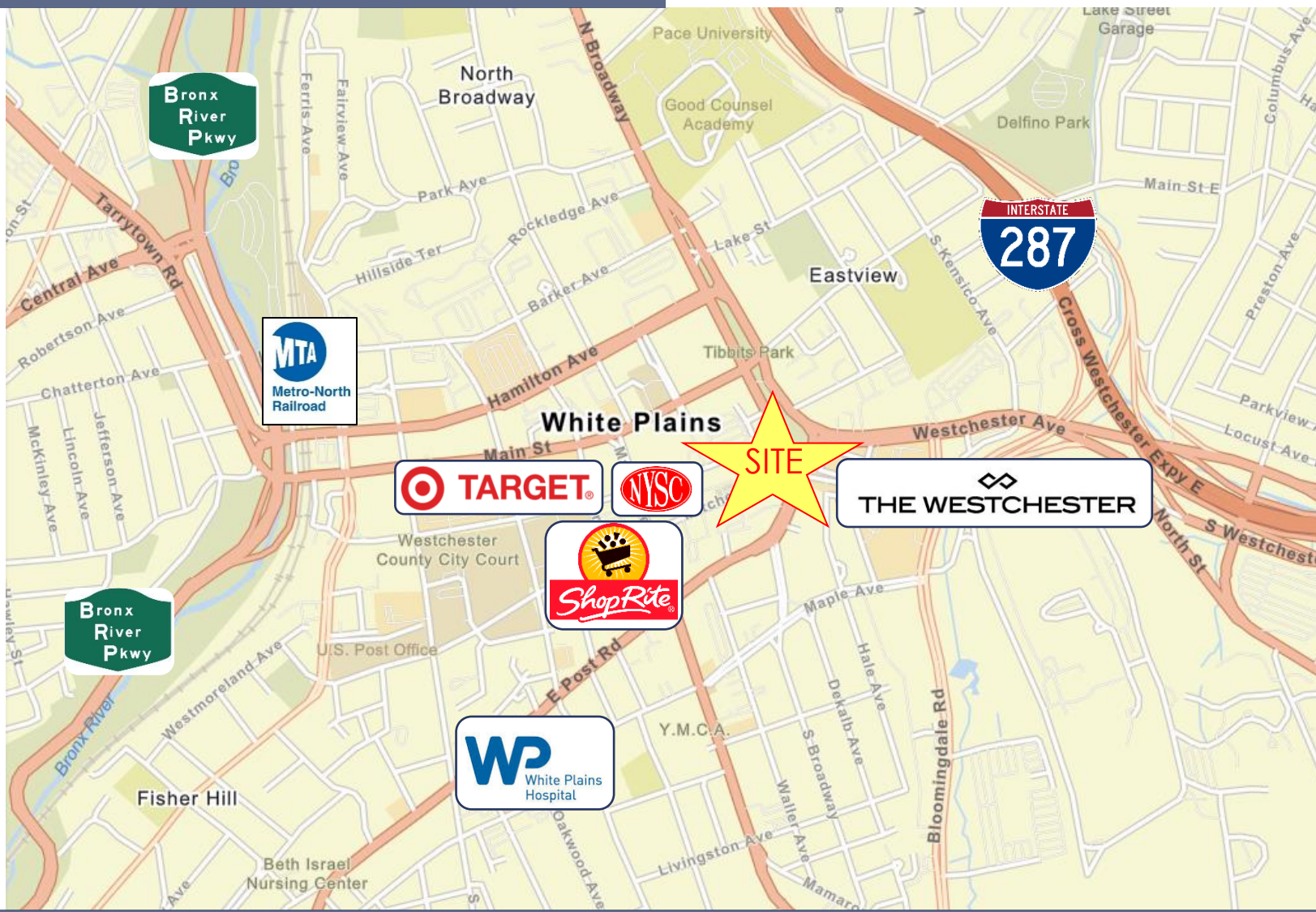
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MAP



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## ABOUT WHITE PLAINS

A burgeoning 18-hour city, White Plains, NY is building on its foundation as an established business and shopping center to attract additional residents, shoppers and businesses. The city is recasting itself as a city for 'urban living', which provides symbiotic benefits for residents, visitors and businesses. The CBD's established business and shopping districts, along with varied restaurant and entertainment options, are requisites for the urban lifestyle, which has in turn fostered the city's multifamily developments.

White Plains is also home to many distinguished medical organizations including New York Presbyterian Behavioral Health Center and White Plains Hospital. Further, White Plains Hospital is a leading healthcare provider in Westchester County and home to many renowned programs and services including the Center for Cancer care, Orthopedics, and the William & Sylvia Silberstein Neonatal and Maternity Center.



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