

# Ten Bank Street

---

10 BANK STREET  
WHITE PLAINS, NY 10606

Highlights

---

Facts & Figures

---

Floor Plan & Area Map







# Ten Bank Street

---

## ■ **Superior Building:**

Building offers first-class amenities and 21st century technology.

## ■ **Responsive Management:**

24/7 tenant-focused, on-site management.

## ■ **Outstanding Location:**

Unsurpassed convenience with exceptional access to transportation.

## ■ **Superior Space Options:**

Boutique suites to large blocks and industry leading pre-builts.

## ■ **Broker-Friendly:**

No appointment necessary. Commissions paid 100% on lease signing.

## ■ **Sustainability:**

Leader in energy efficiency innovation.

### **DESIGN**

Twelve story office tower, features a concrete and glass facade providing six corner offices per floor, and a three-story lobby with granite floor and wall finishes.

### **DINING FACILITY**

Ten Bank Street Café, recently renovated, located off the main lobby, offers a wide variety from its grill, deli and salad bar from 7:30 a.m. through 2:30 p.m. Monday through Friday, and provides full catering services.

### **ATM**

An ATM is located on the lobby level.

### **SHOPPING SERVICES**

Many banks, restaurants, hotels, business suppliers and retail centers located in the immediate area. Ten Bank Street is five minutes from The Westchester, a high-end regional mall with 160 shops including Nordstrom's and Neiman Marcus.

### **WEB-BASED TENANT SERVICES**

Web-based service request system for online tenant service requests. Electronic tenant handbook provides tenants with emergency procedures and property information.





# Ten Bank Street

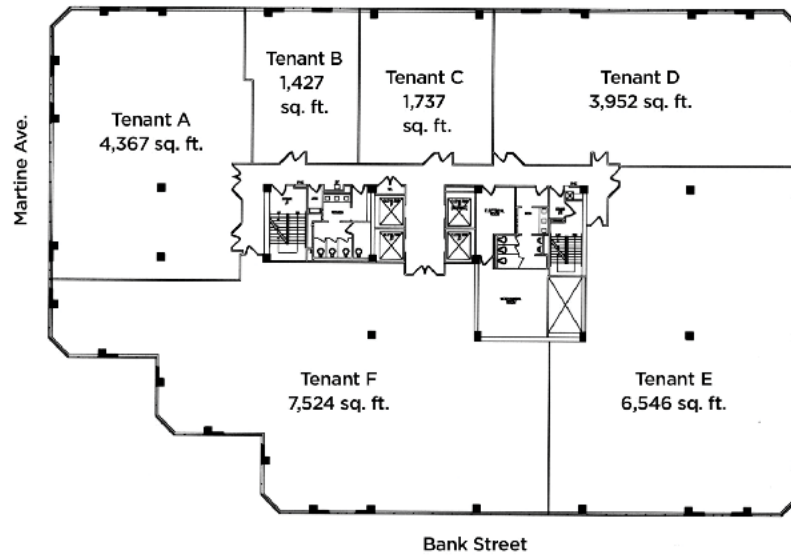
## FACTS & FIGURES

<b>LOCATION</b>	Located 1 1/2 blocks from the White Plains Transportation Center in the central business district of White Plains. Easily accessible by car from the Hutchinson River/Merritt Parkway, I-95, I-684 and I-87 via I-287, the primary east/west artery in Westchester County, as well as directly accessible from the Bronx River Parkway. LaGuardia, JFK and Newark airports are within 45 miles, and Westchester County Airport is within 10 minutes.
<b>COMPLETED</b>	1989
<b>ARCHITECT</b>	Brennan Beer Gorman, New York, NY.
<b>BUILDING SIZE</b>	232,517 rentable square feet*, 12 floors.
<b>TELECOMMUNICATION</b>	A diverse range of telecommunications services are available through leading providers including fiber optic high-speed Internet access and cable connection.
<b>HVAC</b>	Building heating is provided by two gas fired Cleaver Brooks 4.8 million BTU output boilers. Cooling is provided by two 300 ton BAC cooling towers located on the roof.
<b>SECURITY</b>	24/7 on-site security personnel, card access at all entrances, and concierge service during business hours.
<b>FIRE SAFETY</b>	State-of-the-art fire detection/fire suppression system provided throughout. Generator for life safety systems.
<b>ELEVATORS</b>	Four elevators with a load capacity of 3,500 pounds each.
<b>FLOOR LOAD</b>	50 lbs. per sq. ft. (live load).
<b>CEILING HEIGHT</b>	8'6" finished.
<b>OPERATING HOURS</b>	8:00 a.m. to 6:00 p.m.; card controlled access after hours.
<b>LOADING FACILITIES</b>	Tailgate loading dock with three bays.
<b>COMMUTER TRANSIT</b>	The White Plains Transportation Center provides train service to Manhattan's Grand Central Terminal (31 minutes) and other suburban communities within Westchester County, as well as extensive bus service within the County and to and from the Stamford, Connecticut Transportation Center.
<b>ENCLOSED PARKING</b>	Six-level secured structured parking garage within the building with two parking spaces per 1,000 square feet for tenant employees, plus visitor parking.
<b>MANAGING AGENT</b>	ESRT Management, L.L.C., an affiliate of Empire State Realty Trust which operates office and retail properties in New York and Connecticut providing full-time, on-site, attentive and quality service.
<b>OWNERSHIP</b>	ESRT 10 BK St., L.L.C., which is owned by Empire State Realty OP, L.P.

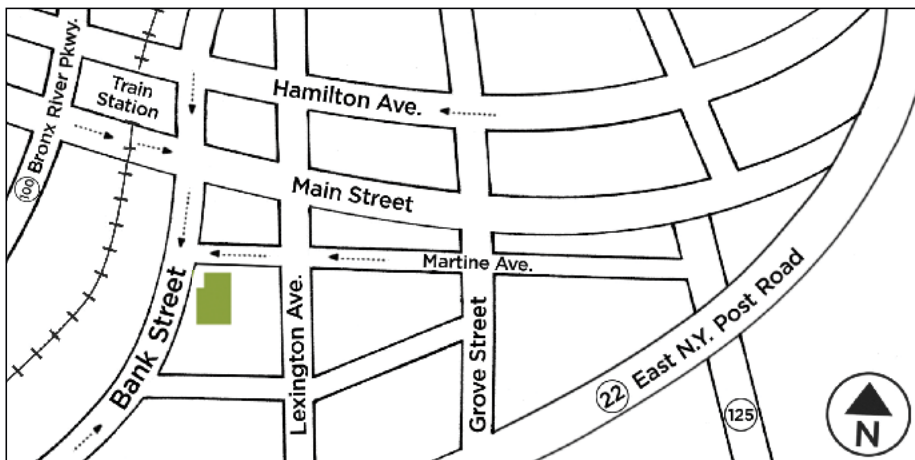
\* As of 12/31/18

# Ten Bank Street

## SAMPLE FLOOR PLAN



## MAP



By Train.

Grand Central Terminal:

Metro North Harlem line to White Plains station. Walk 1 1/2 blocks south on Bank Street to Ten Bank Street.

From South:

Major Deegan (I-87 North) to I-287. East to Exit 5 onto Route 119 East. Take first right after the train station and go 1 1/2 blocks to Ten Bank Street.

From West:

I-287 East. Follow same directions as from South.

From East:

I-95 or Merritt Parkway to I-287 West to Exit 8 onto Westchester Avenue (becomes Broadway). Turn left on Hamilton Avenue. Take fourth left on Bank Street (Ferris Avenue). Go 2 blocks to Ten Bank Street.

From North:

- I-684 South to I-287 West. Follow same directions as from East.
- Taconic Parkway (Sprain Parkway) South to I-287 East. Follow same directions as from South.

## SUSTAINABILITY INITIATIVES

**Empire State Realty Trust** is committed to sustainable property operations and development. Our business practices not only are environmentally responsible, but save energy, and are an investment in the health and well-being of our tenants. These investments translate to more energy efficient and productive work spaces, providing cost savings for all over the long-term. Leading by example with our leadership in a new, innovative model for energy efficiency retrofitting of existing buildings, our portfolio-wide initiatives also include:

### ENERGY EFFICIENCY

- Lead role in team effort including Clinton Climate Initiative, Johnson Controls Inc., JLL, and Rocky Mountain Institute in designing and implementing a new process for evaluating and effecting energy efficiency retrofits of existing buildings ([www.esbsustainability.com](http://www.esbsustainability.com))
- Energy Star Partner
- Expand implementation of energy conservation strategies

### WATER USE REDUCTION

- Reduce water usage and promote conservation efforts

### WASTE AND RECYCLING

- Increase recycling diversion rates and the types of materials recycled, both in daily waste and in renovation/new construction, with a target of recycling 90% of cartable waste
- Tenant education programs to separate hazardous materials such as lamps, ballasts, batteries and computer components from general waste for proper disposal or recycling

### INDOOR ENVIRONMENTAL QUALITY

- Upgrade of systems to improve efficiencies and tenant comfort levels
- Improve indoor air quality through increased ventilation and installing more efficient air filters
- Implement energy efficiency strategies in common area upgrades and pre-built suite construction
- Use of low VOC (Volatile Organic Compound) paints, wall covering, carpet, base and adhesives
- Implement best practices in cleaning procedures, including the use of Green Seal Certified products
- Implement best practices in IPM (Integrated Pest Management) procedures, including the use of Green Shield Certified products and vendors

