

500 Mamaroneck Avenue

500 MAMARONECK AVENUE
HARRISON, NY 10528

Highlights

Facts & Figures

Floor Plan & Area Map





Artist's Rendering



Artist's Rendering

500 Mamaroneck Avenue

■ **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

Five-story mirrored glass façade office building. Each floor is divided into two center core wings; efficient for full-floor users and easily sub-divided for efficient multi-tenanting.

VIEWS

Spectacular woodland views, attractive landscaped areas, distinctive sculptures and a dramatic waterfall, pond and entrance bridge.

DINING FACILITY

Café 500 offers a wide variety of items from its grill, deli and salad bar from 7:30 am to 2:30 pm Monday through Friday, and provides full catering services. An outdoor, landscaped fountain and seating area is also on the premises.

CONFERENCE CENTER

Fully equipped, tenant-only multi-media conference center with pantry and free wireless internet; accommodates seating for up to 46 people; catering available through Café 500.

FITNESS CENTER

Tenant-only fitness center, recently renovated and expanded, provides state-of-the-art exercise equipment with full locker rooms, shower facilities and daytime and evening classes.

ATM

An ATM is located on the 2nd level.

SHUTTLE SERVICE

Tenant-only shuttle service to the Mamaroneck Railroad Station for the morning and evening commute.

SHOPPING SERVICES

Many banks, restaurants, hotels, executive conference centers, recreational amenities, business suppliers and retail stores are located in the immediate area. The Westchester, a high-end regional mall with 160 shops and anchored by Nordstrom's and Neiman Marcus, is a 10 minute drive from the property in White Plains.

WEB-BASED TENANT SERVICES

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



500 Mamaroneck Avenue

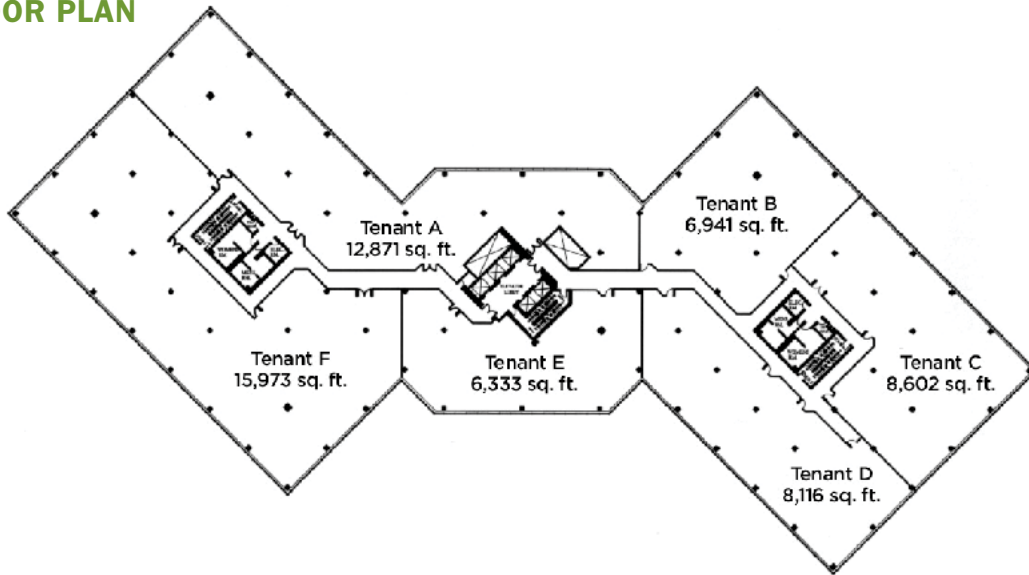
FACTS & FIGURES

LOCATION	Located on 35 landscaped acres in Harrison, New York on the east side of Mamaroneck Avenue, approximately ¼ mile south of the intersection of the Hutchinson River Parkway at Exit 23 South; 1¼ miles north of I-95 at Exit 18 B West. Within a 40 minute drive to LaGuardia, JFK and Newark airports, and 10 minutes from the newly expanded Westchester County Airport.
COMPLETED	1987
ARCHITECT	Thomas J. Mannino, A.I.A.
BUILDING SIZE	288,202 rentable square feet*, 5 floors.
TELECOMMUNICATION	A diverse range of telecommunications services are available through leading providers including fiber optic high-speed internet access.
HVAC	Five oil fired modular boilers providing hot water to a radiant heat delivery system located on the perimeter walls of each floor. Air conditioning is provided by two Trane electrically driven centrifugal chillers with a total capacity of 700 tons.
SECURITY	24/7 on-site security personnel, card access at all entrances and concierge service during business hours.
FIRE SAFETY	State-of-the-art fire detection/fire suppression system provided throughout.
ELEVATORS	Five elevators.
FLOOR LOAD	60 lbs. per sq. ft. (live load.)
WINDOW MULLION	5'0" with operable transom windows.
CEILING HEIGHT	8'2" finished.
OPERATING HOURS	8:00 a.m. to 6:00 p.m.; card controlled access after hours.
LOADING FACILITIES	Loading dock and freight elevator.
COMMUTER TRANSIT	Within 1 ¾ miles (five minute courtesy shuttle-ride distance) from the Mamaroneck Station (Metro North: Grand Central Terminal, Manhattan, 34 minutes) and within 5 miles from the White Plains Station (Metro North: Grand Central Terminal, Manhattan, 31 minutes).
PARKING	3.6 parking spaces per 1,000 square feet at no additional cost.
MANAGING AGENT	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.
OWNERSHIP	ESRT 500 Mamaroneck Avenue, L.L.C., which is owned by Empire State Realty OP, L.P.

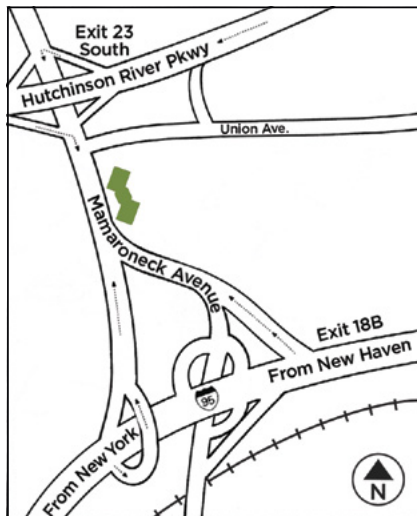
* As of 12/31/18

500 Mamaroneck Avenue

SAMPLE FLOOR PLAN



MAP



By Train.

Grand Central Terminal:

Metro North New Haven line to the Mamaroneck Station. 500 Mamaroneck Avenue is within a five minute courtesy shuttle-ride of the Mamaroneck Station.

From I-95:

Exit 18 B West onto Mamaroneck Avenue. Proceed for approximately 1 1/4 miles to 500 Mamaroneck Avenue.

From I-287:

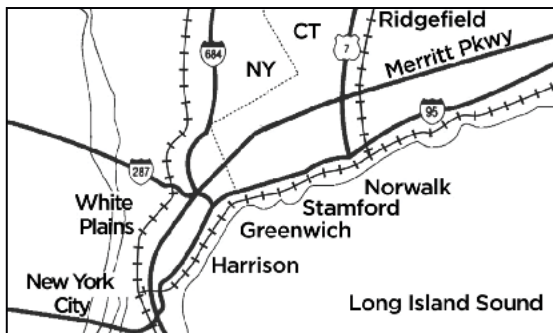
East or West to Hutchinson River Parkway. Follow directions as noted below.

From I-684:

South to I-287 East to Hutchinson River Parkway. Follow directions as noted below.

From Hutchinson River Parkway:

Exit 23 South onto Mamaroneck Avenue. Proceed for approximately 1/4 mile to 500 Mamaroneck Avenue on the left.



p 203-353-5200 f 203-353-5204 | EMPIRESTATEREALTYTRUST.COM • 100% COMMISSION ON LEASE SIGNING

EMPIRE STATE
REALTY TRUST

ESRT
LISTED
NYSE



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)
- 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



