



400 COLUMBUS

400 Columbus Avenue, Valhalla, New York

Cushman & Wakefield, as exclusive advisor, is pleased to present for sale 400 Columbus Avenue, a 14.7-acre office campus located in Valhalla, NY in the heart of Westchester County.

400 Columbus Avenue is currently 76% leased to a highly diversified roster of 24 tenants spanning the healthcare, non-profit, legal, logistics, and media sectors. 400 Columbus Avenue's distinctive configuration, comprised of five interconnected "pod-style" buildings, provides exceptional flexibility to accommodate a broad range of tenant sizes. This aligns well with current leasing demand, as demonstrated by the Property's average tenant size of 4,535 SF and a vacancy profile in which more than 70% of available space consists of suites under 4,000 SF. The campus is further enhanced by a full-service café, fitness center with locker rooms, conference facilities, and select upper-floor suites featuring vaulted ceilings, skylights, and abundant natural light.

The 14.7-acre Property is comprised of a 9.7-acre primary campus and an adjacent 5.0-acre parcel that is currently utilized in part for excess surface parking. By consolidating all of the property's parking onto the primary parcel, the adjacent acreage offers a compelling opportunity for redevelopment or monetization. The site has attracted interest for potential residential development, providing investors with meaningful embedded upside beyond the office investment while preserving operational flexibility for the existing campus.

Strategically positioned in central Westchester, 400 Columbus Avenue benefits from access to a deep, highly educated labor pool and affluent surrounding demographics. Located approximately 15 minutes north of White Plains, the campus offers immediate connectivity to I-287, the Taconic State Parkway, the Sprain Brook Parkway, and the Saw Mill River Parkway. The Property is also within close proximity to major regional demand drivers, including Westchester Medical Center and Maria Fareri Children's Hospital, while remaining less than 10 minutes from both the Mount Pleasant and Valhalla Metro-North stations, providing direct rail access to New York City and the Westchester County Airport.

400 Columbus Avenue represents a compelling opportunity to acquire a well-located, institutionally scaled office asset with durable in-place cash flow and multiple avenues for value creation. Investors have the opportunity to grow income through leasing and mark-to-market rent increases while also unlocking longer-term value through the potential redevelopment or monetization of the adjacent 5-acre parcel. Combined with the Property's central Westchester location, amenitized campus environment, and long-term lease profile, these characteristics position 400 Columbus Avenue as a highly differentiated investment opportunity.

**Significant Lease-Up
& Cash Flow Upside**

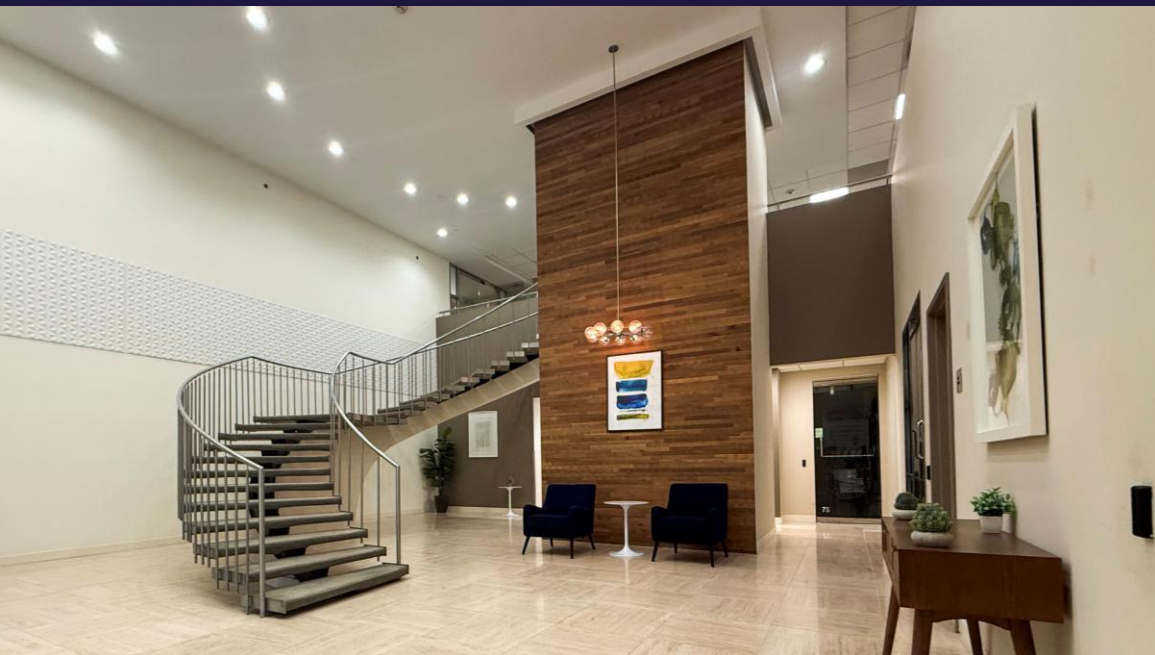
**Below-Market Rents
with Mark-to-Market
Opportunity**

**Durable Cash Flow
Anchored by
Long-Term Tenancy**

**Suite Mix Aligned
with Market Demand**

**Central Westchester
Location with
Strong Accessibility**

**Excess Land
Offers Future Upside**



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