



SPACE - DIRECT LEASE

## 4 Manhattanville Road

Purchase, NY | Westchester  
[www.thecentreatpurchase.com](http://www.thecentreatpurchase.com)

### DETAIL

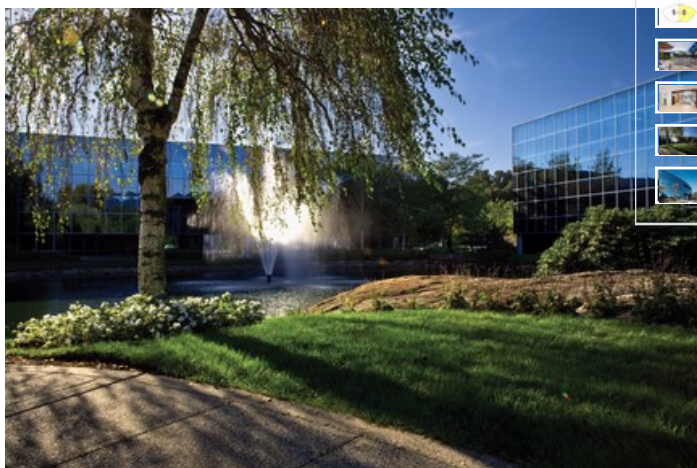
|             |               |
|-------------|---------------|
| Floor/Suite | 4 / Suite 402 |
| Total SF    | 29,968        |
| Rent        | \$32.00 psf   |
| Available   | Immediate     |
| Use         | Office        |

### CONTACT

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### BUILDING DESCRIPTION

The distinctive combination of amenities and total ease of access from virtually any point in Westchester County and beyond create a truly Class A corporate campus. The Centre at Purchase consists of one 3-story and three 4-story office buildings. The 43-acre corporate campus includes abundant parking, gourmet cafe, professional gym, and onsite management. The centrally located pond features fountains, outdoor seating, and bridges for all the tenants to enjoy.

### MAJOR TENANTS

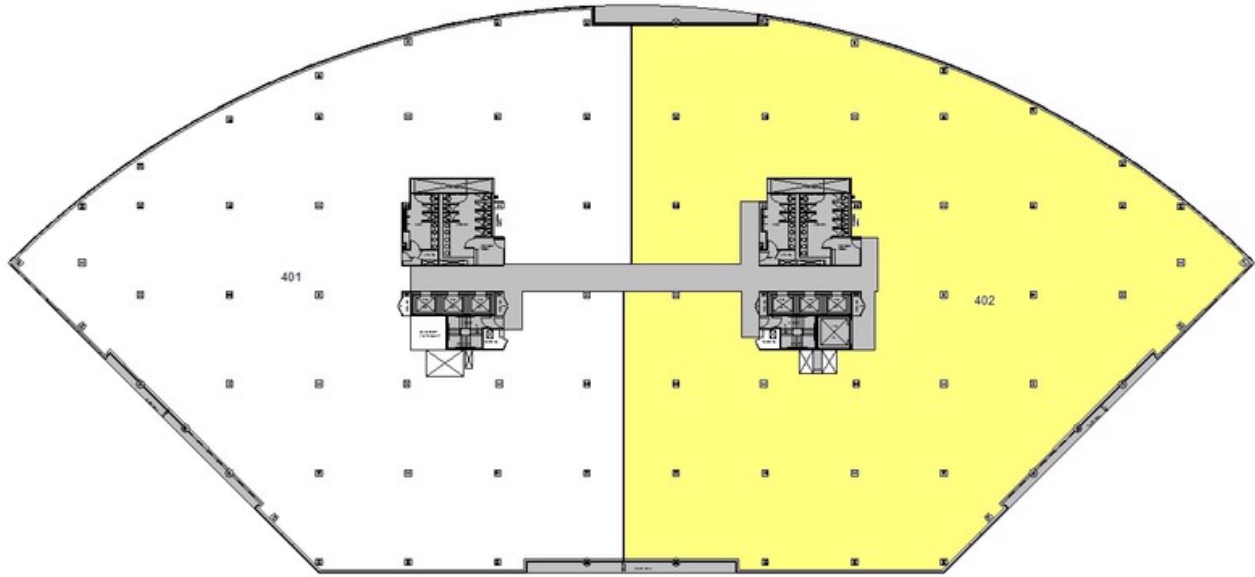
Greywolf Capital Management; Guggenheim Premises, LLC; Endurance Reinsurance Corporation of America

### AMENITIES

ATM machine. Attractive landscaped grounds. Balconies. Café. Conference facility. Courtyard. Covered parking. Dry cleaner. Exercise facility. Express bus to train. High speed internet. Mailroom. On-site management. Overnight mail (Fedex, Airborne, UPS, etc.). Picnic areas. Pond. Private corporate setting.

### OTHER BUILDING INFO

**Building Area:** 244,012 sf **Number of Floors:** 4 **Floor Sizes:** Typical Floor Size 61,000 rsf **Manager:** George Comfort & Sons Inc. **Year Built/Renovated:** Built: 1984 **Tenancy:** Multi-tenant **Building Class:** A **Primary Type:** Office **Property Status:** Existing



DISCLAIMER: One full commission in accordance with our rate schedule will be paid, when received by us, to a cooperating broker who consummates a lease executed by both landlord and tenant and exchanged and which has been approved or consummates a sublease executed by both the Sublessor and Sublessee and exchanged and has been approved and has received Landlord's consent. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, sublease or financing, or withdrawal without notice.