



SPACE - DIRECT LEASE

## 2 Manhattanville Road

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

DETAIL

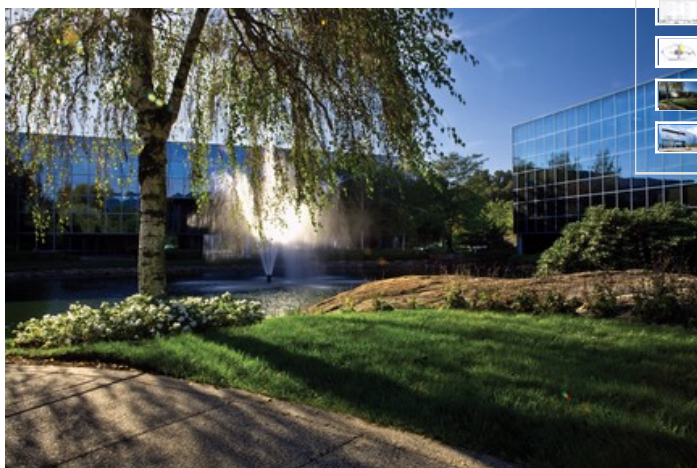
|             |               |
|-------------|---------------|
| Floor/Suite | 1 / Suite 103 |
| Total SF    | 2,482         |
| Rent        | \$32.00 psf   |
| Available   | Immediate     |
| Use         | Office        |

CONTACT

**Peter S. Duncan** - President and CEO  
Phone 212-481-1122

**Dana R. Pike** - Senior Vice President  
Phone 212-542-2116

**Andrew Joseph** - Vice President  
Phone 212-481-1122 Ext 2123



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, picnic tables, and bridges for all the tenants to enjoy.

MAJOR TENANTS

Quorum Federal Credit Union; Hitachi Metals America; Apollo Real Estate Acquisition LLC; Integramed America, Inc.; Richard Fleishman Associates, Inc.

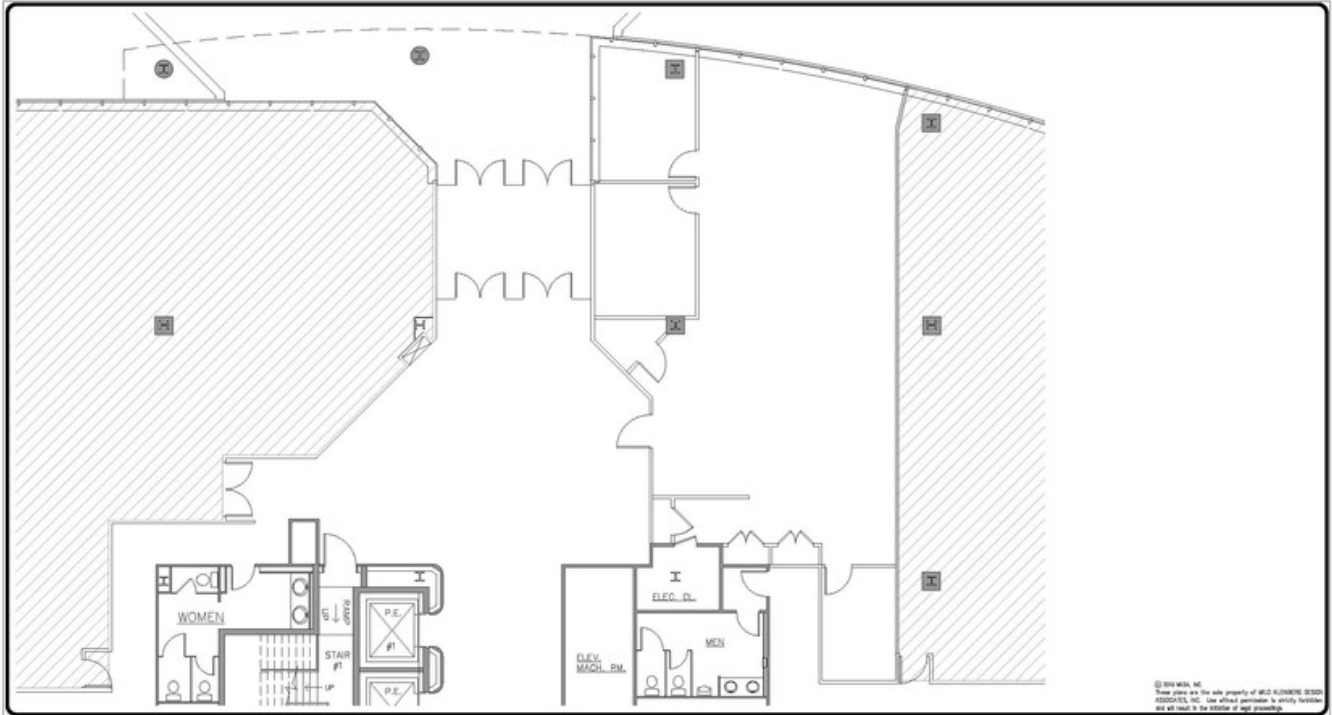
AMENITIES

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:** 171,031 sf **Number of Floors:** 4 **Floor Sizes:** Typical Floor Size 40,200 rsf **Ceiling Height:** 11'3" **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.



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**MKDA** LLC  
ONE STAMFORD LANDING  
SUITE 200, 40 NORTHWELL AVENUE, WESTFIELD, CT 06097 TEL: 203-487-2400 FAX: 203-487-2402

JOB NAME AND LOCATION:  
**GEORGE COMFORT & SONS, INC**  
Commercial Real Estate Since 1919  
**2 Manhattanville Road  
Purchase, NY 1st Floor**

SHEET TITLE:  
**MARKETING PLAN  
2,482RSF**

|                   |                     |              |           |
|-------------------|---------------------|--------------|-----------|
| SCALE:            | <b>N.T.S.</b>       | ISSUED BY:   | <b>MP</b> |
| DATE:             | <b>01.15.13 MKS</b> |              |           |
| REVISIONS:        |                     |              |           |
| WORKING ENGINEER: |                     | PROJECT NO.: |           |

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