



SPACE - DIRECT LEASE

3 International Drive

3 International Drive 1100 King Street
Rye Brook, NY | Westchester

DETAIL

Floor/Suite	1 / Partial 1st Floor
Total SF	4,031 Max Contiguous: 4,031
Rent	Upon Request
Available	Immediate
Use	Office

CONTACT

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



AMENITIES

Café. Conference facility. Exercise facility. Express bus to train.

OTHER BUILDING INFO

Telecom: Verizon: Lightspeed, Cablevision: Lightpath, Abovenet, NextGen, Earthlink **HVAC:** Monday Friday: 8 am 6 pm (Excluding Holidays). Extended hours available at the building standard rate. **Electric:** AMPS: 1200. **Sprinkler:** Full **Security / Lobby:** 24/7 Access Tended Lobby Key Card Access **Passenger Elevators:** 2
Building Area: 94,774 sf **Number of Floors:** 3 **Floor Sizes:** 30,773 - 32,000 **Owner:** George Comfort & Sons **Manager:** George Comfort & Sons **Year Built/Renovated:** Built: 1983 Renovated: 2016 **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.