



2 Westchester Park Drive offers a smart, cost-effective multi-tenant office space with prime amenities. Strategically located in the heart of Westchester, Westchester Park Drive offers high visibility in a high traffic area along Westchester Avenue, with direct access to I-287, I-684 and the Hutchinson River Parkway. The building is next door to Lifetime Fitness, offering tenants easy access to the areas only lifestyle facility that offers pools, tennis courts, and dining among other features.

### Property Highlights



Brand new state-of-the-art cafeteria located in lobby level.



New modernized conference center (seats 70) equipped with video-conferencing abilities in lobby level.



New computerized Carrier energy management system and new roof mounted Trane Chillers.



Building wide high-speed broadband connection.



Centrally monitored, modernized fire alarm system.



24 Hours/7 Days a week access.



4 Spaces / 1,000 sf Parking.



Newly renovated entryways and main lobby currently under renovation.



Contemporary hands-free bathroom facilities.



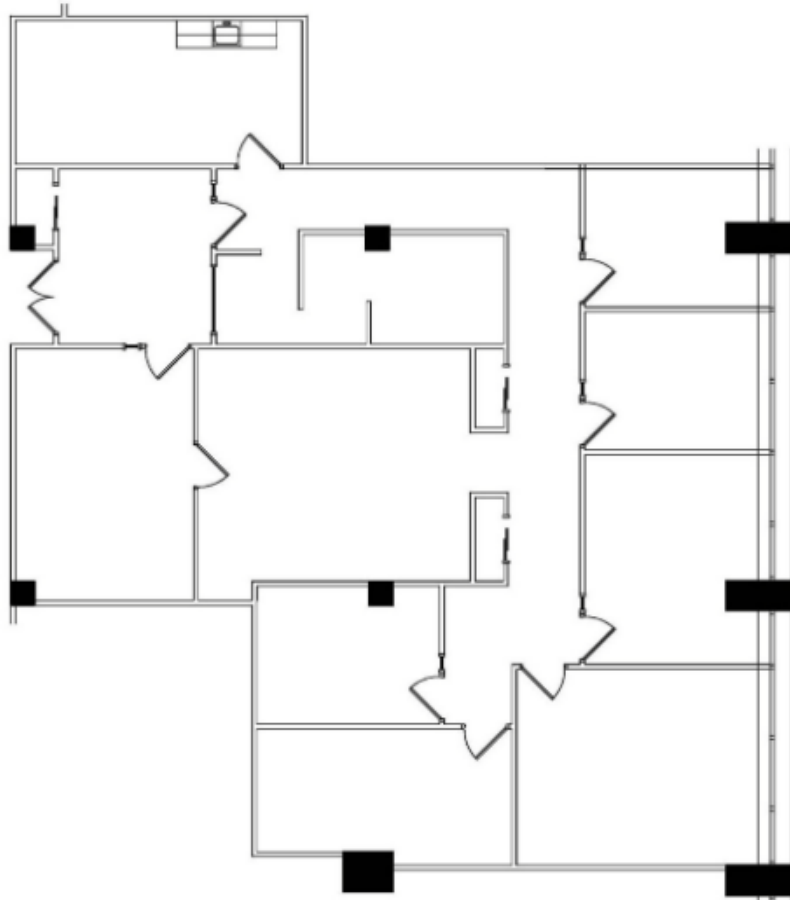
Attentative on-site owner managed property.

### Unit Highlights

- 3,045 Rentable Square Feet
- Center Core buildings providing for flexible floor plates.
- Tenant Controlled HVAC.
- Ideal for Professional or Medical Use.

## Floor Plan

---



**Rentable Square Feet: 3,045**

These plans are provided for leasing purposes only and are not guaranteed for architectural accuracy. Any and all dimensions indicated are approximate. Rentable square footage is not indicative of actual gross square footage and is subject to change without notice. The copying, reproduction, or distribution of these plans for non-leasing purposes is strictly prohibited.

This material may also contain information that may be proprietary, confidential and/or privileged and may only be distributed to the individual(s) directly involved with the aforementioned property. If you have received this material in error, please delete the original transmission without making copies, disclosing, distributing, saving or making use of it in any manner (all of which acts are strictly prohibited), and notify Heritage Realty Services, LLC. by e-mail at [info@heritagerealty.com](mailto:info@heritagerealty.com).