

SUBLEASE

Trophy Greenwich-quality space
at the Irvington Train Station

4,273 RSF

3 W MAIN STREET, IRVINGTON, NY

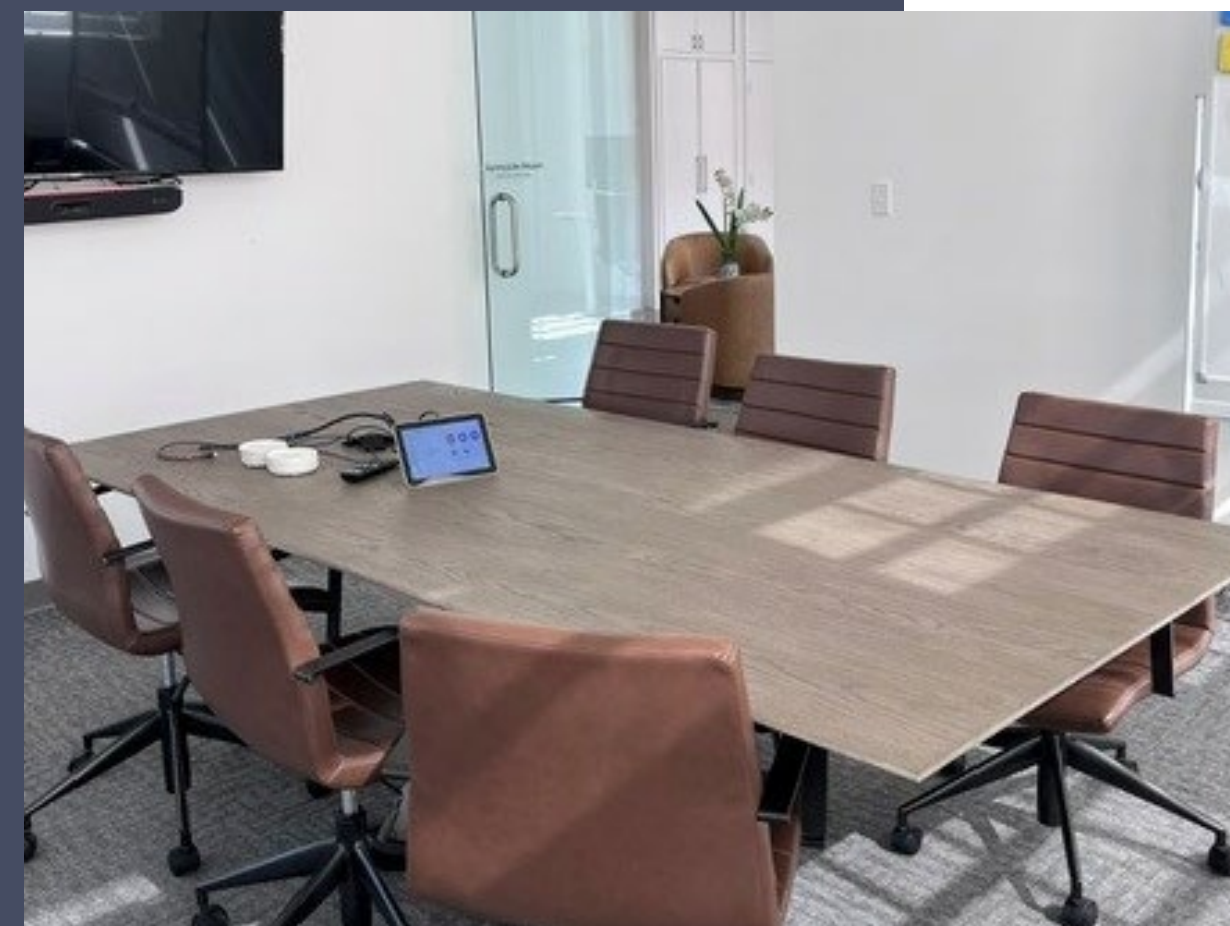
- 4,273 RSF | Top Floor
- Term through December 31, 2033
- Furnished office trading floor + FF&E
- Direct Hudson River + Tappan Zee views



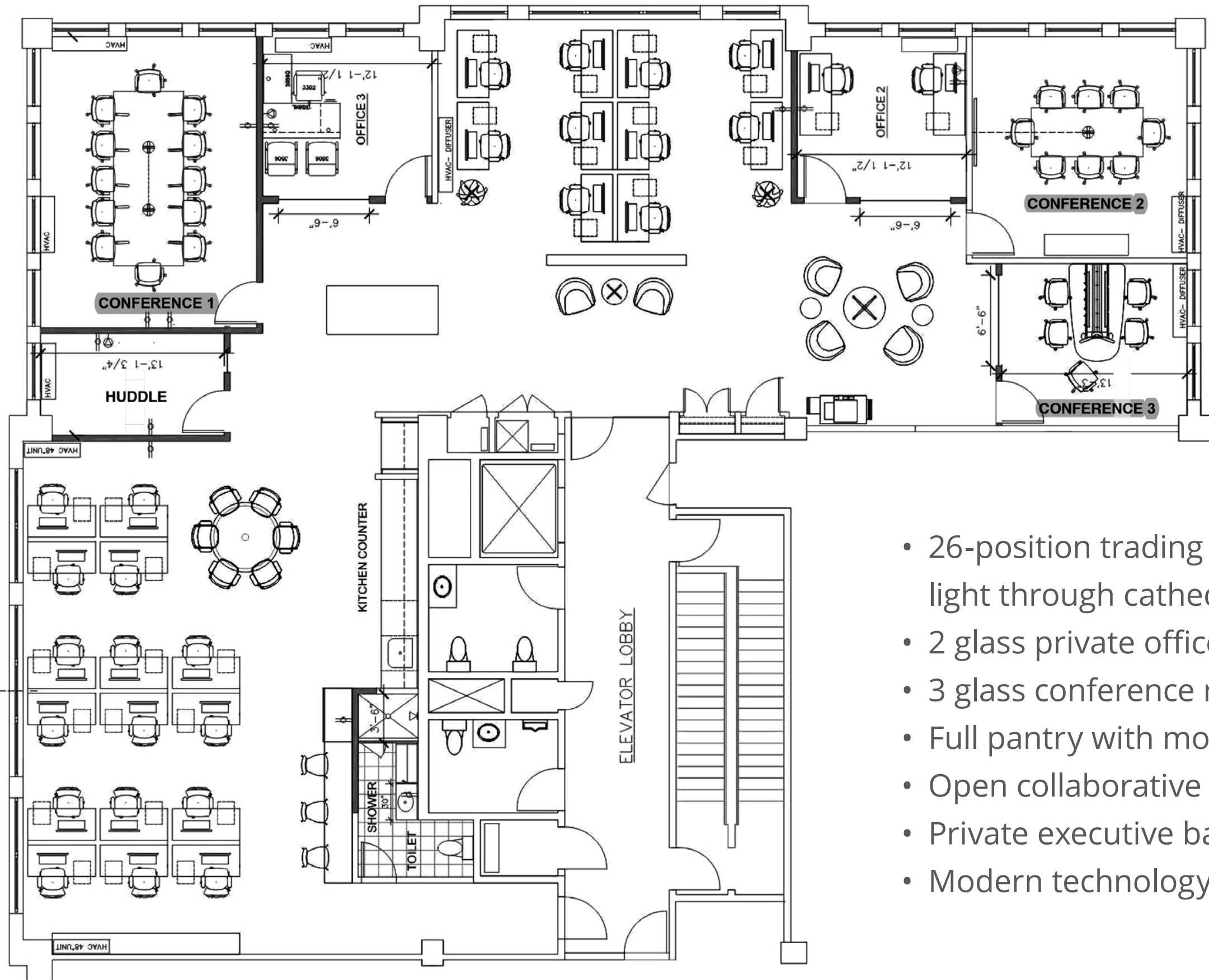


PROPERTY HIGHLIGHTS

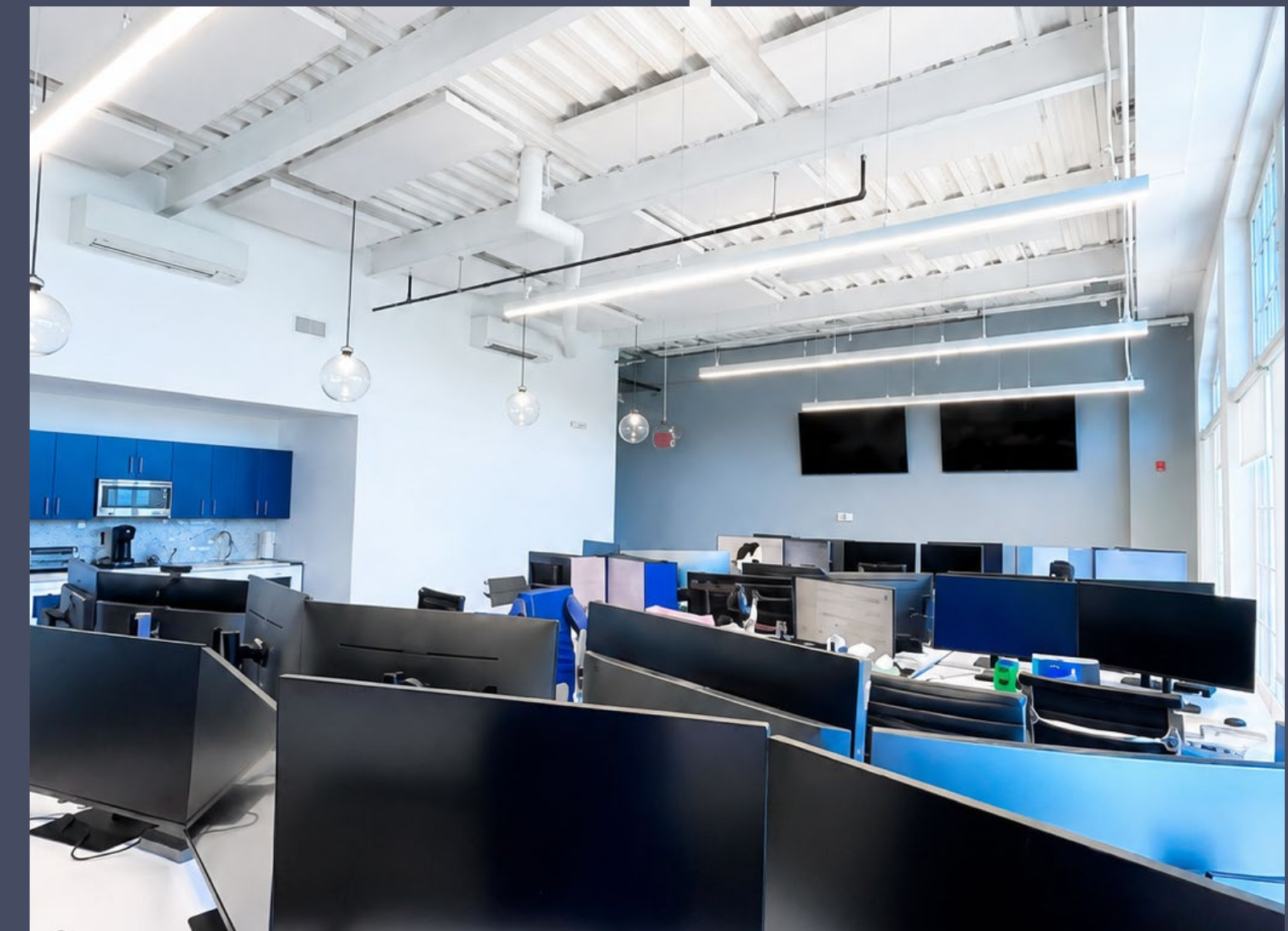
- Trophy top-floor sublease, 4,273 RSF, with sweeping Hudson River and Tappan Zee Bridge views
- Approximately 7.5 years of term remaining (through December 31, 2033)
- Delivered turnkey: move in and operate from day one
- Trading desks, all FF&E, and IT infrastructure in place
- Turn-of-the-century Hudson-front warehouse, fully reimaged with cathedral windows, soaring ceilings, and current-generation finishes
- Ideal for hedge funds, family offices, and financial/trading-oriented users seeking Greenwich - quality space at the Irvington train station

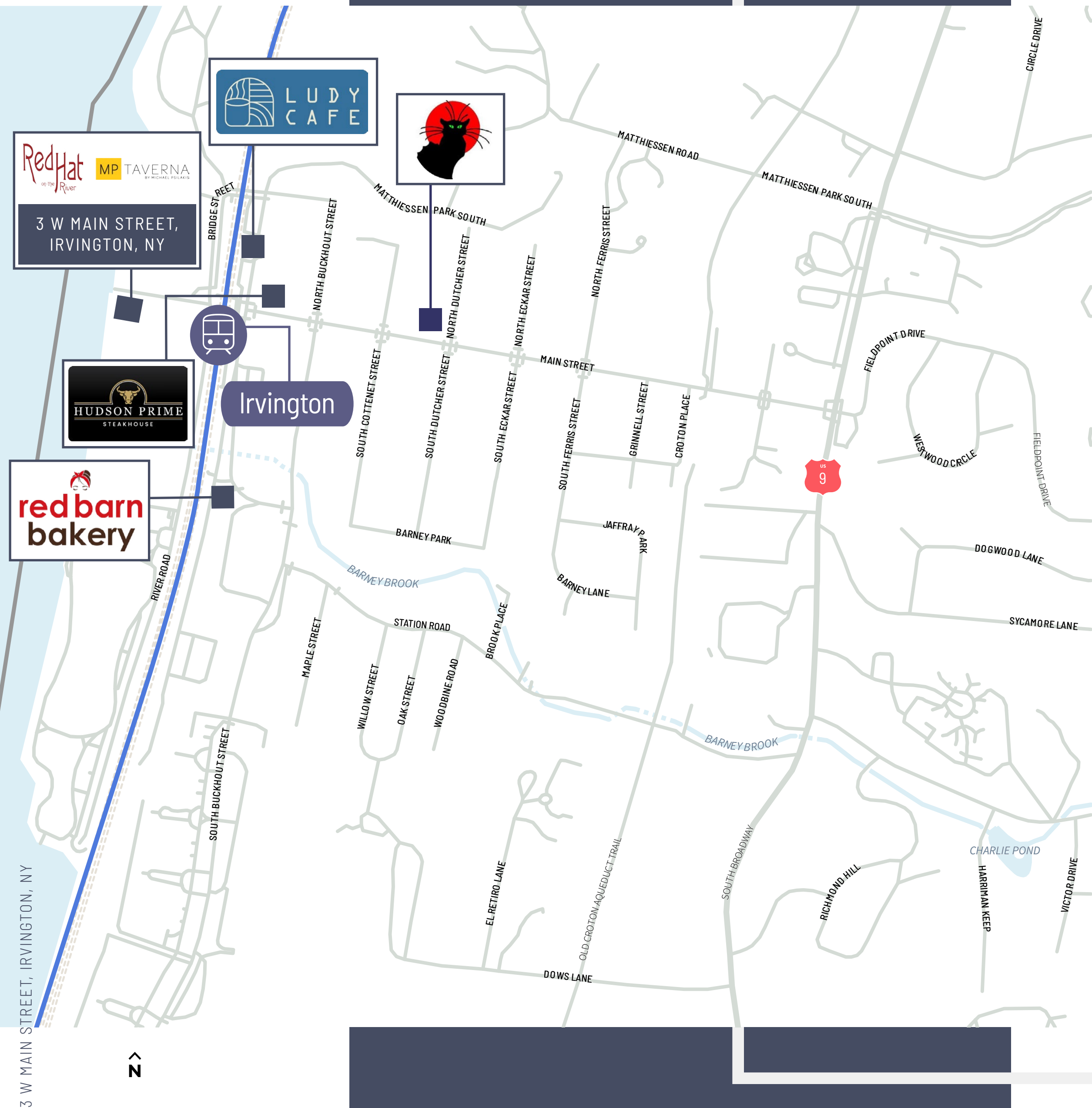


SPACE FEATURES



- 26-position trading floor with abundant natural light through cathedral windows
- 2 glass private offices
- 3 glass conference rooms plus huddle room
- Full pantry with modern finishes
- Open collaborative workspace integrated throughout
- Private executive bathroom with shower
- Modern technology infrastructure throughout





LOCATION / AREA AMENITIES

- Direct Metro-North access (Hudson Line), approximately 40 minutes to Grand Central
- Walkable downtown Irvington: Main Street restaurants, cafes, and shops within a few blocks
- Adjacent Hudson River waterfront parks and trail access
- Quick access to Route 9 (Broadway), the Saw Mill River Parkway, and the New York State Thruway (I-87/I-287) via the Mario Cuomo (Tappan Zee) Bridge interchange in Tarrytown
- Close proximity to the broader Tarrytown, Dobbs Ferry, and Hastings amenity base
- Approximately 30 minutes to Greenwich and Stamford via I-287 and the Tappan Zee Bridge
- 16 dedicated parking spaces included at no cost (approximately 3.75 spaces per 1,000 RSF - a rare ratio for transit-oriented Westchester office)

Turn-key trophy sublease—move in and operate from day one. Contact JLL for terms.

PROPERTY GALLERY





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