

# SUBLEASE

## Turnkey waterfront office space at the Irvington Train Station

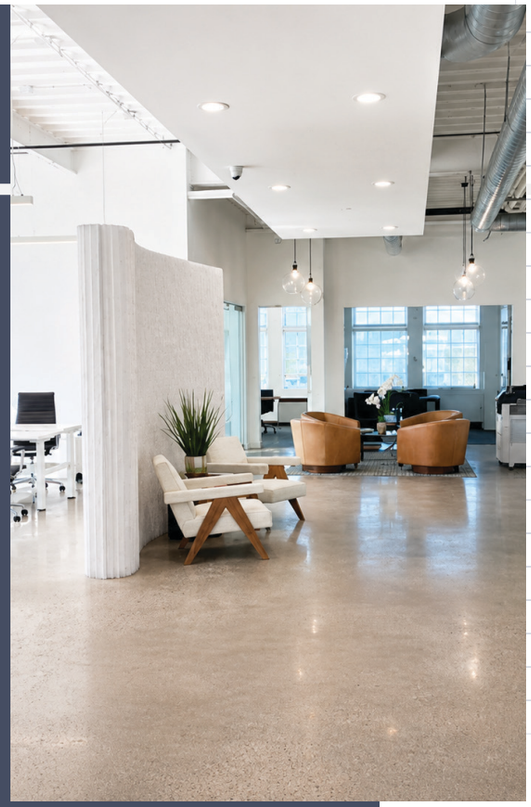
4,273 RSF

3 W MAIN STREET, IRVINGTON, NY

- Term through December 31, 2033
- Fully furnished office space
- Direct Hudson River + Tappan Zee Bridge views
- 16 parking spaces included at no cost

JLL





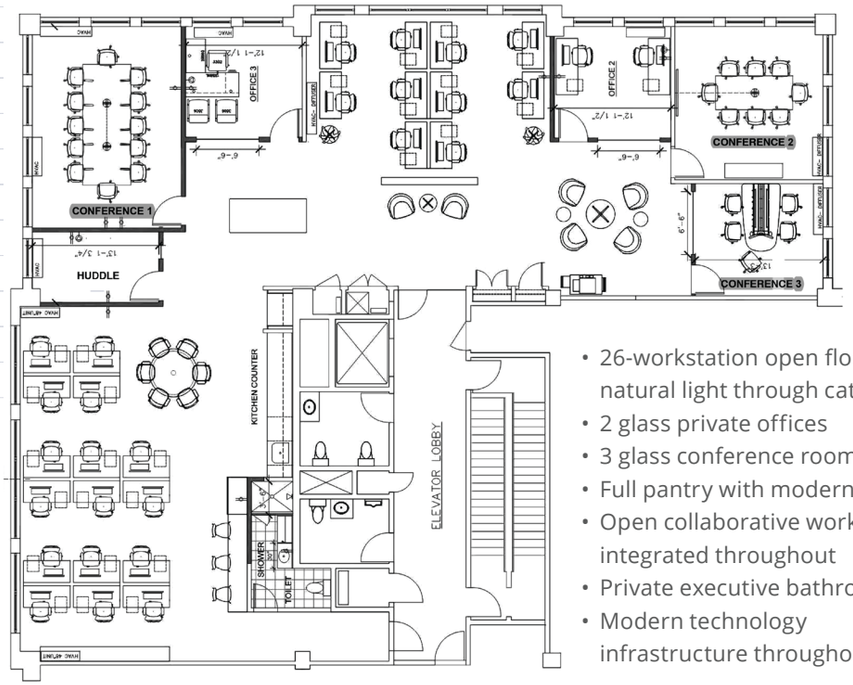




# PROPERTY HIGHLIGHTS

- Approximately 7 years of term remaining (through December 31, 2033)
- Delivered turnkey: move in and operate from day one
- Workstations, all FF&E, and IT infrastructure in place
- Turn-of-the-century Hudson-front warehouse, fully reimagined with cathedral windows, soaring ceilings, and current-generation finishes
- Well suited to professional services firms, privately held businesses, and other users who can put the existing buildout to work from day one, including financial and investment firms
- Direct Metro-North access (Hudson Line), approximately 40 minutes to Grand Central

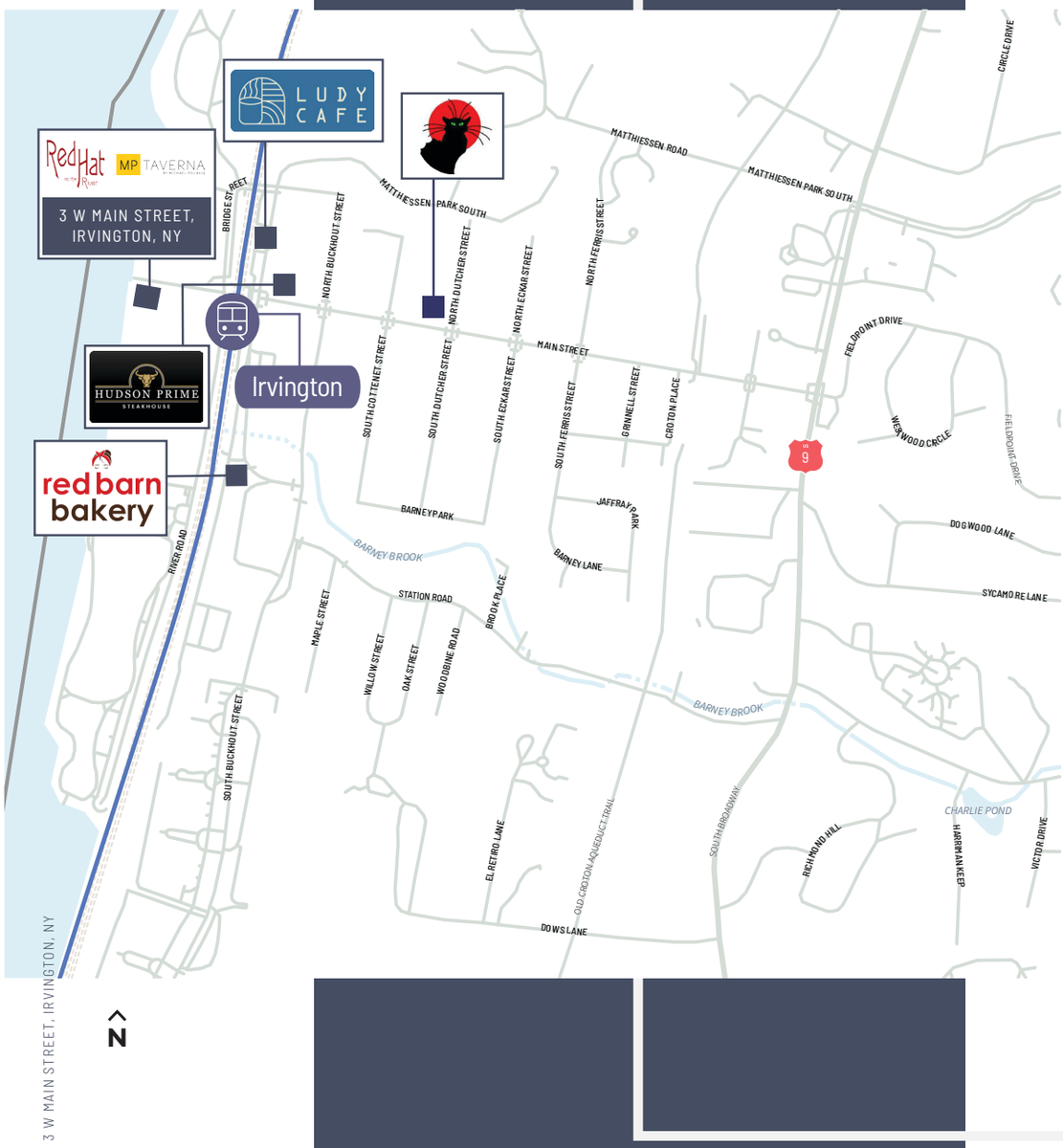
# SPACE FEATURES




- 26-workstation open 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)

**Turnkey waterfront sublease—move in and operate from day one. Contact JLL for terms.**

# PROPERTY GALLERY













# CONTACT US:


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