

34 South Broadway

White Plains, NY 10601



Kalmon Dolgin Affiliates
101 Richardson Street
Brooklyn, NY
347-390-1110



Offering Memorandum
(Summary)

TABLE OF CONTENTS

Property Overview

The Offering
Tenant Profile- AKRF
Features: Suite 508
Features: Suite 504
Area Map
Comparables

Financial Summary

Rent Roll
Property Income Statements
Year 2024
10-Yr Pro Forma 2025-34
Stacking Plan

Contact us

Jeff Unger

Office: 347-390-1114
Cell: 917-971-0995
JUnger@KalmonDolgin.com

Michael Deutsch

Cell: 914-299-1302
MDeutsch@KalmonDolgin.com



The Offering

Property Description

Kalmon Dolgin Affiliates Inc. (“Broker”) has been retained on an exclusive basis to market for sale 34 South Broadway, located in White Plains, New York. 34 South Broadway is a multi tenant office building primarily occupied by medical, law and accounting professionals. This Class B office building encompasses 52,500 SF totaling 7 stories.

With a current occupancy rate of 86% and an above market weighted average lease term remaining, the property is a proven performer and is ideally situated to retain its current tenant base and attract new tenants.

- **2026 – Projected NOI \$799,285**
- Building Type: Class B Office
- Year Built: 1970: Major Renovations 2018
- RBA: 52,500
- Floors: 7
- Typical Floor: 7,500 SF
- HVAC: Fully A/C
- Renovated Elevators (2)

Disclaimer:

Information Reliability: The information provided herein is believed to be reliable, but the owner and broker do not guarantee its accuracy or completeness. All properties and figures presented herein are subject to prior sale, change, or withdrawal without notice.

No Warranty: Owner and broker make no warranties or representations, express or implied, regarding the suitability of the property for any particular purpose or use.

Independent Verification: Prospective purchasers and tenants are advised to conduct their own thorough investigations and due diligence to verify all information and to determine the suitability of the property for their needs.

No Liability: Owner, its partners, shareholders, members and agents are not liable or responsible for any errors, omissions, or misrepresentations in the information provided, and we disclaim all liability for any damages or losses arising from reliance on such information.

Not Legal Advice: This information is for informational purposes only and does not constitute legal or financial advice. You should seek professional advice and perform your own due diligence in all respects before making any decisions.

34 South Broadway Building Highlights

Building Features:

Many long-term tenants

Newly renovated bathrooms

Renovated common areas

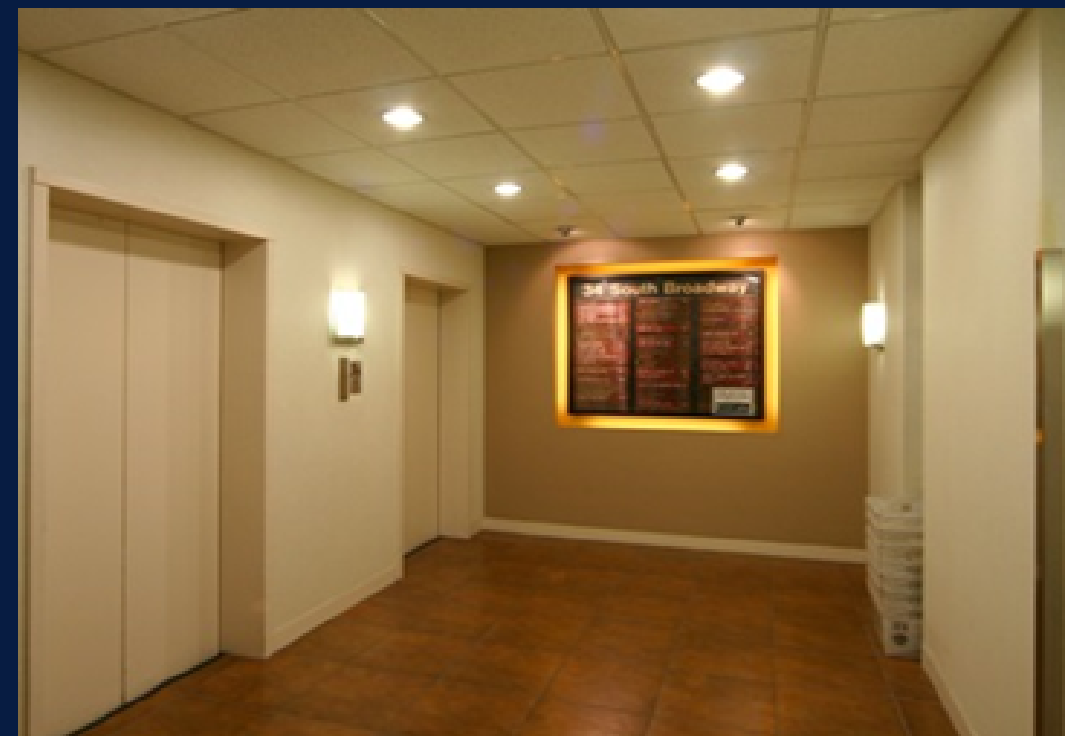
New elevators

Parking available close to entrance

Occupants include a mix of Medical, Accounting, & Law

Property Manager office on-site

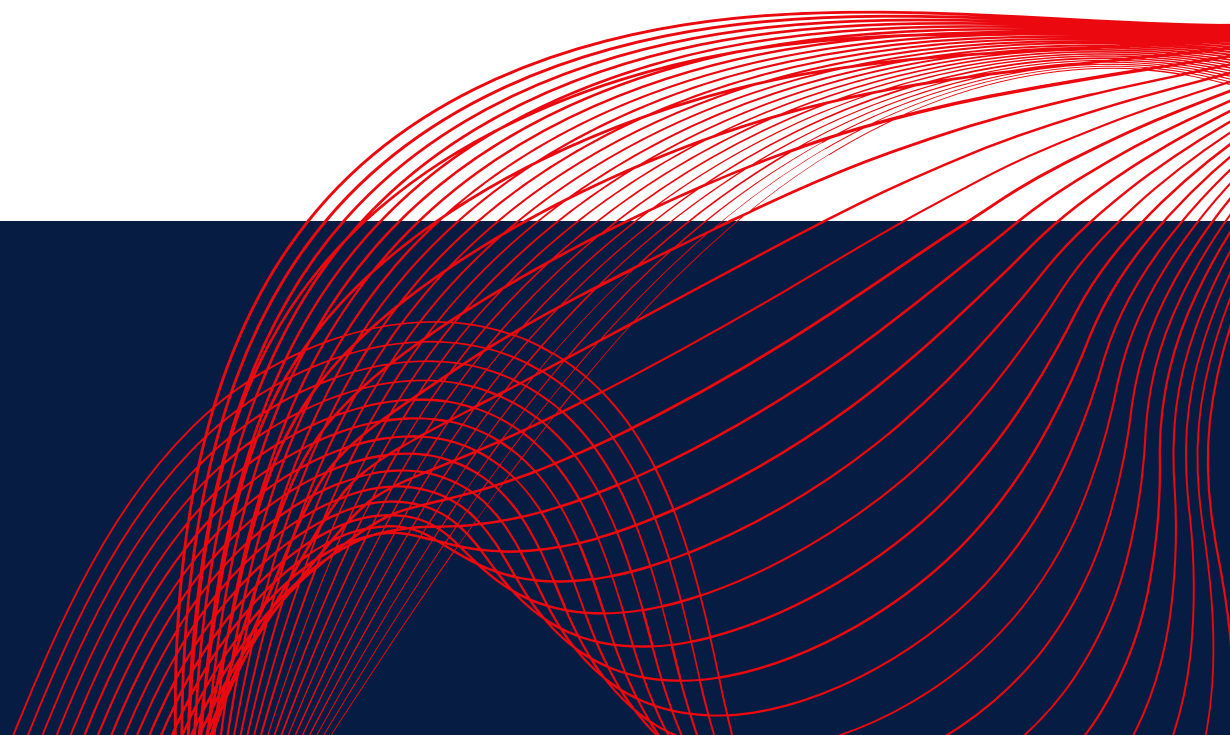
Located steps from The Westchester Mall, Westchester county's most prestigious shopping destination



Tenant Profile of Largest SF Occupant

Founded in 1981 as a small start-up named Allee King Rosen & Fleming, AKRF now draws on a wide range of professional specialties to develop real-world solutions for transportation, real estate, water, and energy clients. Offices are located throughout New York, New Jersey, Pennsylvania, Maryland, Virginia, and Connecticut, and the company completes projects around the country. We serve our clients through a commitment to technical excellence across our portfolio of professional services, while always acting with integrity and fostering a culture of innovation, collaboration, and environmental stewardship. AKRF has been a 34 S. Broadway tenant since 1999.





MAP



Contact Us

Kalmon Dolgin Affiliates

Jeff Unger

Office: 347-390-1114

Cell: 917-971-0995

JUnger@KalmonDolgin.com

Michael Deutsch

Cell: 914-299-1302

MDeutsch@KalmonDolgin.com