



570 TAXTER ROAD

Elmsford, NY

From its beautifully landscaped setting to its modern building systems, 570 Taxter Road offers your business a first class work environment. This impressive class A, full-glass building features a continuous window line accommodating a high ratio of executive offices per floor, and an elegant lobby with granite flooring, mahogany doors, and touch screen directory. With smaller floor plates, the building is ideal for smaller users. Located on the Tarrytown "Platinum Mile," between White Plains and Tarrytown, 570 Taxter Road offers convenience to area highways, numerous nearby amenities, responsive on-site Mack-Cali property management, and more.

Specifications

Height: Six stories

Ceiling height: 8' 6"

Floor plates: Approximately 14,000 square feet

Floor loads: 100 lbs. per square foot

Loading: On-grade loading area

Electrical capacity/voltage: 7 watts, 4 wire, 3 phase, 120/208 volts per square foot

Technology providers: Verizon, FIOS, and Cablevision LightPath

Base building cooling system: BAC Tower with Johnson Control VSD and DDC Andover Controls System

Base building heating system: Forced hot air system; central oil fired boiler coils in air handlers

Air distribution: Cooling tower, chillers, air handlers on first floor, VAV

Supplemental air conditioning system: Can be installed upon tenant's request

Life safety: Edwards addressable fire alarm system

Elevators: Two 2,500-lb. passenger

Parking: 4:1,000 sf ratio with additional parking available

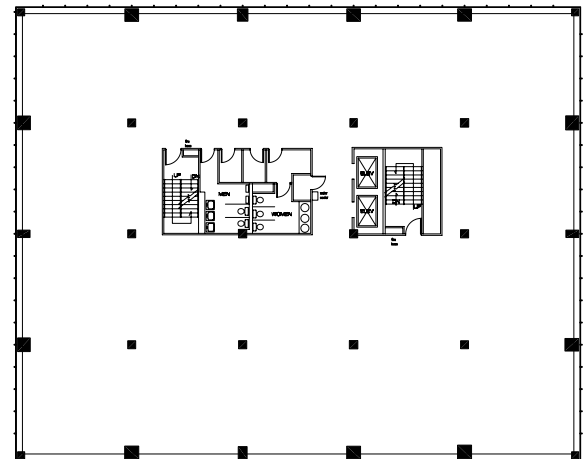
Other amenities: Lobby-level food service

Security: Property patrol with parking lot patrol; time lapse recorder for building entry points; and 24/7 card key/intercom access



Location

- Strategically located along Route 119 between Tarrytown and White Plains, at the intersection of I-287 and I-87, near the Saw Mill River and Sprain Brook parkways, and the Tappan Zee Bridge
- Nearby numerous hotels including the Doubletree Hotel Tarrytown, the Courtyard Tarrytown Greenburgh, and the Westchester Marriott with conference facilities, health club, and restaurants
- Within close proximity to retail, restaurants, banking, and business services
- Public transportation to Metro-North White Plains train station
- Westchester County bus service on site
- Minutes from Westchester County Airport and less than an hour from LaGuardia, JFK International, and Newark Liberty International airports



Typical Floor Plan

Mack-Cali offers a seamless, streamlined leasing process, providing a full suite of in-house services covering lease negotiation, design and build-out, space planning, and more. Infrastructures and building systems are first rate and a strong financial position allows exceptional maintenance and investment in building improvements.

For more information, please call the Mack-Cali Leasing Department at **914.592.4800** or email leasing@mack-cali.com.

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