

The Offices at

CHAPPAQUA CROSSING

480 N BEDFORD ROAD, CHAPPAQUA, NY 10514

ONE-OF-A-KIND PROFESSIONAL CAMPUS

THE CROSSROADS OF COMMUNITY
& COLLABORATION

UNDER NEW OWNERSHIP



Find Your **WORK-LIFE BALANCE**

AN EXCEPTIONAL SETTING FOR AN EXCEPTIONAL WORKFORCE

Nestled within a beautiful and extensively landscaped environment, Chappaqua Crossing is a 490,000 SF, 59-acre unique campus located in the heart of Westchester County. With easy access to major highways, the MetroNorth and air travel, Chappaqua Crossing offers excellent connectivity to the greater New York City area including Midtown Manhattan, Northern New Jersey, Fairfield County and more.

The original Georgian-style brick building has been a landmark for generations, offering a professional setting that combines character and collaborative settings within a community environment. Chappaqua Crossing is a one-of-a-kind community featuring an upscale retail village with a Whole Foods Market, Starbucks, Lifetime Athletic, Sweetgreens and a free-standing community arts center.

With flexible floorplates for a variety of users, classic architectural design, along with top-rated schools nearby, Chappaqua Crossing truly offers unique opportunities to live, to work and to enjoy the best of Westchester County life. It's an ideal work environment for professionals looking to optimize their time in a pristine setting.



Features

- Professional campus with a significant capital improvement campaign underway by new ownership.
- Conference center available for tenant's use
- Efficient floor plates, high ceilings and plush office environment
- On-site cafeteria with high quality food selection
- 11,000 SF professionally-staffed fitness center with modern equipment, aerobics floor, a full schedule of exercise classes, locker rooms and saunas
- Shuttle to train
- 20 minutes to Westchester Airport; 40 minutes to LaGuardia Airport
- Direct access off Exit 33 of the Saw Mill River Parkway

CONNECTION. CONNECTIVITY. CONVENIENCE.



Amenities

FOOD/DRINK

- 1 Building Cafeteria
- 2 Market Burger
- 3 Pizza Parlor
- 4 Kikka Sushi
- 5 WFM Coffee Bar
- 6 Starbucks
- 7 Sweetgreen
- 8 LifeTime Cafe

FITNESS

- 9 LifeTime Fitness

RETAIL

- 10 Whole Foods Market
- 11 Chase Bank
- 12 Fidelity Investments
- 13 ROCKS Jewelry Gifts Home
- 14 Verizon

ARTS & ENTERTAINMENT

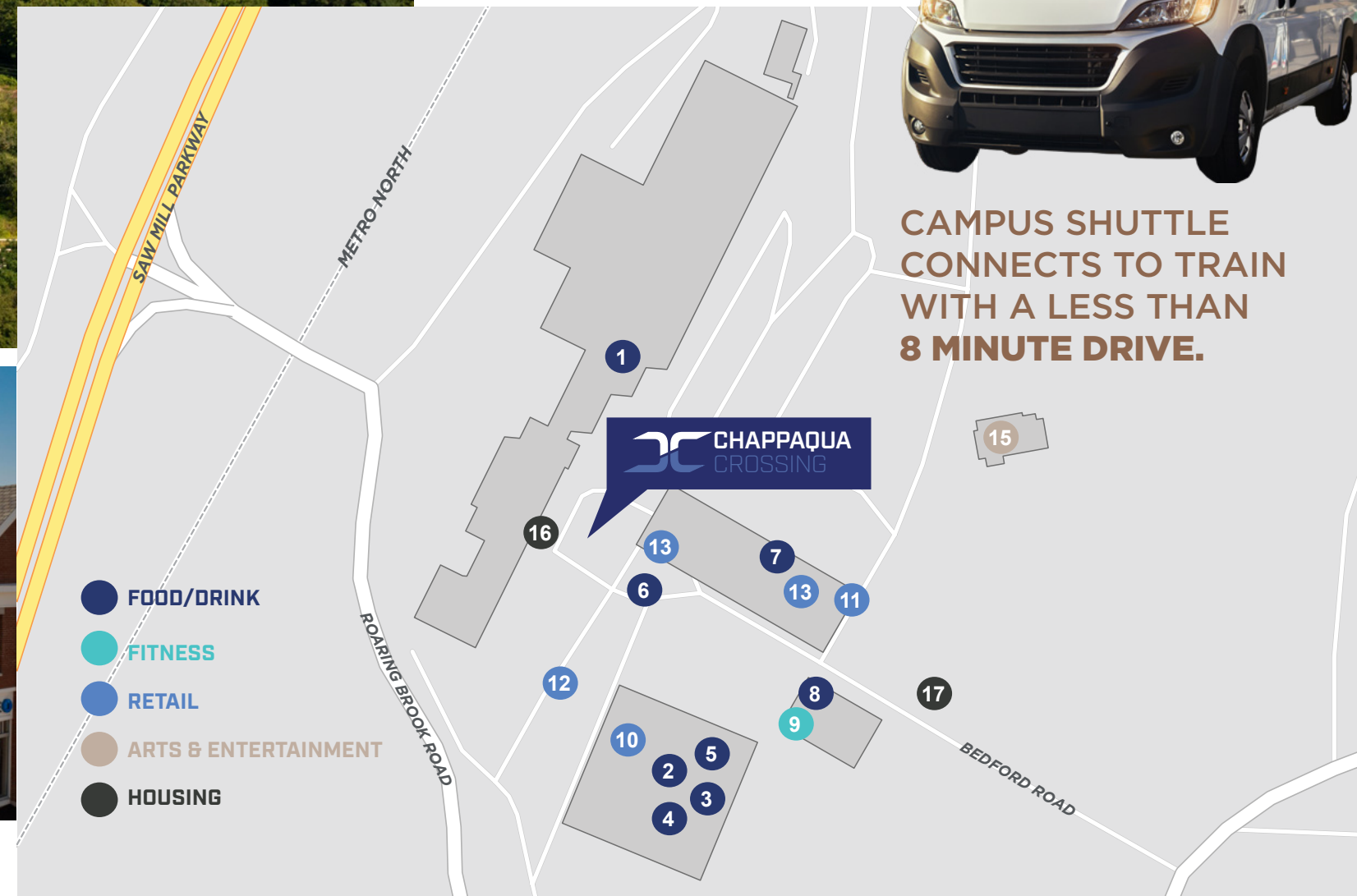
- 15 Chappaqua Performing Arts Center

HOUSING

- 16 Chappaqua Crossing Apartments
- 17 Chappaqua Crossing Carriages



CAMPUS SHUTTLE
CONNECTS TO TRAIN
WITH A LESS THAN
8 MINUTE DRIVE.



FLEXIBLE FLOOR PLATES

For a Variety of Users



AVAILABLE UNITS

UNITS FROM
1,000 TO
43,000 RSF



ONE-OF-A-KIND COMMUNITY.
LIVE. WORK. ENJOY.

**SHOP. BANK. DINE.
WORKOUT.**

And So Much More

8:30 AM

Get your morning java at Starbucks.



10:30 AM

Grab a snack at WFM Coffee Bar.



12:00 PM

Enjoy lunch at one of the Whole Foods eateries and bars, building cafeteria or Sweetgreen!



5:00 PM

Work out at LifeTime Fitness



6:30 PM

Have dinner at one of Chappaqua's many great restaurants!



8:00 PM

Immerse yourself in culture at the Chappaqua Performing Arts Center.



The Offices at

CHAPPAQUA CROSSING

CONTACT US TODAY TO SCHEDULE A TOUR.

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