

Tarrytown | New York

127 W Main Street

Trophy Westchester Office Condominium



FOR SALE \$2,500,000



Rare Hudson Harbor Office Acquisition | 7,000 SF Waterfront

Corporate Headquarters Opportunity

Strategically positioned just a short walk from the Tarrytown Metro-North Station, the property offers direct commuter rail service to Grand Central Terminal in approximately 40 minutes. The location also provides immediate access to Interstate 287, Route 9, the Governor Mario M. Cuomo Bridge, and the greater New York metropolitan region, making it one of the most accessible office locations in Westchester County.

WELCOME


SUMMIT
SOLUTIONS GROUP

TEAMWORK
INNOVATION
INTEGRITY
EXCELLENCE

PREMIER OFFICE SPACE FOR SALE

ELEVATE YOUR BUSINESS

100% LOWER LEVEL

ENTIRE LOWER LEVEL AVAILABLE

The existing improvements can accommodate a wide variety of professional office uses including:

- Corporate Headquarters
- Financial Services
- Wealth Management Firms
- Family Offices
- Law Firms
- Architecture & Engineering Firms
- Technology Companies
- Healthcare
- Administration
- Consulting Practices
- Creative and Marketing Agencies





EXCELLENCE
COLLABORATION
INTEGRITY

YOU ARE A MEMBER
OF STRUCTURE BUILT





Located within the prestigious Hudson Harbor waterfront development, 127 West Main Street presents a rare opportunity to acquire approximately 7,000 square feet of first-floor office condominium space in one of Westchester County's most recognizable mixed-use destinations. The offering occupies the entire lower level of Hudson Harbor I Condominium and features a highly efficient layout consisting of executive offices, conference rooms, bullpen areas, collaborative workspaces, reception areas, kitchen facilities, storage, and support space.



THE AGENCY
COMMERCIAL DESIGN

MARKET ANALYSIS

- GROWTH
- OPPORTUNITY
- CHALLENGE



OUR VALUES

- Integrity
- Collaboration
- Accountability
- Innovation
- Excellence

A THE AGENCY | COMMERCIAL DIVISION



Constructed in 2009 as part of the award-winning Hudson Harbor master-planned development, the property combines timeless architecture with modern functionality. Soaring ceilings, oversized windows, abundant natural light, and a distinctive stone-and-timber exterior create an office environment rarely found in suburban markets.





Employees and visitors enjoy immediate access to waterfront walking paths, restaurants, retail amenities, and public gathering spaces that contribute to an exceptional workplace experience.

Owner-User Opportunity

For an owner-user, 127 West Main Street represents the opportunity to establish a corporate headquarters or regional office within one of the most desirable business environments in the Hudson Valley.





The current floor plan offers immediate occupancy potential while allowing future customization to meet specific operational requirements. Ownership provides long-term occupancy control, protection from rising rental costs, and the opportunity to build equity in a premier waterfront asset.

Attractive Investment Opportunity

For investors, the property offers stable in-place income from a nationally recognized corporate tenant, Konica Minolta Business Solutions U.S.A., Inc., a subsidiary of Konica Minolta, Inc., a global leader in technology and business solutions. The tenant currently occupies 100% of the premises and provides a reliable income stream through July 31, 2027, with a renewal option in place.

The property's institutional-quality location, transit-oriented positioning, and scarcity of comparable office condominium offerings support long-term value preservation and future leasing flexibility.

Investors benefit from:

- - Credit tenancy
- - Stable cash flow
- - Transit-oriented location
- - Reserved parking
- - Trophy waterfront setting
- - Strong demographics
- - Limited competing inventory
- - Future owner-user resale appeal
- - Unmatched Hudson Harbor Location

Situated directly adjacent to the transformative Edge-on-Hudson waterfront redevelopment, the property is surrounded by luxury residential communities, restaurants, retail establishments, public parks, and recreational amenities. The combination of riverfront accessibility, walkability, and transportation infrastructure has made Hudson Harbor one of the most sought-after live-work-play destinations in the region.

An aerial photograph of a city waterfront area. The Hudson River is on the left. A large residential complex is in the upper left. A central building complex is outlined in yellow. A parking lot is to the right of the central building. A road and train tracks are on the right. A blue train is on the tracks. Labels with leader lines point to the Hudson River, Edge on Hudson, 127 Main Street, and the Train.

HUDSON RIVER

EDGE ON HUDSON

127 MAIN STREET
PREMIER OFFICE SPACE

TRAIN



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