

34 South Broadway



Kalmon Dolgin Affiliates
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Offering Summary

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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.

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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

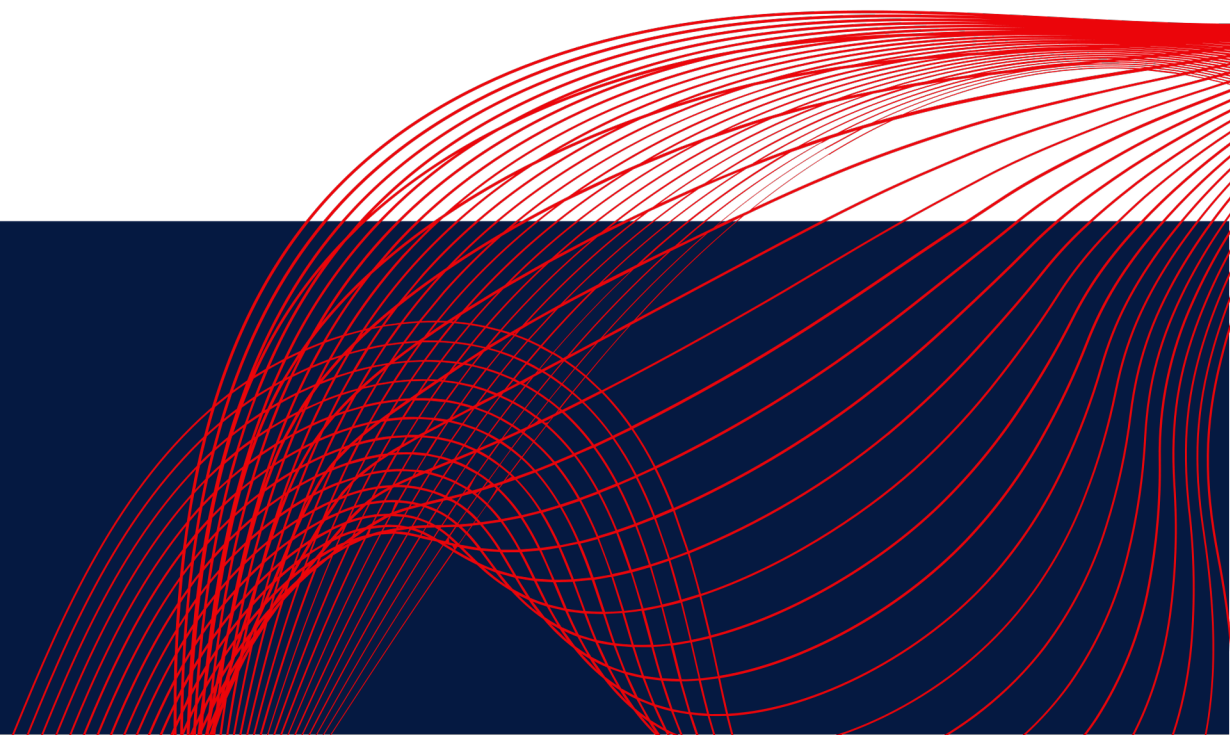
Located steps from The Westchester Mall, Westchester
county's most prestigious shopping destination



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



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