



THE CENTRE

The Centre at Purchase

Offices are designed to inspire employee focus and effectiveness. With an innovative circular layout connecting the four buildings and an already-existing lineup of elite business tenants, The Centre at Purchase fosters a freeflowing environment of interactive collaboration.



BUILDING SPECS

Owner: The Centre at Purchase JV LLC

On-Site Management: George Comfort & Sons, Inc.

Location: Manhattanville Road, Purchase, New York 10577
Hutchinson River Pkwy - Exit 16
I-684 - Exit 1

Minutes from I-287, I-95, Bronx River & Taconic Pkwys

Construction: Structural steel frame and concrete slabs.
Façade is anodized aluminum and reflective glass curtainwall.

Acres: 42.6 acres

Building Access: 24 Hours / 7 Days

Electrical: 6 watts per sf demand load exclusive of base building air conditioning. The electricity at the Centre at Purchase is fed from one of two diverse utility company primary feeders to an ATS. In Building 1&2, two 2,000 KVA transformers feed the two buildings' primary 480 volt service. Tenant loads on the floors are fed via two 2,000 amp bus duct risers.

HVAC: The air conditioning and ventilation system is comprised of sixteen individually controlled 50 ton roof top package units. Each floor is serviced by two package units. Supply air is ducted through two airshafts located on the east and west sides of the building. Heat is provided by four gas fired hot water boilers and four circulating pumps that deliver hot water to perimeter convector units controlled by individual zone thermostats.

HVAC Hours: Monday - Friday 8 am to 6 pm (excluding Holidays)
Extended hours available at the building standard rates.

Telecom:

All floors have access to the building's fiber optics. Current providers include Verizon, Lightpath, RCN, Optimum Online Cogent, Lumen and Crown Castle

Life/Safety: Fully sprinklered. State of the art addressable fire alarm system.

Parking: Newly renovated surface parking for 1,755 cars plus below-ground parking level for 120 cars

Amenities:

On-Site management

Fitness Center

2 Cafeterias with outdoor seating

Internet based tenant workorder

Shuttle service to train station

Wi-Fi service

Conference Center

Dry Cleaners service

Pharmacy service

BUILDING 1 & 2

1&2 Manhattanville Road

Height: 4 Stories

Total Building Area:

Park: 676,491 rsf

Building 1: 156,572 rsf

Building 2: 171,032 rsf

Year Built: 1984

Year Renovated: 2022

Renovation Architects:

Perkins Eastman

Ceiling Heights: Slab to slab 11'-3"

Finished Ceiling Heights:

Office floors - 9'2"

Floor Loads:

50 lbs. psf live load for tenant floors

Elevators:

Building 1: 3

Building 2: 3

BUILDING 4

4 Manhattanville Road

Height: 4 Stories

Total Building Area:

Park: 676,491 rsf

Building 4: 244,012 rsf

Year Built: 1984

Year Renovated: 2022

Renovation Architects:

Perkins Eastman

BUILDING 3

3 Manhattanville Road

Height: 3 Stories

Total Building Area:

Park: 676,491 rsf

Building 3: 104,875 rsf

Year Built: 1990

Year Renovated: 2022

Renovation Architects:

Perkins Eastman

Ceiling Heights: Slab to slab 12'-0"

Finished Ceiling Heights:

Office floors - 9'0" to 10'0"

Floor Loads:

50 lbs. psf live load for tenant floors

Elevators:

Passenger: 3

Ceiling Heights: Slab to slab 11'-3"

Finished Ceiling Heights:

Office floors - 9'2"

Floor Loads:

50 lbs. psf live load for tenant floors

Elevators:

Passenger: 6

Dock Doors: 3

Freight: 1

