

Kingsbrook

1100 King Street  
Rye Brook, NY





# Where Business Thrives

Kingsbrook at 1100 King Street is George Comfort & Sons' newest office destination in Rye Brook, New York. The modern office campus features six Class A buildings boasting efficient floor plates, full-service amenities, indoor/outdoor spaces and endless transportation options. Nestled in a prime location on the border of New York and Connecticut, Kingsbrook is the place your business can call home.

- 6 Corporate Buildings
- 565,000 SF
- Efficient Floor Plates
- Attractive Amenities
- Desirable Location
- Convenient Transportation

# Everyday Business Made Extraordinary

Kingsbrook's 565,000 SF office campus has undergone renovations to create one of the most sought-after office complexes in all of Westchester County.



# A Step Above the Rest

Today's businesses need more than just an office space — and Kingsbrook delivers. With first-class amenities from on-site dining to fully-equipped fitness facilities to WiFi enabled common areas, Kingsbrook is designed for work, life and everything in between.

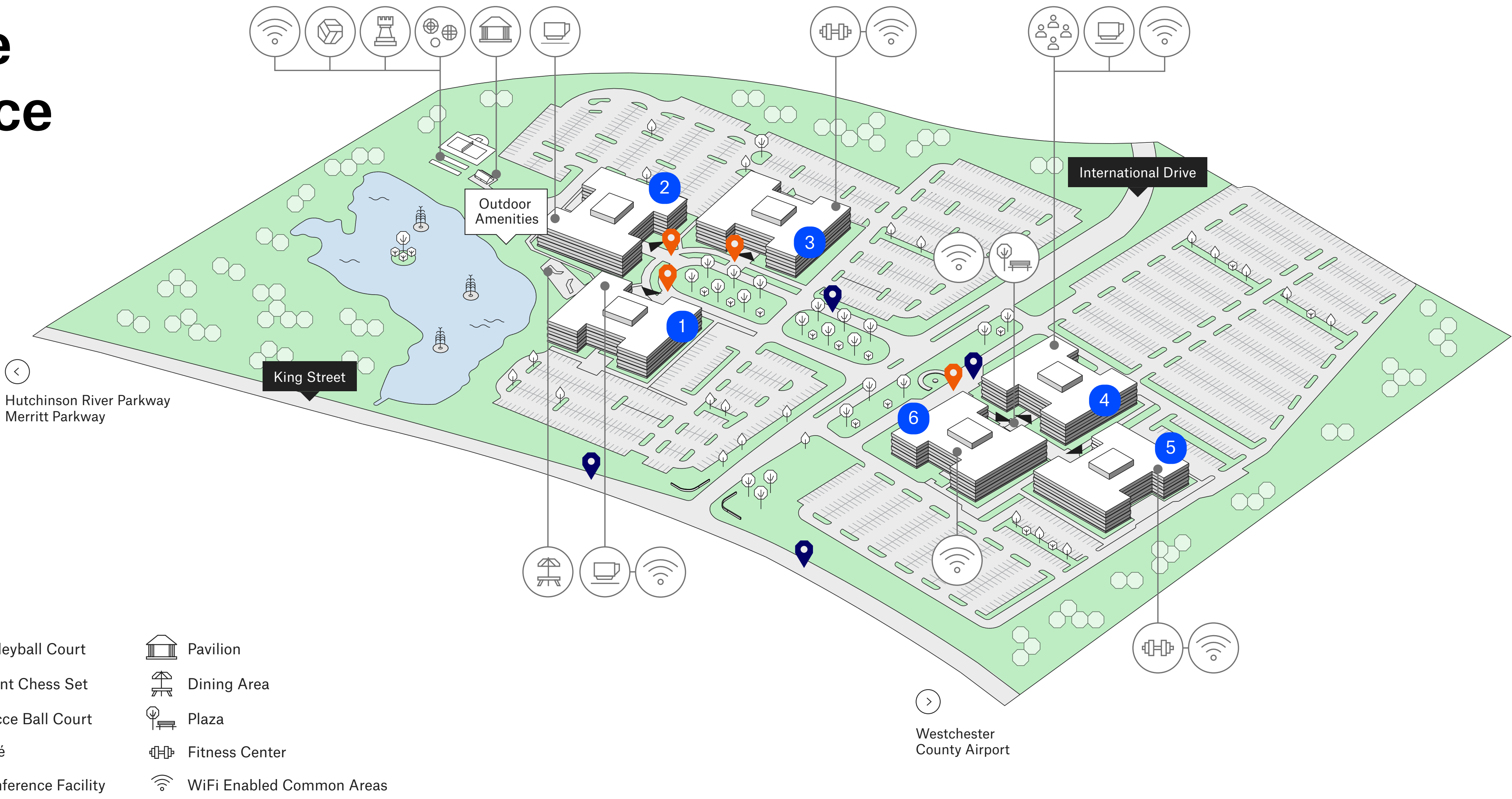








# Beyond the Office Space



- |                       |                     |                           |
|-----------------------|---------------------|---------------------------|
| Private Shuttle Stops | Volleyball Court    | Pavilion                  |
| Bee-Line Bus Service  | Giant Chess Set     | Dining Area               |
| Main Entrances        | Bocce Ball Court    | Plaza                     |
|                       | Café                | Fitness Center            |
|                       | Conference Facility | WiFi Enabled Common Areas |



# Kingsbrook Amenities

- Expansive outdoor patio space overlooking the pond and fountains
- Outdoor recreational spaces with games such as chess, volleyball and bocce ball
- Two fully-equipped fitness centers with showers and locker rooms
- Conference facilities
- Three full-service cafés
- Ample on-site parking
- Easy access to all major modes of transportation and key highways
- WiFi in common areas and outdoor spaces
- Private shuttle to Port Chester Metro North train station
- Dry cleaning services
- Pharmacy services
- Car wash/auto detailing
- ATM



Bocce ball outdoor recreational space



Three full-service cafés



Two fully-equipped fitness centers with showers and locker rooms



Expansive WiFi enabled outdoor patio space with pond overlook

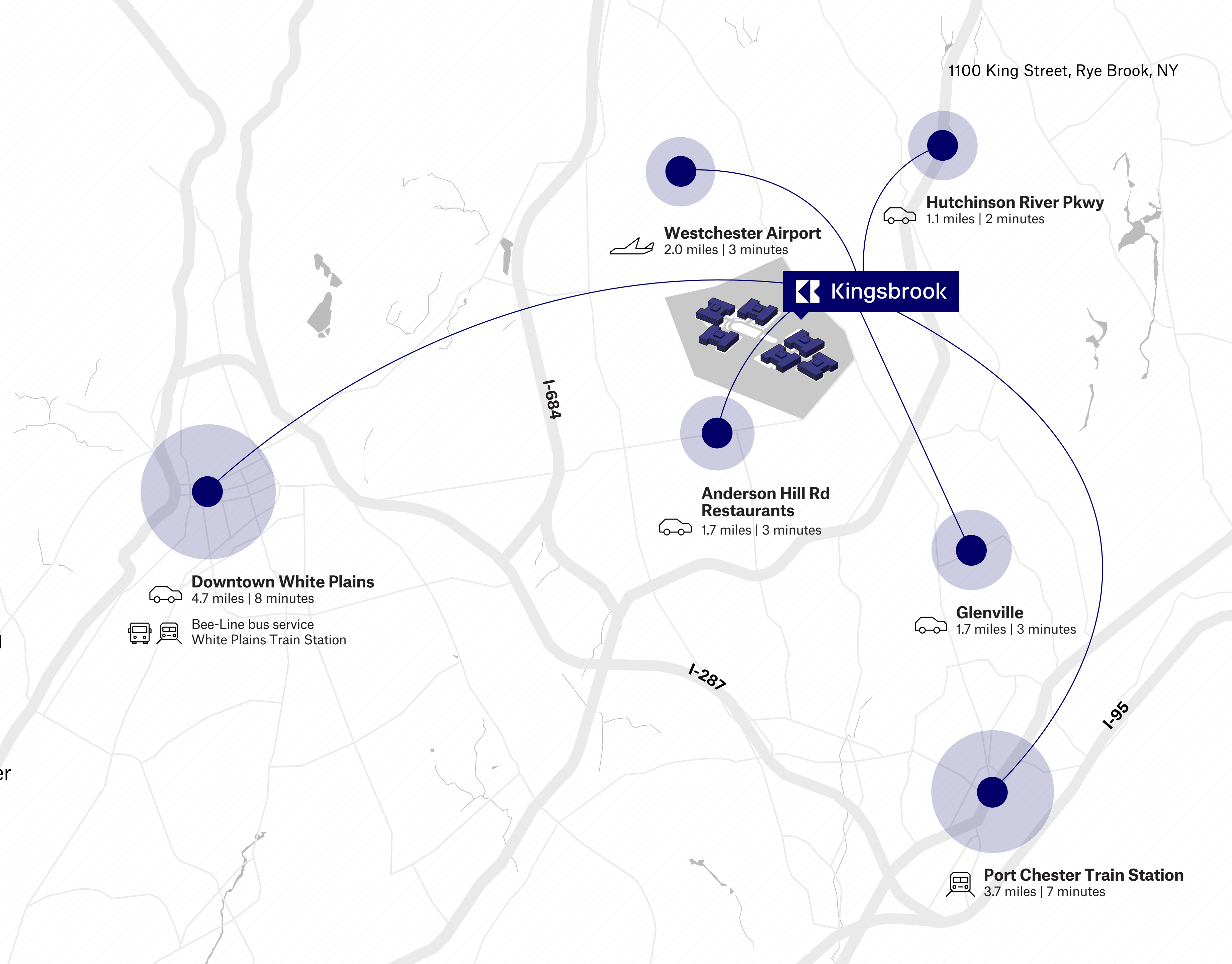


Outdoor recreational space with games such as chess, volleyball and bocce ball

# Getting Here is Easy

Whether you travel by train, car or plane, Kingsbrook makes getting to work easy. The sought-after address at 1100 King Street connects the campus to every major transportation option for the ultimate in commuting convenience.

- Quick access to all major highways including I-287, I-95, I-684, the Merritt Parkway and Hutchinson River Parkway
- Minutes away from Westchester County Airport
- Regular private shuttle service to Port Chester Metro-North station
- Bee Line 12 bus service to Armonk and White Plains





# Discovering the Neighborhood

Make your mark in one of the fastest growing business areas in all of New York and Connecticut. You'll be among good company. Industry leaders including Pepsi, MasterCard and Morgan Stanley all call this area home.

Kingsbrook's business tenants span every industry and every company stage. From nonprofits, law firms, financial companies to growing new businesses, the conveniently situated campus attracts top-tier talent from the NY metro and beyond. Thanks to an ideal location on the NY/CT border just steps away from every major transportation hub, you can put your business on the map, now and for decades to come.





SUNY Purchase



Tredici North



Bartaco



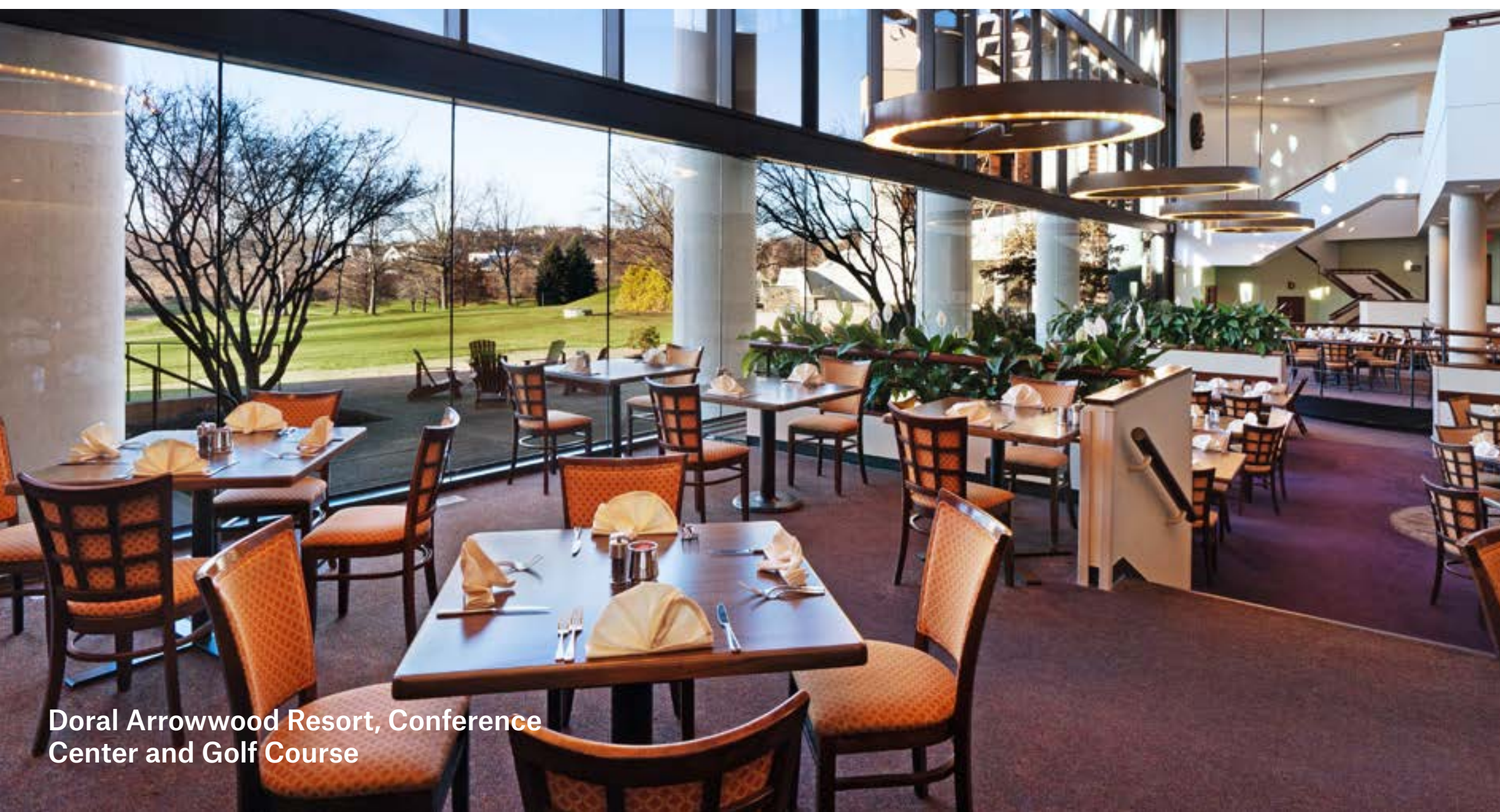
Port Chester Train Station



Tarry Lodge



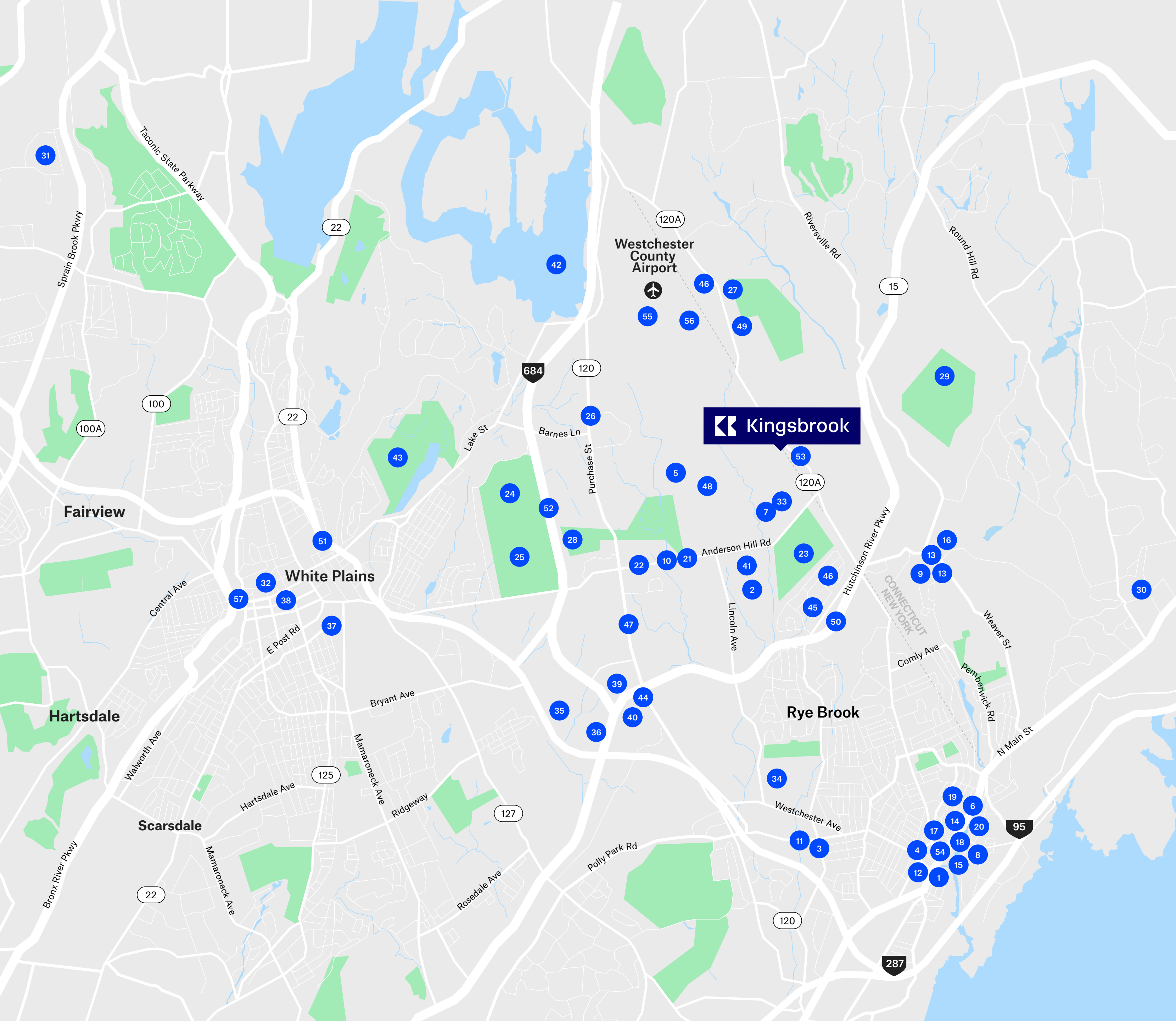
Cobble Stone



Doral Arrowwood Resort, Conference Center and Golf Course



The Capitol



# Make Your Mark at Kingsbrook

## Entertainment & Shopping

- 1 AMC Port Chester 14
- 2 Donald M Kendall Sculpture Gardens
- 3 Rye Ridge Shopping Center
- 4 The Capitol Theatre
- 5 The Performing Arts Center

## Food & Beverage

- 6 Alba's Restaurant & Bar
- 7 Atrium at Doral Arrowwood
- 8 Bartaco
- 9 Centro Ristorante & Bar
- 10 Cobble Stone
- 11 Fortina
- 12 Garcia's at The Capitol Theatre
- 13 Glenville Pizza
- 14 Kneaded Bread
- 15 McShane's Bar & Restaurant
- 16 Rebecca's
- 17 Rye House
- 18 Saltaire Oyster Bar and Fish House
- 19 Sonora Restaurant
- 20 Tarry Lodge
- 21 Trattoria 632
- 22 Tredici North

## Golf Courses

- 23 Blind Brook Country Club
- 24 Brae Burn Country Club
- 25 Century Country Club
- 26 Country Club of Purchase
- 27 Fairview Country Club
- 28 Old Oaks Country Club
- 29 Round Hill Golf Club

## Health & Wellness

- 30 Greenwich Hospital
- 31 Westchester Medical Center

## Hotels

- 32 Crowne Plaza White Plains
- 33 Doral Arrowwood Resort
- 34 Hilton Westchester
- 35 Hyatt House White Plains
- 36 Renaissance Westchester Hotel
- 37 Residence Inn
- 38 Ritz-Carlton New York

## Landmarks

- 39 MasterCard
- 40 Morgan Stanley
- 41 PepsiCo
- 42 Rye Lake
- 43 Silver Lake Preserve
- 44 Westchester Avenue

## Schools

- 45 Blind Brook
- 46 Brunswick
- 47 Manhattanville College
- 48 Purchase College, SUNY
- 49 Sacred Heart

## Transportation

- 50 Hutchinson River Parkway
- 51 I-287
- 52 I-684
- 53 1100 King Street Bus Stop
- 54 Port Chester Train Station
- 55 Westchester County Airport
- 56 White Cloud Charter Airport
- 57 White Plains Train Station

## Flexible Spaces for Today's Business

No two businesses are alike, and your office options shouldn't be either. Opt for the ultimate in convenience with pre-built spaces, or customize a raw space to match your exact needs. Kingsbrook's flexible and highly-efficient floor plates guarantee that you can maximize your space and your budget. Join our impressive mix of top-tier companies.

NOMURA ebay COMMERZBANK  xylem



# Office Space, Maximized.

## Building Features

- Six Class A buildings
- 3 stories per building
- 8 corner offices per floor
- 11.6 foot slab-to-slab ceilings
- 9 foot finished ceilings
- 70 lb floor loads
- Available spaces ranging from 1,500 RSF up to 32,000 RSF full floors
- On-site building management
- Expansive window line with great views
- Comprehensive amenity package
- Major renovations recently completed
- Located on 25 bucolic acres
- Dual electrical feeds from separate substations
- Pre-approved generator pads
- Energy Star rated and Wired Certified Gold
- Floor plates with maximum efficiency

# General Office Installation

Approximate Total RSF 32,000

Work Space

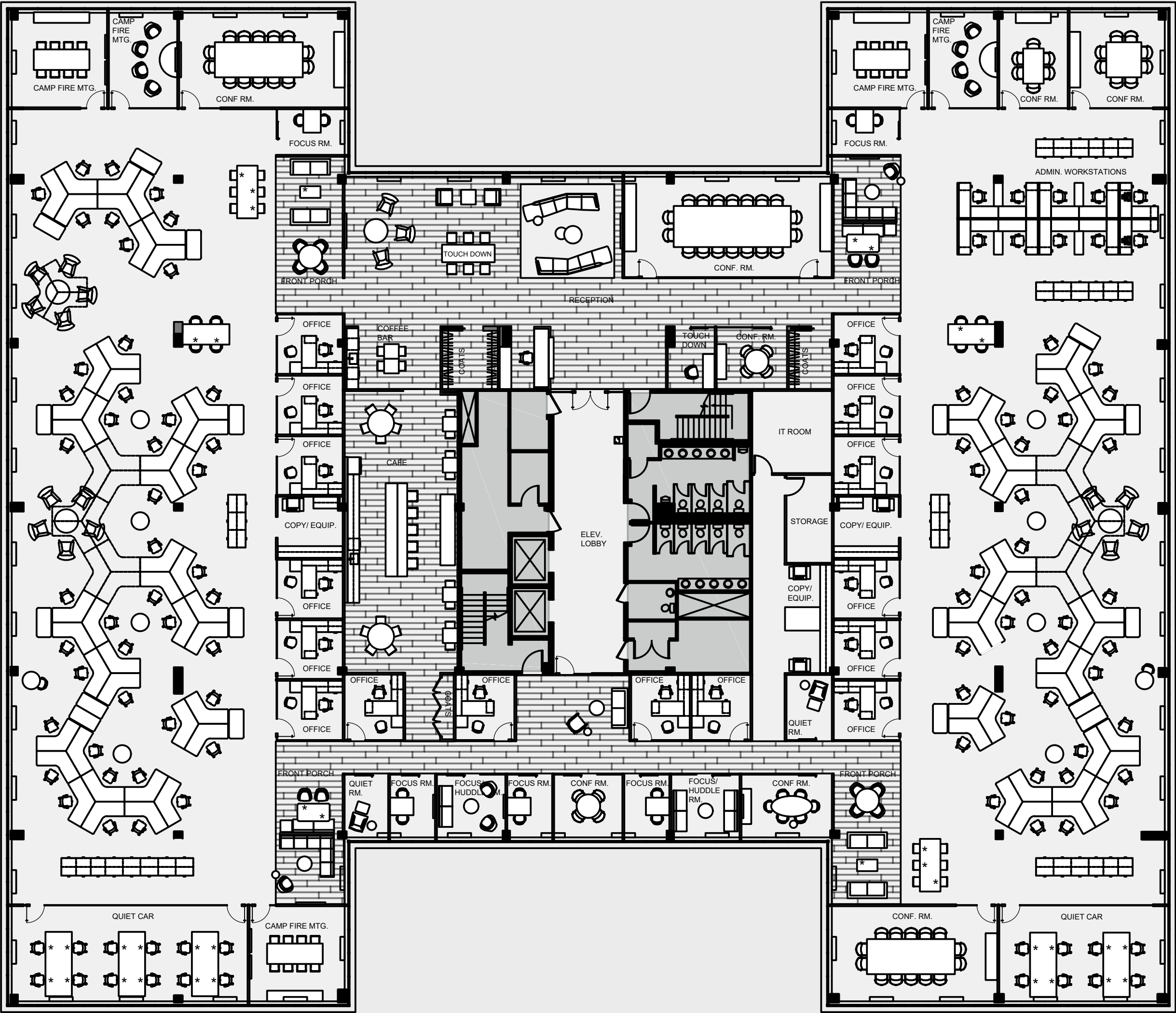
Interior Offices	16
Admin Workstations	10
Workstations	81
Reception	1
Flexible Work Points	36
Total Seats	108

Conferencing

18 Person Conference Room	1
14 Person Conference Rooms	2
8 Person Conference Room	1
6 Person Conference Rooms	2
8 Person Camp Fire Meetings	3
4 Person Camp Fire Meetings	2
4 Person Front/Huddle Rooms	2
2 Person Focus Rooms	5
8 Person Front Rooms	5

Support

Café	1
Coffee Bar	1
Quiet Cars	2
Enclosed Touch Down	1
Quiet Rooms	2
Storage Room	1
IT Room	1
Copy/Equipment Areas	3
Coat Closets (Coats for 125)	3



# Office Intensive Installation

Approximate Total RSF 32,000

Work Space

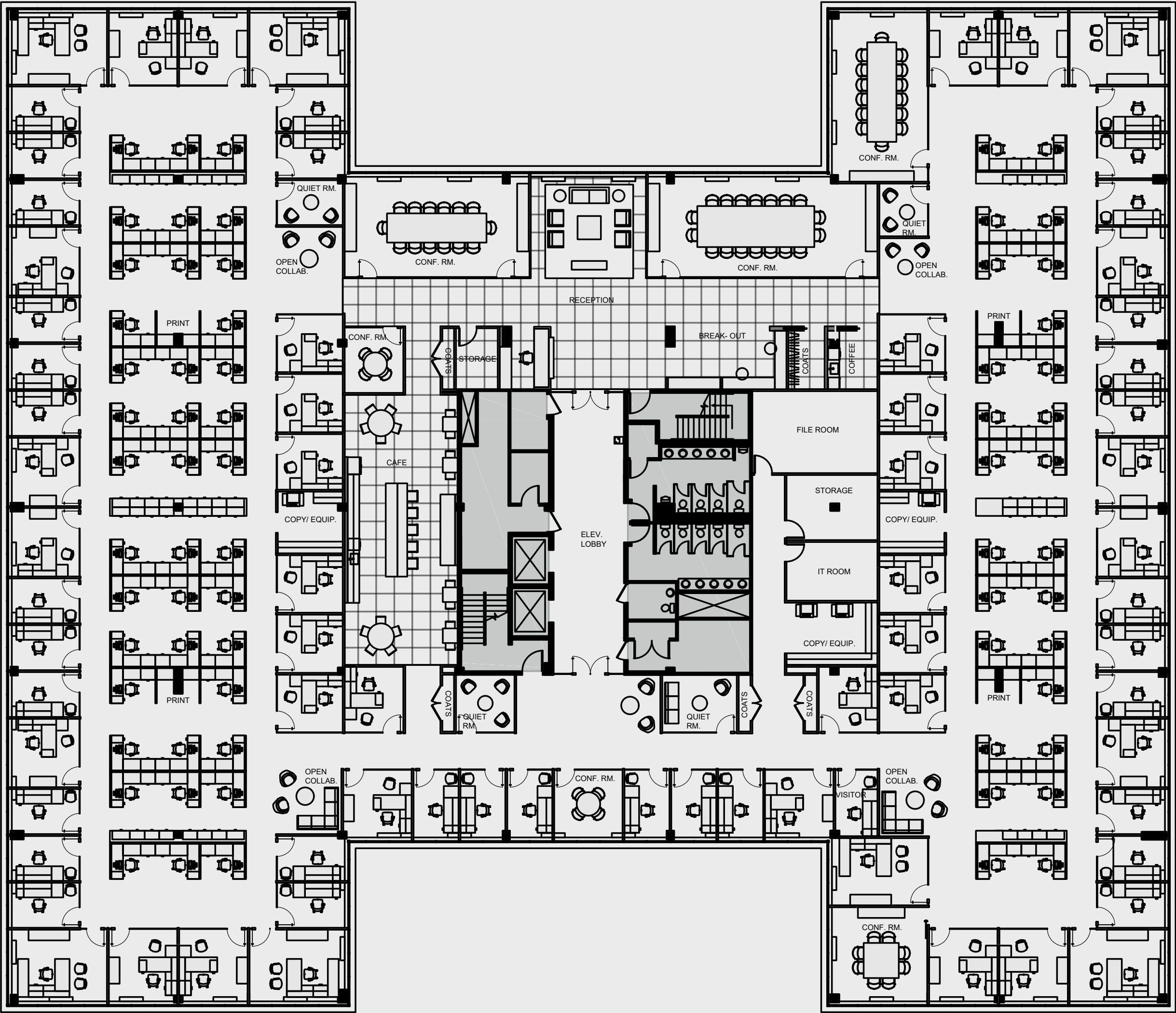
Corner Offices	6
3 Window Offices	19
2 Window Offices	34
Interior Offices	14
Interior Visitor Office	1
Total Offices	74
Workstations	66
Reception	1
Total Seats	141

Conferencing

18 Person Conference Room	1
14 Person Conference Rooms	2
8 Person Conference Room	1
4 Person Conference Rooms	2
Quiet Rooms	4
Open Collaboration Areas	4

Support

Café	1
Coffee Pantry	1
Storage Rooms	2
IT Room	1
File Room	1
Copy/Equipment Areas	3
Coat Closets (Coats for 150)	5



# Open and Collaborative Installation

Approximate Total RSF 32,000

Work Space

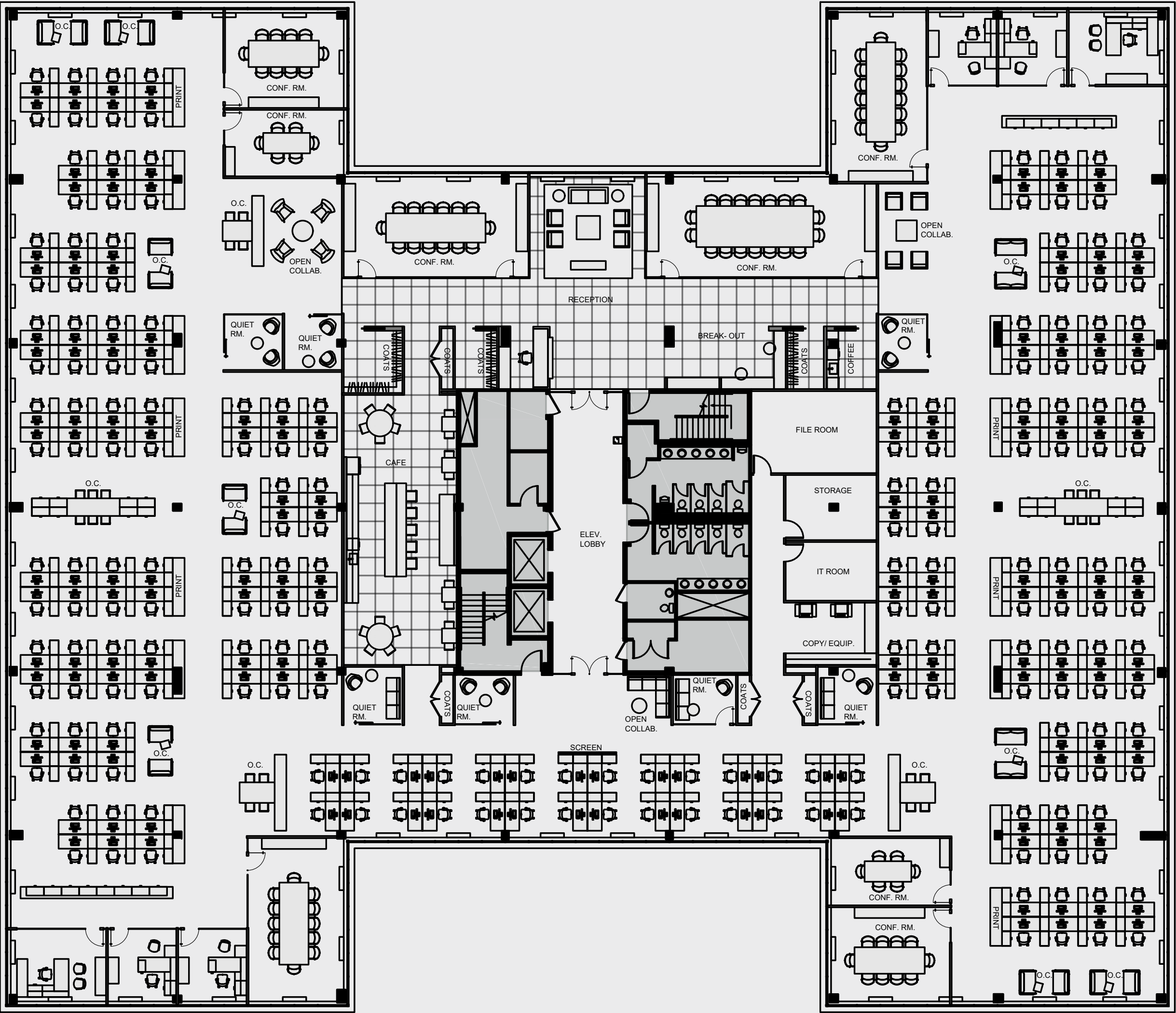
Corner Offices	2
3 Window Offices	4
Total Offices	6
Workstations	194
Reception	1
Total Seats	201

Conferencing

18 Person Conference Room	1
14 Person Conference Rooms	2
12 Person Conference Room	1
10 Person Conference Rooms	2
6 Person Conference Rooms	2
Quiet Rooms	7
Open Collaboration Areas	16

Support

Café	1
Coffee Pantry	1
Storage Room	1
IT Room	1
File Room	1
Copy/Equipment Area	1
Coat Closets (Coats for 215)	7



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