



PRIME DEVELOPMENT OPPORTUNITY

Exceptional  
± 264 Acre Site

Permitted Uses Include:

---

Corporate Office

---

Corporate Education

---

Conference Center

---

Residential

---

Research and Development

# The Thornwood Conference Center

582 and 590 Columbus Avenue, Thornwood NY

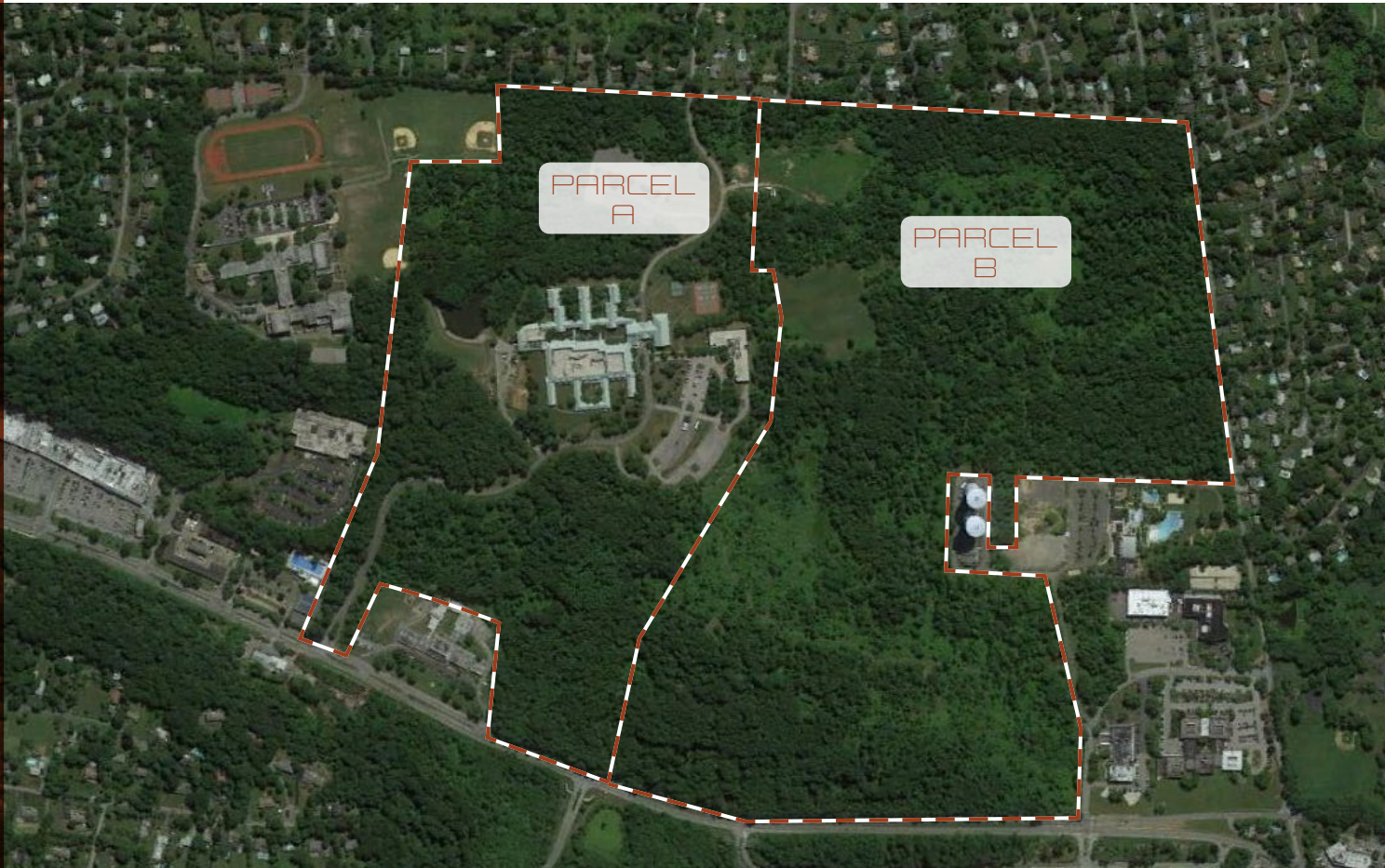
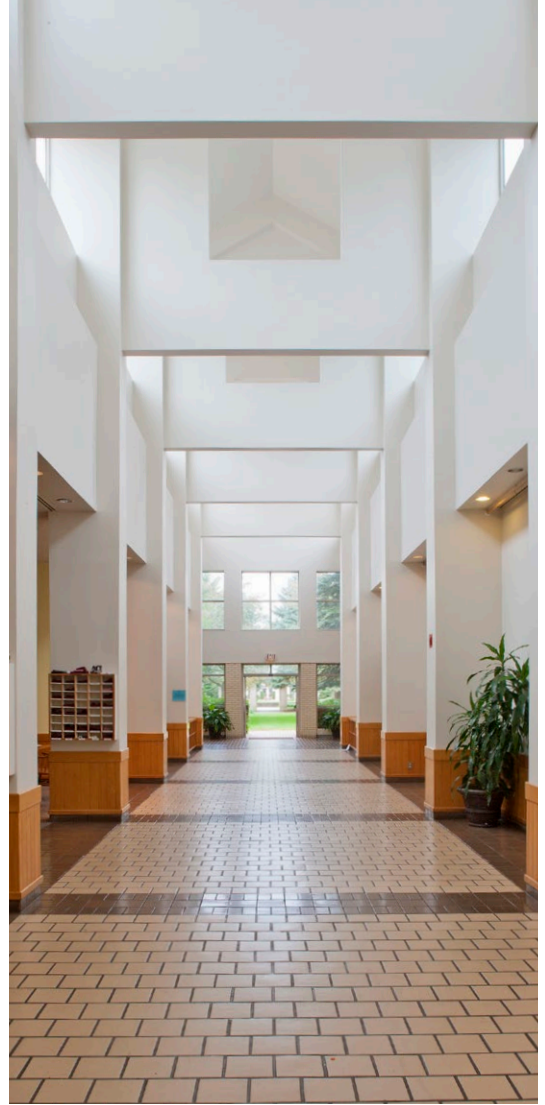
**CBRE**

## Executive Summary

CBRE is pleased to present a unique and exceptional opportunity to acquire  $\pm 264$  acres along Columbus Avenue in the Hamlet of Thornwood, Town of Mount Pleasant, Westchester County, NY. The property can be sold as a single site comprising the entire  $\pm 264$  acres, or delivered divided with one site comprising 97 acres of developed property including 410,000 SF of buildings ("Parcel A"), and the other site comprising 167 acres of undeveloped land ("Parcel B").

This is an exciting opportunity suitable for a wide range of industries, including:

- Conference centers
- Academia
- Hospitality
- Senior living/congregate care
- Research and development
- Film studios





## Property Overview

582 and 590 Columbus Avenue is nestled in a campus setting in Thornwood, the Town of Mount Pleasant, Westchester County, NY. The property consists of a two-building, 410,000-square foot, world class Class-A corporate conference center situated on ±264 acres.

Amenities include:

- Full-service cafeteria
- 350-Seat dining room
- 300-Seat auditorium
- Multi-room conference center
- 249 hotel/dormitory-style rooms
- Landscaped courtyard
- Indoor recreation center
- Tennis courts
- Jogging trails

The 97-acre developed parcel, Parcel A, is zoned OB-CE (Office Building Corporate Education) permitting private conference facility with accessory buildings. The 167-acre site, Parcel B, is zoned OB1 (General Office Building). Permitted uses include conference centers, residential, office buildings and research and development.

## Location Overview

The site is located on the east side of Columbus Avenue, at the northwest quadrant of Stevens Avenue and West Lake Drive. Thornwood, Town of Mount Pleasant, is centrally located in Westchester County, NY, just 30 miles from New York City.

Transportation highlights include:

- The area provides convenient access to employment centers in the county and New York City via The Saw Mill River Parkway, the Sprain Brook and Taconic State Parkways and I-287.
- Public transportation is readily available.
- The Metro-North Harlem line provides service to nearby local communities and New York City's Grand Central Terminal.
- The Bee-Line bus serves Westchester County with routes around the county and to New York City.
- Westchester County Airport is located 5 miles to the East.

A number of Class-A office buildings and complexes are located nearby. Westchester County's largest concentration of health care facilities and its bio-technology cluster including the Westchester Medical Center complex are concentrated in the Mount Pleasant area.

# The Thornwood Conference Center

582 and 590 Columbus Avenue, Thornwood NY

## CONTACTS:

William V. Cuddy, Jr.

Executive Vice President

203.325.5380

[william.cuddy@cbre.com](mailto:william.cuddy@cbre.com)

Budd Wiesenberg

Vice President

203.325.5375

[budd.wiesenberg@cbre.com](mailto:budd.wiesenberg@cbre.com)

Gene Pride

Senior Vice President

203.352.8906

[gene.pride@cbre.com](mailto:gene.pride@cbre.com)