

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

C.W. Brown completes \$8 million renovation for Fordham University at 400 Westchester Ave.

Fordham University, the country's leading Jesuit university, recently relocated its Westchester campus to 400 Westchester Ave., completing a full interior renovation of the building. The University signed a 20 year full-building lease. 400 Westchester Ave., formerly the site of NYNEX Corporation's headquarters, is owned by a private partnership among the principles of White Plains-based GHP Office Realty and Benerofe Properties, and was acquired by the owners in 2007 from Verizon as part of a 25 building, multi-state portfolio.

Set on 32 landscaped acres in White Plains, Fordham Westchester is a three-story, 62,500 s/f building that houses the University's adult undergraduate program as well as its graduate schools of Social Service, Religion and Religious Education, Education, and Business Administration.

Fordham Westchester at 400 Westchester Avenue conveniently sits on White Plains' "platinum mile" - the most accessible location from all areas of the county, as well as nearby Fairfield County, Conn. Immediate access to both public transportation and every major thoroughfare in the county will allow Fordham to expand its existing Westchester base by attracting students from every direction.

"Extensive building and site improvements to 400 Westchester Ave. have created an unparalleled campus for Fordham," said James Houlihan, a principal of GHP Office Realty.

Complete interior renovations in excess of \$8 million have provided Fordham Westchester with the latest in green building technologies and the most current learning facilities available. The extensive renovation features 26 newly designed classrooms with such technological features as smart boards, teleconferencing capabilities and brand new seating and learning areas. The new construction included faculty and office support space, a library resource center, a dining facility, and both indoor and outdoor student meeting areas. The architect enlisted by Fordham is Kouzmanoff Bainton of New York, and the general contractor is C.W. Brown of Thornwood, N.Y.

The Project Team of Fred Sciliano and Erika Conradt and their in-house carpentry staff completed this project by working in partnership with the clients, Fordham and GHP to ensure no detail was overlooked or any concerned unaddressed.

County Executive Andy Spano said, "Fordham University is a great institution. We are very happy they decided to remain and relocate within Westchester County. Higher education is a key to Westchester's economic development."

The University served Westchester students for more than 25 years at its campus in Tarrytown, NY. That property, the former Marymount College, was sold earlier this year. GHP Office Realty of White Plains represented Fordham University in the sale.

C.W. Brown Inc. provided the general contracting and construction management services on this project.



The lobby at Fordham Westchester



The lounge at Fordham University



A "smart" classroom at Fordham University