



Horowitz of Cohen Brothers leases 9,000 s/f office to ABA; Rouff of Rakow Commercial represents tenant

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American Booksellers Association (ABA) has leased 9,000 s/f of office space for its new corporate headquarters located at the South Building at 333 Westchester Ave. The property is the former General Foods headquarters complex that developer/owner Charles Cohen has transformed into an elite multi-tenant corporate center.

Craig Ruoff of Rakow Commercial Realty Group represented ABA in the 11-year leasing transaction while Marc Horowitz of Cohen Brothers Realty Corp., together with Matthew Lisk and Christopher O'Callaghan of Cushman & Wakefield, represented the landlord.

The ABA, which has been around since 1900 providing education, services and products, advocacy, and relevant business information to its membership, expects to relocate from its current Tarrytown office at 200 White Plains Rd. to its new headquarters sometime this spring.

Home to a roster of diverse tenants ranging from Amalgamated Life Insurance and Endurance Reinsurance Corporation to Total Renal Care and Epilepsy Neurophysiology Medical Consulting, 333 Westchester Ave. is anchored by four interconnected mid-rise office buildings surrounded by lush landscaped gardens and courtyards.

The complex's on-site amenities include a 15,000 sf/f, freestanding, fitness center with exercise equipment, personal trainers and a half-basketball court; over 2,000 parking spaces; Bistro 333, a lavish catering and business eatery; a conference center with meeting space for 200; and free shuttle service for tenants to and from the train station. Units from 3,500 to 10,00 s/f as well as newly furnished 52,800 s/f unit are currently available for direct lease at the 39-acre, half-million s/f corporate campus.

Convenient to Westchester's fine transportation network, the site is an easy 35-minute drive into mid-town Manhattan, within minutes of Westchester County Airport and world-class shopping in downtown White Plains.

Cohen, president and CEO of Manhattan-based Cohen Brothers Realty Corp., heads a multi-faceted real estate development company that owns and manages over 12 million s/f of prime Manhattan, West Side Los Angeles, Florida and Houston commercial space. The firm has been active for over 40 years in real estate investment, ownership, management, and development.

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