



Ashforth expands portfolio with two property assignments - 273,000 s/f

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2975 Westchester Avenue
- Purchase, NY

Purchase, NY Albert B. Ashforth, Inc. – Management Services, a division of The Ashforth Company, has been awarded the management assignments for two office properties in Westchester County, N.Y., by Core 4 Capital Corp: 2975 Westchester Ave. in Purchase and 399 Knollwood Rd. in White Plains.

2975 Westchester Ave. is a class A, four-story, 120,000 s/f office building. The property features landscaped grounds, an elegantly renovated lobby and common areas, and a glass façade that allows for natural light. Tenants benefit from amenities that include a full-service café, brand new

fitness center, abundant parking, and an on-site stop for the B-line bus shuttle to the Metro-North train stations in both Rye and White Plains. The building is currently 85% occupied with 24 tenants, including medical offices and professional services.

399 Knollwood Road - White Plains, NY

399 Knollwood Rd. is a class A office building, offering 153,000 s/f of premium office space across four stories. The property features a full-service café, a fitness center, and covered garage parking. Currently 84% occupied, the building is home to 45 tenants.

Jackie Monge, property manager for Ashforth, will oversee the operations of both properties, supported by Vara Ramaj, assistant property manager and Laura Supliski, property operations administrator. Chris O'Callaghan, managing director of RM Friedland, represents Core 4 for all building leasing transactions.

"We are pleased to partner with Core 4 Capital and thrilled to expand our portfolio with these two exceptional properties," said David Marks, senior vice president and director of operations for Ashforth's Management Services Division.

"Our team is committed to providing top-notch management services to enhance the value and appeal of these buildings for current and future tenants," said Marks.

"We are eager to work with Ashforth, having selected them for their proven expertise in property management and dedication to tenant satisfaction. We are confident their experience will be invaluable as we ensure our properties continue to thrive and attract top-tier tenants," said Steven Spitz, CEO of Core 4 Capital Corp.