THE COSMOPOLITAN

A HISTORIC WORKPLACE FOR MODERN MINDS



50 S BUCKHOUT STREET

IRVINGTON, NEW YORK

THE COSMOPOLITAN BUILDING · WORK WITHOUT LIMITS · IRVINGTON NEW YORK EST. 1896

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

TABLE OF CONTENTS

01	THE COSMOPOLITAN	3-8
02	OFFICE	9-19
03	RETAIL	20-21
04	AREA HIGHLIGHTS	22-24



THE COSMOPOLITAN

ELEVATE YOUR BUSINESS PROFILE



Built in the Classical Revival style and modeled after the Vanderbilt Mansion in Hyde Park, 50 S Buckhout once housed *The Cosmopolitan* magazine, the creative engine of publisher John Brisben Walker. Corinthian columns, fluted pilasters, six-over-six windows, and twin rooftop domes still mark the facade. Inside, original architecture meets modern infrastructure.

Today this 130,000-square-foot landmark is a working home for professionals, startups, and innovators. The building that drew visionary minds to the riverside more than a century ago now offers flexible, character-filled suites for the next generation of ideas. Irvington itself carries that literary legacy: the village takes its name from author Washington Irving, whose Hudson River home sits just down the road.

MOVE-IN READY SUITES

- 130,000 SF Landmark Classical Revival building
- Suites from 1,200 RSF to 11,000 RSF
- Spectacular Hudson River views
- Steps to Irvington Metro North Station
- Free on-site parking and shared loading dock
- Walk to Downtown Irvington retail & restaurants







THE ONLY LIMITATION IS YOUR IMAGINATION

Face the Hudson River, work under high ceilings and light-drenched spaces, or settle into a space with a character all its own.





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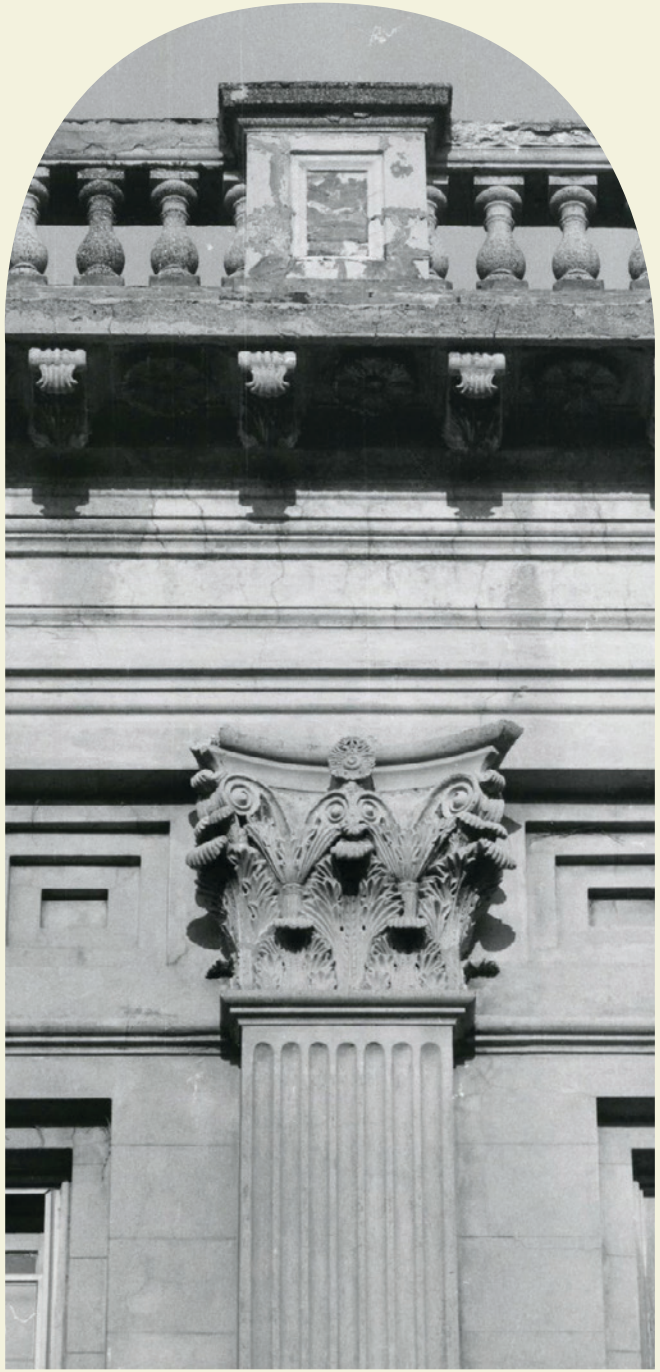


A SEAMLESS BLEND OF LIVE, WORK, AND PLAY

CONVIENANCE, LUXURY, AND LIFESTYLE

50 S Buckhout gives you back what the NYC commute takes - time, light, and space to think. Sunlit offices with Hudson River views sit steps from the Irvington Metro North station, one block from a walkable downtown of restaurants and shops, and 20 miles from Grand Central.

The Village of Irvington delivers prestige without pretense. An affluent, refined, professional community, and natural home for companies whose brand and clientele demand the same.



HISTORICAL SIGNIFICANCE

Once the creative heart of *The Cosmopolitan* magazine, 50 S Buckhout St has witnessed decades of innovation. From publishing legends to visionary minds, this riverside destination was a place where ideas came to life.

Modeled after the Vanderbilt Mansion in Hyde Park and rendered in the Classical Revival style, 50 S Buckhout Street became the working home of *The Cosmopolitan*, one of the great American literary magazines of its age.

Corinthian columns, fluted pilasters, elevated semi-circular porches, and rooftop domes distinguish this 130,000 SF local landmark, with original architectural elements intact.





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LIVE/WORK/PLAY

LIVE

Trade the daily commute for life along the Hudson River. Steps from Downtown Irvington.

WORK

Easy access to the train, on-site parking, and none of the NYC hassle.

PLAY

Award-winning restaurants, Matthiessen Park, all steps from your front door.



OFFICE AVAILABILITY

Suite Number	RSF	Facing Hudson River/ S Buckhout Street	PSF Rent
*101**	*2,995**	*S Buckhout Street*	*$27.00*
*102**	*10,963**	*Hudson River*	*$35.00*
104	*4,459*	*Hudson River*	*$35.00*
105	*4,365*	*Hudson River*	*$35.00*
202	*5,414*	*Hudson River*	*$28.00*
204	*2,179*	*S Buckhout Street*	*$25.00*
208	*1,014*	*S Buckhout Street*	*$25.00*
209	*8,756*	*Hudson River*	*$35.00*
305	*2,750*	*S Buckhout Street*	*$25.00*

* Divisible

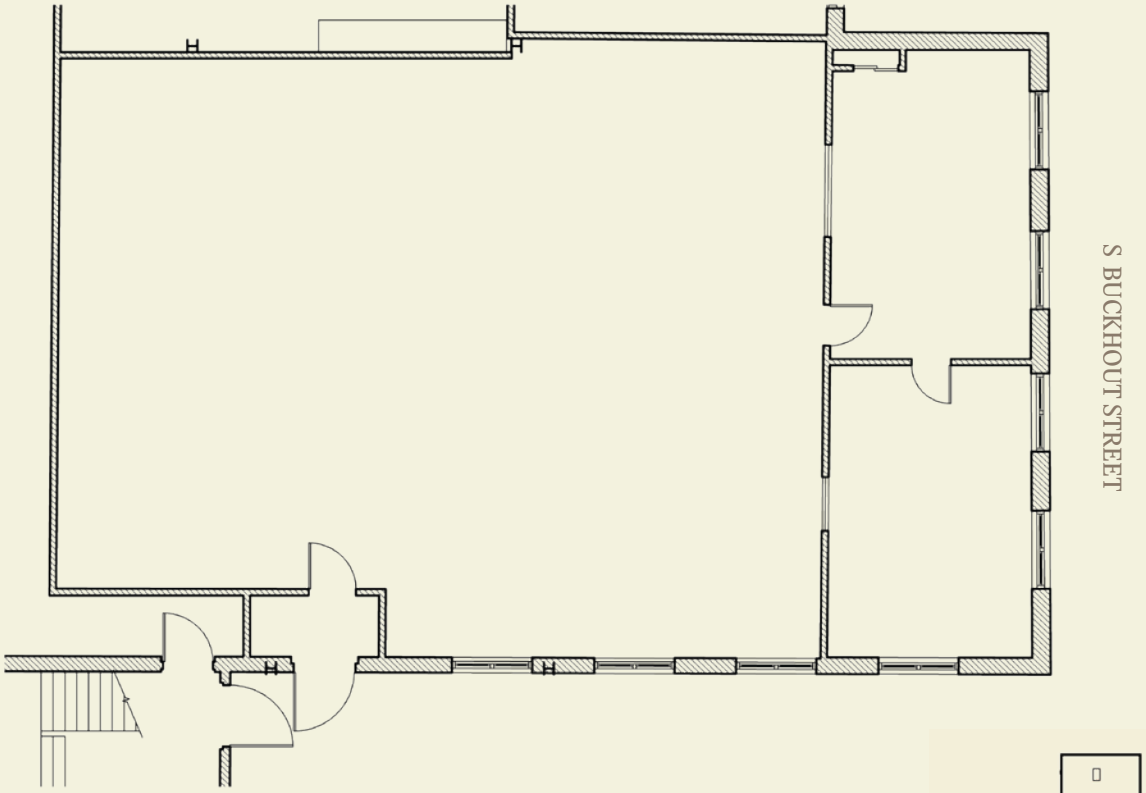


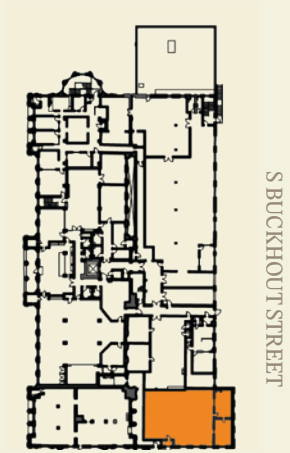


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SUITE 101 | 2,995 RSF

PLANS





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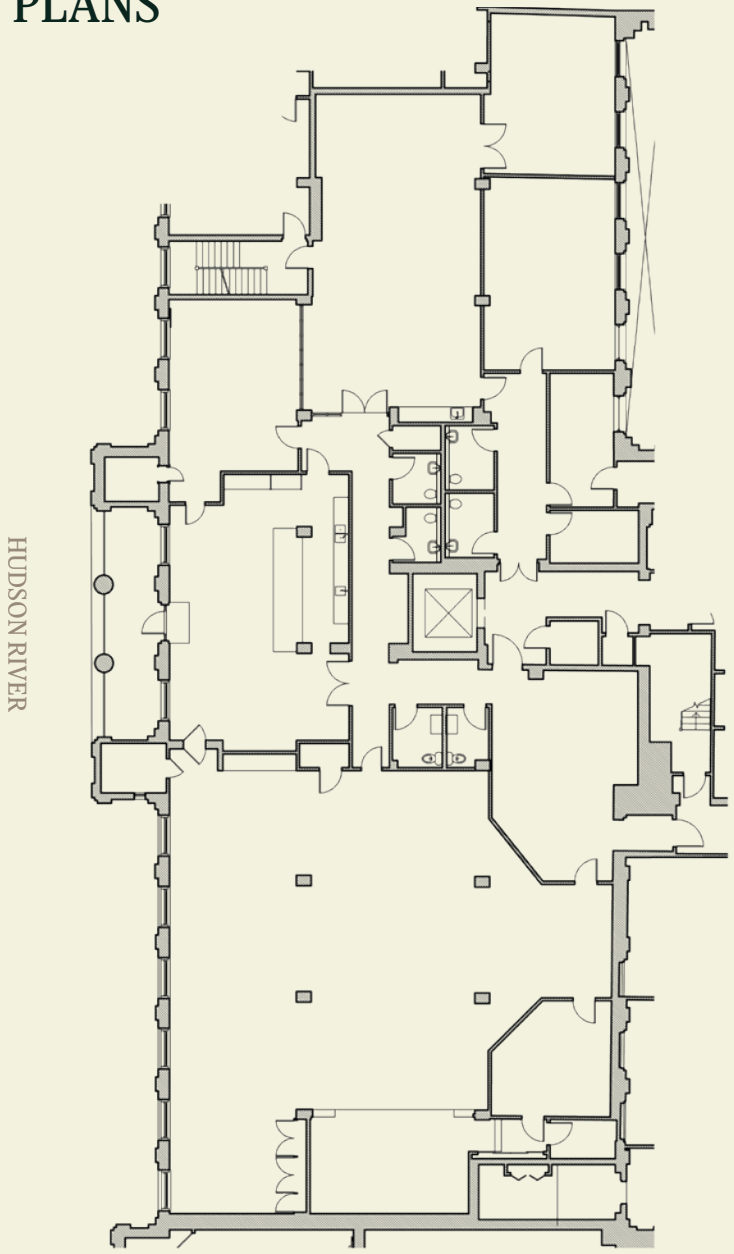






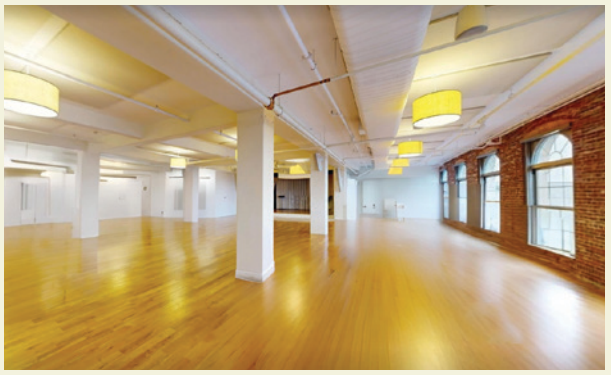
SUITE 102 | 10,963 SF

PLANS





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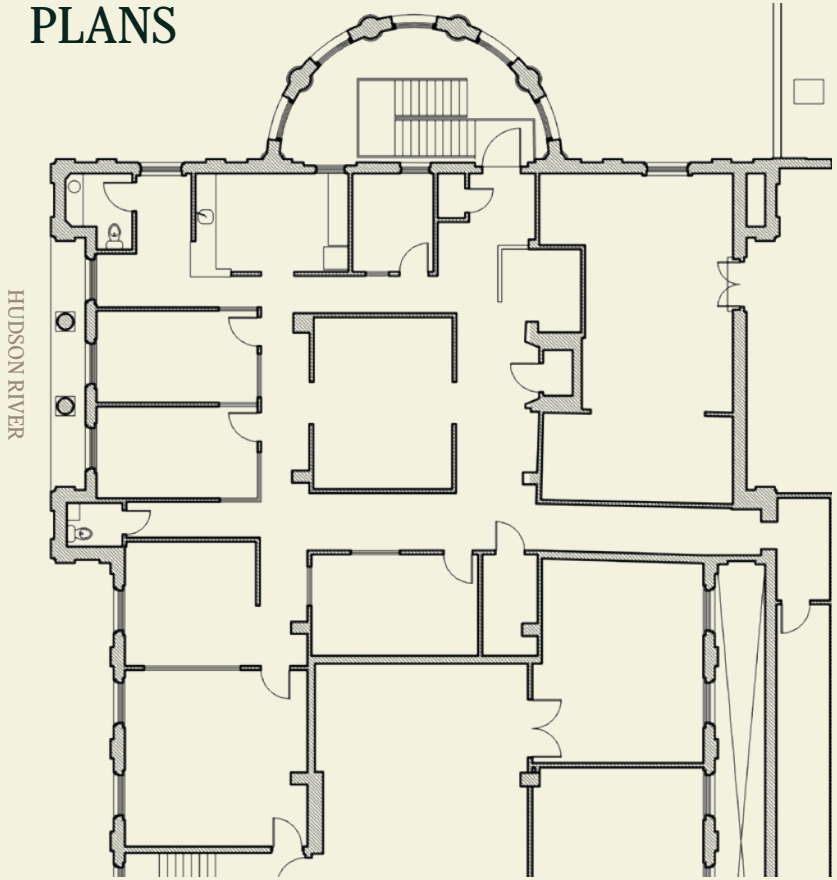
FULL COMMERCIAL KITCHEN

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SUITE 104 | 4,459 RSF

PLANS

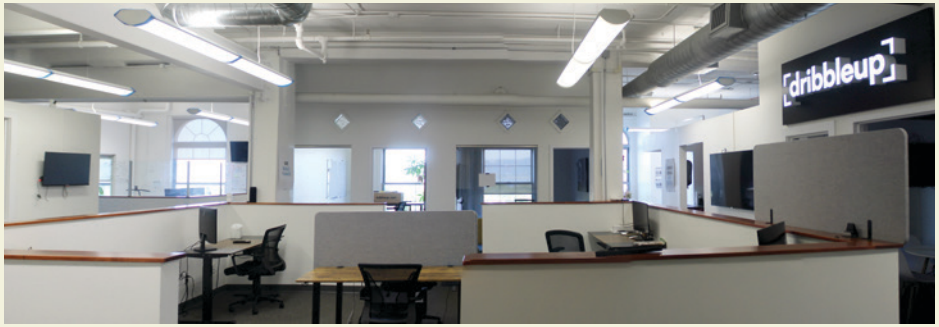




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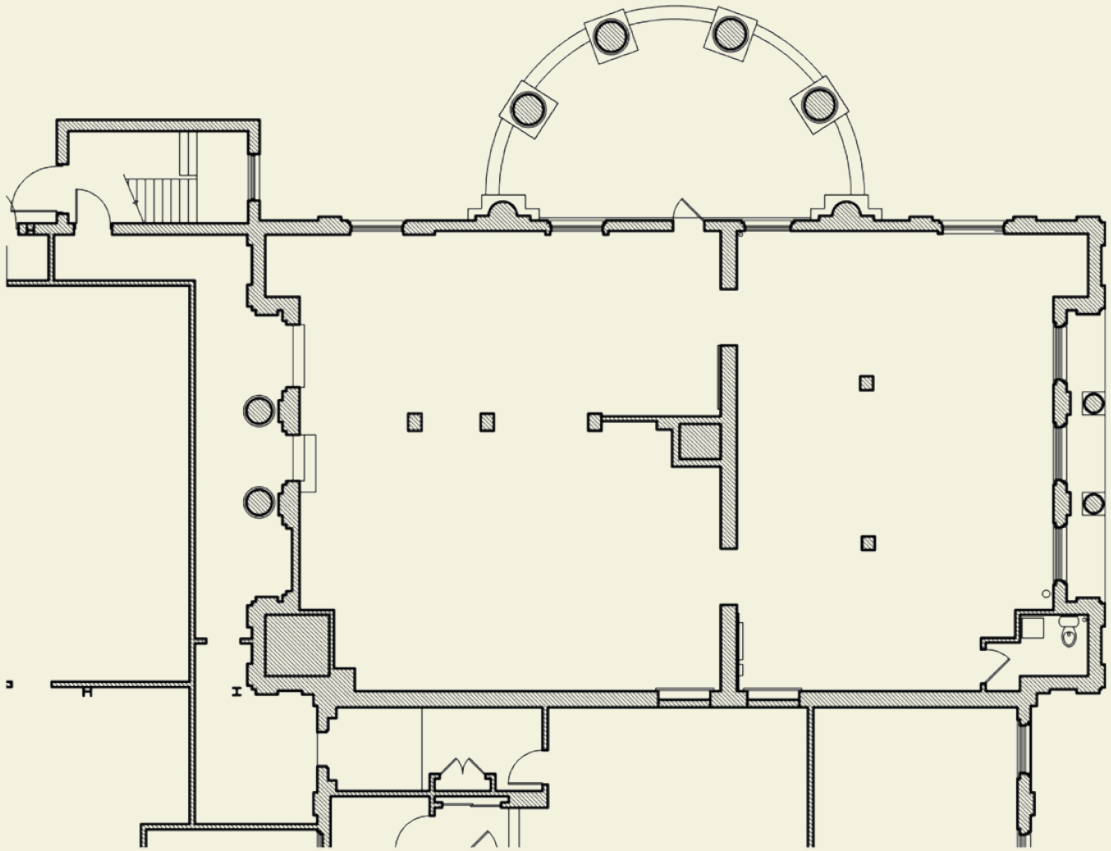


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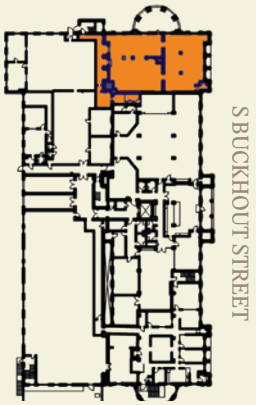
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SUITE 105 | 4,365 RSF

PLANS



S BUCKHOUT STREET



S BUCKHOUT STREET

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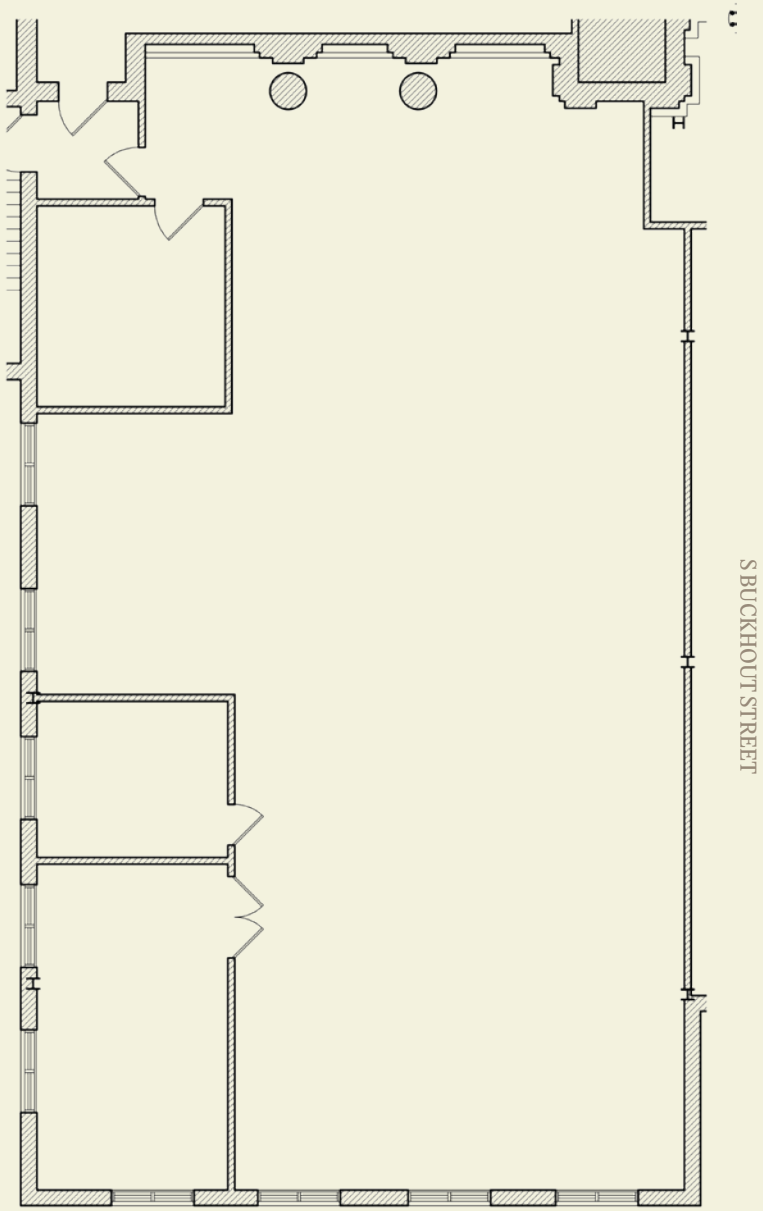


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SUITE 202 | 5,514 RSF

PLANS





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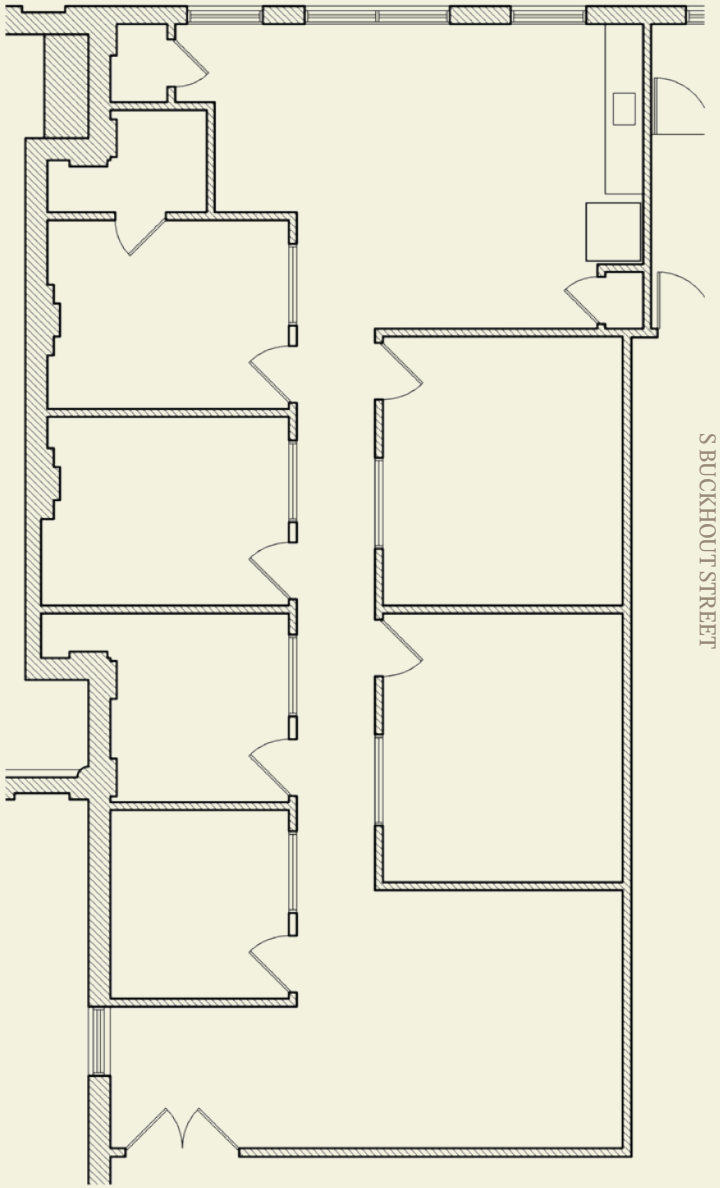


DEDICATED ELEVATOR ACCESS



SUITE 204 | 2,179 RSF

PLANS





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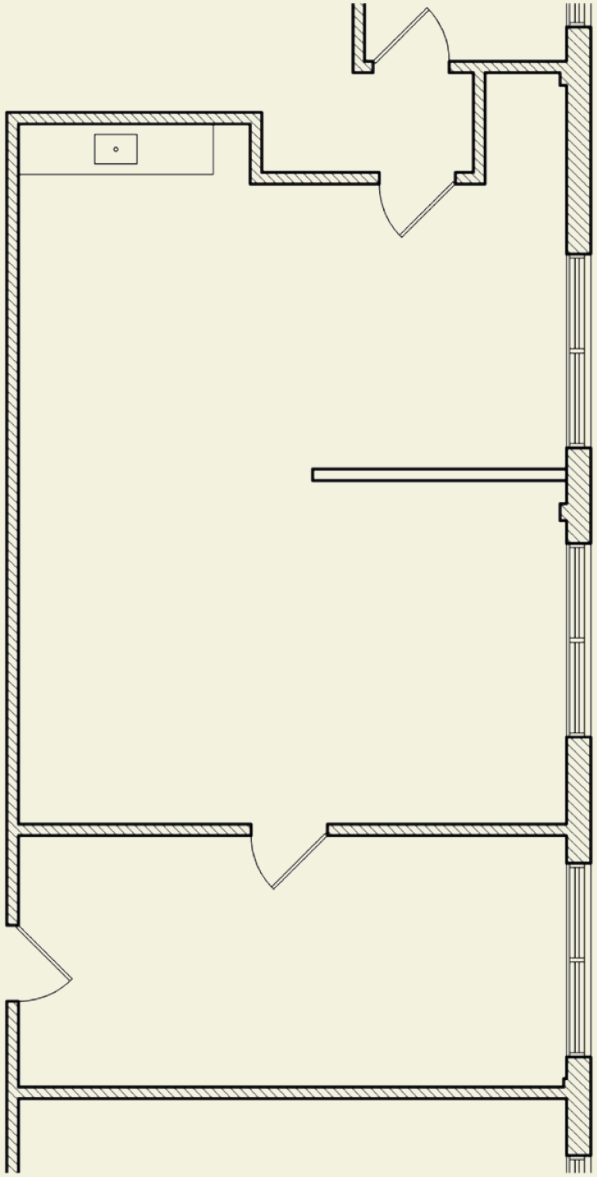




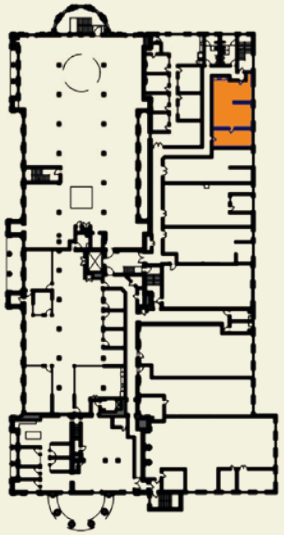


SUITE 208 | 1,014 RSF

PLANS



S BUCKHOUT STREET



S BUCKHOUT STREET

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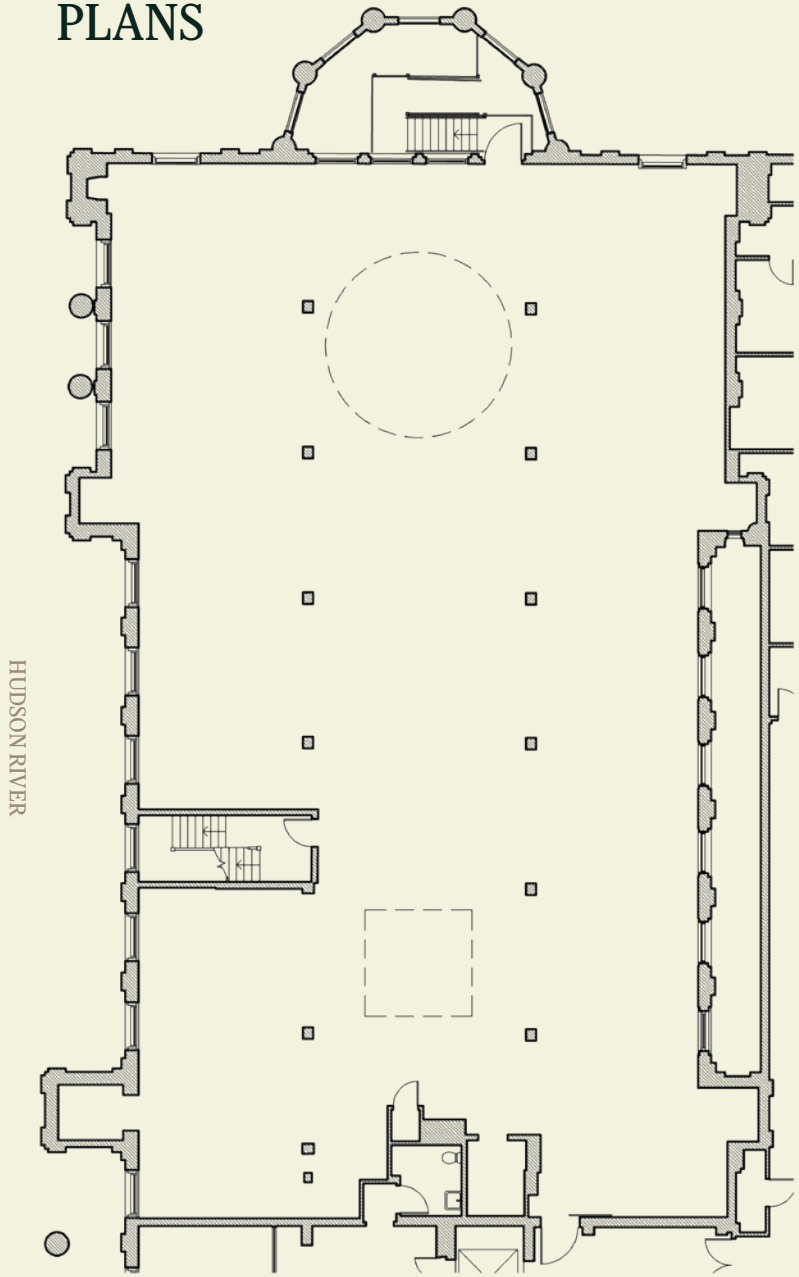




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SUITE 209 | 8,756 RSF

PLANS





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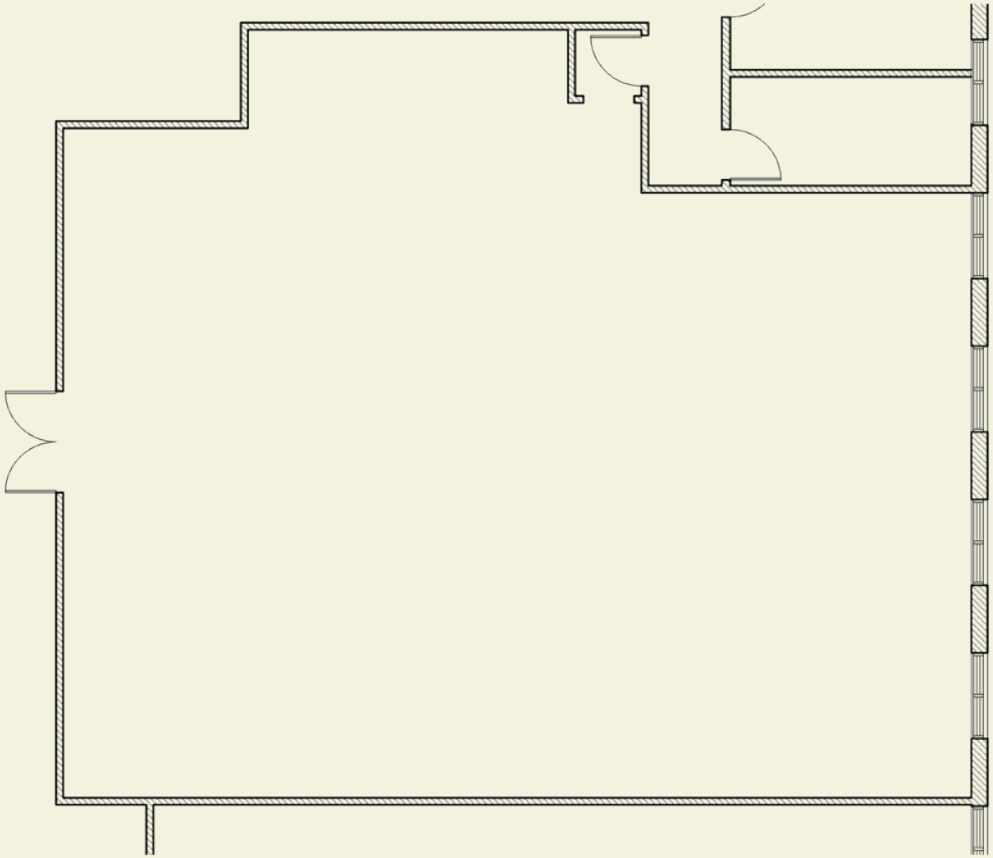


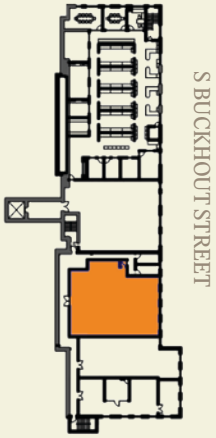
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SUITE 305 | 2,750 RSF

PLANS





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RETAIL OPPORTUNITY

In addition to office suites, The Cosmopolitan offers ground floor retail suites. A rare chance for a presence in one of Westchester's most affluent trade areas. Irvington households earn an average of $336K, roughly 50% above the County average, with 43.3% earning above $200,000/year

The customer base is built-in: Office tenants upstairs, commuters passing daily to the Train Station, and a walkable Main Street shopping district that draws year-round visitors. Plus free on-site parking.



AVAILABILITY

Suite Number	RSF	PSF Rent	Term
G107	*2,858*	*Upon Request*	*Sublease Through 2/28/2030*
G108	*4,735*	*Upon Request*	*Available*

$326,441
AVG. HH INCOME

43.4%
HOUSEHOLDS $200K+

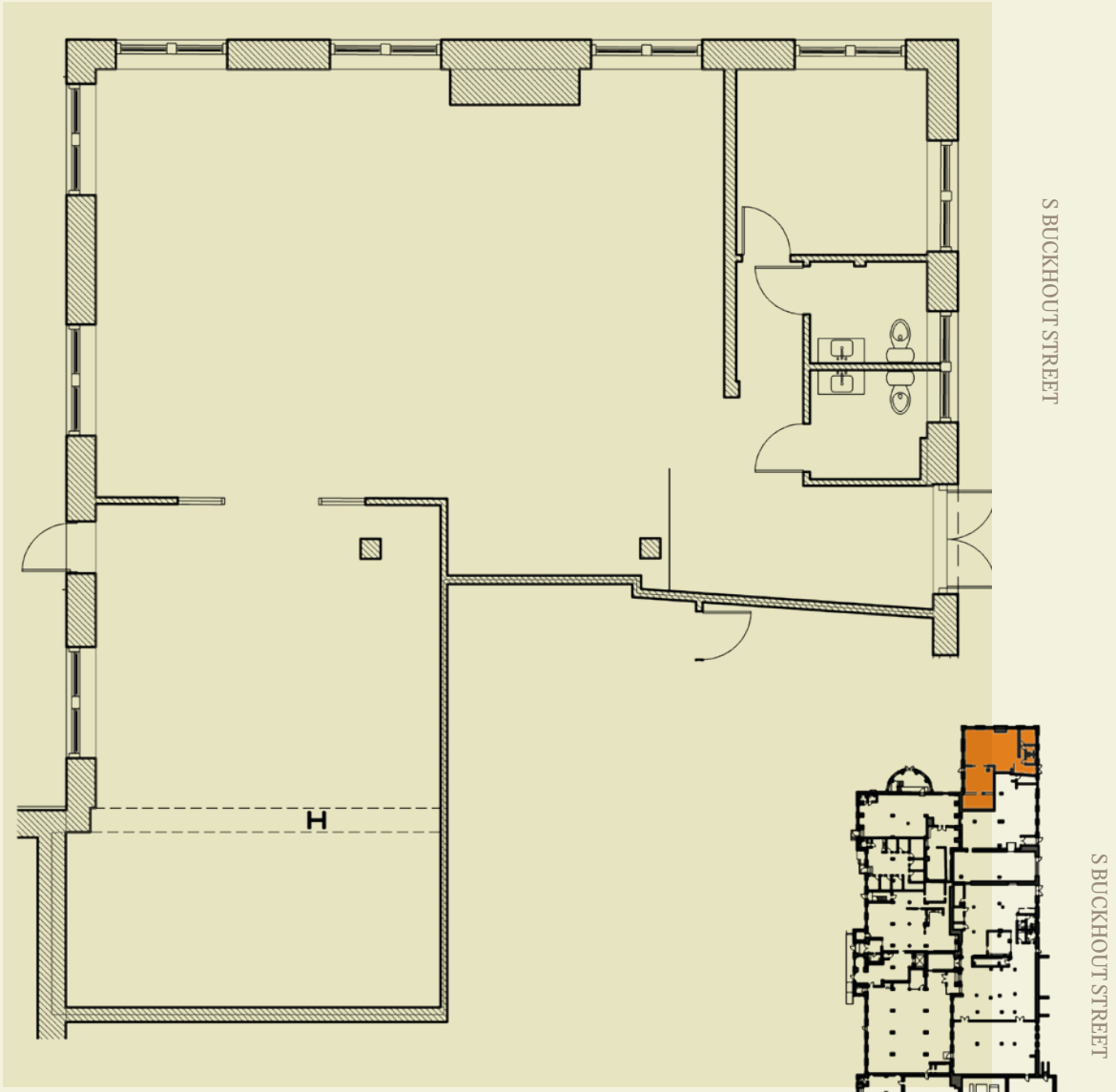
$834,477
MEDIAN HOME VALUE

75.5%
COLLEGE DEGREE :

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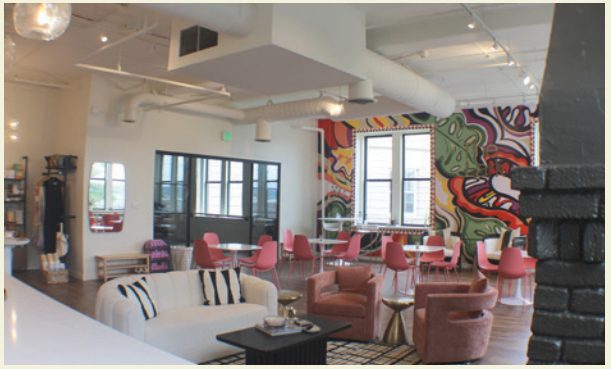
SUITE G107 | 2,858 RSF

PLANS



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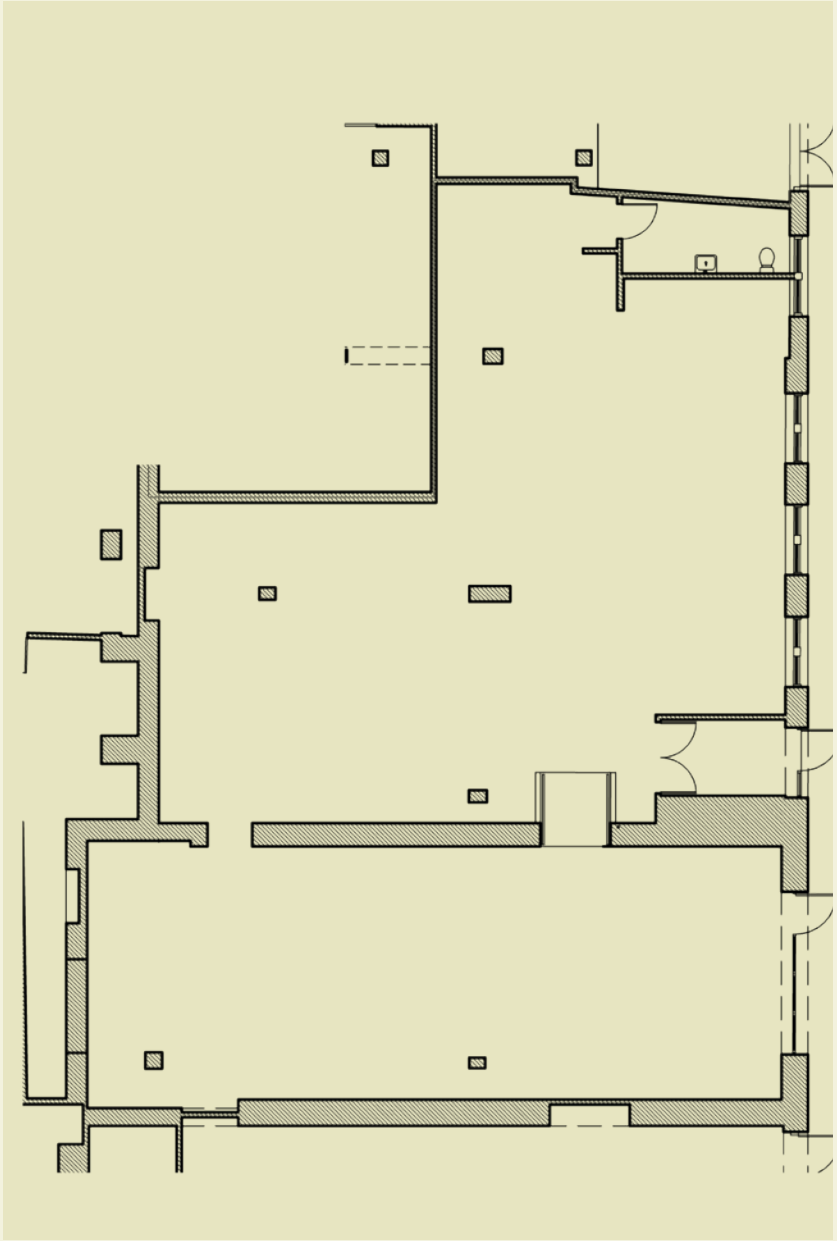




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SUITE G108 | 4,735 RSF

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S BUCKHOUT STREET



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AREA HIGHLIGHTS

Few places balance culture, convenience, and community the way Irvington does. The village sits on the eastern shore of the Hudson in the heart of the Rivertowns. Its' walkable Main Street, and riverfront parks anchor a lifestyle that consistently attracts affluent, education-focused households drawn by strong schools and one of the most scenic stretches of the Hudson Valley.



DEMOGRAPHICS

	IRVINGTON	WESTCHESTER
Estimated Population	*6,516*	*1.01 M*
Avg Household Income	*$326,441*	*216,706*
Avg Family Income	*$452,318*	*269,653*
Estimated Per Capita Income	*$131,330*	*82,462*
Female / Male Ratio	*52.2% / 47.8%*	*50.7% / 49.3%*
HH Income $200,000 or More	*43.3%*	*33.3%*
White Collar / Blue Collar Workers	*82.8% / 17.2%*	*69.9% / 30.1%*
Median Home Value	*$834,477*	*$688,840*
College Degree +	*75.5%*	*53.9%*

ALL STATISTICS 2026 SITES USA

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URBAN AMENITIES IN A SUBURBAN SETTING

Client lunch or team dinner, the answer is a short walk away. Irvington delivers one of the Rivertowns' best dining scenes. City-level choice, Suburban calm.



CHECK OUT THE
RED BARN BAKERY
An award-winning woman-owned, and women-powered business

MODERN AMERICAN BISTRO
Red Hat On The River
Stunning views with award-winning cuisine

WALK TO BEAUTIFUL
Matthiessen Park
Scenic 4.5-Acre Waterfront Park

OPENING SOON!
Dough & Co. Bagel Company
The Cosmopolitan's Newest Retail Tenant

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TRAIN & TOWN ACCESSIBLE

Location is one of this building's strongest assets. The Cosmopolitan is walking distance from MTA's Irvington station. Dobbs Ferry, Hastings-on-Hudson, Tarrytown, and Sleepy Hollow are a short drive along Route 9. I-287 connects the property to White Plains, the NYS Thruway, and every major corridor in Westchester County.





DESTINATION	DISTANCE
Route 9	0.5 m
I-287	2.3 m
Saw Mill River Pkwy	2.6 m
I-87	4.0 m
Sprain Brook Pkwy	5.8 m
Bronx River Pkwy	8.1 m
Route 22	8.3 m
I-684	11 m
Hutch River Pkwy	12.2 m
I-95	14.8 m

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