

# AVAILABLE PROPERTIES

CBRE

OCTOBER 2016

## LONG ISLAND AND NYC OUTER BOROUGHS EXCLUSIVE LISTINGS



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[WESTCHESTER AVAILABILITIES](#)






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>1975 Linden Boulevard Elmont</b>  Contact: William Domsky (631) 370-6017	1 <sup>st</sup> : 1,500 1 <sup>st</sup> : 1,937  Can create a contiguous 5,000 SF suite on 1 <sup>st</sup> floor	Lease	Non-Medical: \$28.50  Medical: \$31.00  \$3.25 utilities	Immediate	- 45 covered parking spaces in parking garage	
<b>99 Quentin Roosevelt Blvd. Garden City</b>  Contact: Ralph Guiffre (631) 370-6042  Robert Seidenberg (631) 370-6090	2 <sup>nd</sup> : 10,167 (divisible)  2 <sup>nd</sup> : 7,975	Lease	\$23.50 + \$3.35 electric	Immediate	- Ideal for: Data Center, Educational, Government, Medical, Call Center, Back Office, High Density Space Users - 5-10 year term - 6:1 parking ratio - Easy access to highways - Bus stop in front of building - High ceilings - Storage available - Just outside of Roosevelt Field Mall	
<b>825 East Gate Boulevard Garden City</b>  Contact: Richard Freil (631) 370-6045  Vincent LaManna (631) 370-6046	3 <sup>rd</sup> : 5,776, 4,019 (can combine for 9,795) 2 <sup>nd</sup> : 1,130 <del>2<sup>nd</sup>: 2,319</del> <b>LEASED</b> 1 <sup>st</sup> : 12,612 (divisible)	Lease	Upon Request	Immediate	- Major Capital Improvement Program underway - New building installations available for qualified tenants - Easy access to major thoroughfares, Roosevelt Field Shopping Mall and Lifetime Fitness - Back up power generation - Food service on premises	





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<b>1325 Franklin Avenue Garden City, NY</b>  Contact: Matt Manoogian (631) 370-6063	20,014	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Sublease term through February 28, 2019</li> <li>- Furniture can be made available</li> <li>- 0.5 miles from LIRR Mineola Station</li> <li>- Ground level suite with floor to ceiling windows</li> </ul>	
<b>40 Cutter Mill Road Great Neck</b>  Contact: Matt Manoogian (631) 370-6063	3,432	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Sublease term through 7/31/17, furniture can be made available</li> <li>- 2 minutes to Great Neck LIRR station</li> <li>- 24 minutes to Penn LIRR station</li> <li>- Parking: 4:1 (covered parking available)</li> <li>- On site management</li> </ul>	
<b>100 Jericho Quadrangle Jericho</b>  Contact: Matt Manoogian (631) 370-6063	2 <sup>nd</sup> : 9,233 + possible 10,000 RSF expansion  Total: ± 20,000 RSF of contiguous space	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Sublease term through March 31, 2018</li> <li>- Furniture can be made available</li> </ul>	



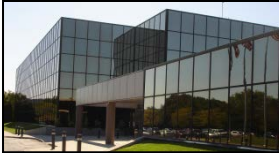


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<b>500 N. Broadway Jericho</b>  Contact: Ralph Guiffre (631) 370 6042	5,308	Sublease	Upon Request	Arranged	<ul style="list-style-type: none"> <li>- Term: Through January 18, 2020</li> <li>- Electric: \$3.35 per SF</li> <li>- Furniture can be made available</li> <li>- Concierge</li> <li>- Fitness center</li> <li>- On-site management</li> </ul>	
<b>330 Old Country Road Mineola</b>  Contact: David Leviton (631) 370-6050	2 <sup>nd</sup> : 2,700 Penthouse: 3,400	Lease	\$33.00 + \$3.50 electric	Immediate	<ul style="list-style-type: none"> <li>- Excellent covered parking area</li> <li>- New conference facility</li> <li>- Newly renovated common areas</li> <li>- On-site building management</li> <li>- New café</li> <li>- Walking distance to LIRR</li> </ul>	
<b>70 E. Sunrise Highway Valley Stream</b>  Contact: Robert Seidenberg (631) 370-6090  Ralph Guiffre (631) 370-6042	6 <sup>th</sup> : 3,521 6 <sup>th</sup> : 6,832 5 <sup>th</sup> : 6,565 4 <sup>th</sup> : 3,695 4 <sup>th</sup> : 9,455	Lease	\$33.00 + \$3.50 electric	Immediate	<ul style="list-style-type: none"> <li>- Easy access to Southern State &amp; Cross Island Parkways</li> <li>- Close proximity to Manhattan and JFK Airport</li> <li>- Northwell Hospital minutes away</li> <li>- Walking distance to LIRR Bus and Taxi Service</li> <li>- 4:1 parking ratio</li> </ul>	






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<b>60 Hempstead Avenue West Hempstead</b>  Contact: Matt Manoogian (631) 370-6063  Martin Lomazow (631) 370-6070  Philip Heilpern (631) 370-6080	Suite 205: 5,317 Suite 500: 11,040 Suite 600: 5,317 Total: 21,674 RSF  <b>Contact us for Broker Incentives</b>	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Sublease term: through 4/30/2019</li> <li>- 24/7 building access</li> <li>- On-site management</li> <li>- Drive-up bank branch</li> <li>- Ample parking</li> <li>- Bus stop at corner</li> <li>- Adjacent to LIRR West Hempstead station</li> </ul>	
<b>436 Woodbury Road Woodbury</b>  Contact: Martin Lomazow (631) 370-6070  Eric Gillman (631) 370-6034	2.24 acres	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Prime corner location in Woodbury</li> <li>- Potential uses include: Retail, Senior Housing, Office, Hotel, Educational, Residential</li> <li>- Across the street from re-emerging Woodbury Commons Shopping Center – new The Fresh Market</li> <li>- Signalized intersection with dedicated turn lane</li> <li>- Current Zoning: Town of Oyster Bay R1-1A</li> </ul>	




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<b>3880 Vets Highway Bohemia</b>  Contact: Robert Seidenberg (631) 370-6090  Daniel Brandel (631) 370-6096	1 <sup>st</sup> : 3,880 2 <sup>nd</sup> : 1,400	Lease	\$22.50 + electric	September 1, 2016	<ul style="list-style-type: none"> <li>- Parking: 5.6 spaces per 1,000 rentable square feet</li> <li>- Bank Branch at building</li> <li>- 24/7 access</li> <li>- Management on site</li> <li>- Approx. 1 mile from Long Island MacArthur Airport</li> <li>- Move-in condition</li> </ul>	
<b>1600 Islip Avenue Brentwood</b>  Contact: Mark Zussman (631) 370-6085	1 <sup>st</sup> : 1,309 LL: 1,309	Sale	\$500,000	Immediate	<ul style="list-style-type: none"> <li>- Legal Description: Block 1, Lot 8</li> <li>- Corner frontage: Islip Avenue (Route 111) &amp; Alkier Street</li> <li>- Land Area (SF): 6,534</li> <li>- Parking: on-site</li> <li>- Real Estate Taxes: \$16,904</li> </ul>	
<b>2 Corporate Center Drive Melville</b>  Contact: David Leviton (631) 370-6050	120,000 (divisible)	Lease	\$24.00 + \$3.35 electric	Immediate	<ul style="list-style-type: none"> <li>- Café located on the first floor</li> <li>- Storage space available – 10,000 SF in lower level</li> <li>- On-site management</li> <li>- Located off Exit 49 of the Long Island Expressway (I-495)</li> </ul>	








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<b>3 Huntington Quadrangle Melville</b>  Contact: Robert Seidenberg (631) 370-6090  Ralph Guiffre (631) 370-6042	1 <sup>st</sup> S: 4,992 3 <sup>rd</sup> S: 3,030	Lease	\$25.00 + \$3.35 electric	Immediate	<ul style="list-style-type: none"> <li>- Full emergency back-up power</li> <li>- Concierge</li> <li>- On-site café</li> <li>- On-site management</li> <li>- World class ownership</li> <li>- Conference facility</li> <li>- All divisions considered</li> <li>- Prestigious tenant roster includes: Empire Blue Cross/Blue Shield, CIGNA, Travelers Insurance and North Shore-LIJ Health Systems</li> </ul>	
<b>576 Broadhollow Road Melville</b>  Contact: Robert Seidenberg (631) 370-6090  Daniel Brandel (631) 370-6096	50,000	Sale or Lease	Sale: Upon request  Lease: \$26.00 per RSF	3Q 2017	<ul style="list-style-type: none"> <li>- New roof and HVAC systems</li> <li>- Route 110 frontage - signage opportunity</li> <li>- Fully sprinklered</li> <li>- Adjacent to Hilton Hotel</li> <li>- Parking: 4 per 1,000 RSF</li> <li>- 4.65 acres</li> <li>- Electric capacity: 2,000 amps</li> </ul>	
<b>330 S. Service Road Melville</b>  <b>New Listing</b>  Contact: David Godfrey (631) 370-6007	1,556	Sublease	Negotiable	Immediate	<ul style="list-style-type: none"> <li>- Term through 7/31/2018</li> <li>- Easy access to major highways</li> <li>- Central Long Island location</li> <li>- Atrium</li> <li>- Gourmet café</li> <li>- State-of-the-art HVAC and mechanical systems</li> <li>- Ample parking</li> </ul>	



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<b>877-905 E. Main Street Riverhead</b>  Contact: Chris Stack (631) 370-6055	2,500-13,000	Lease	\$21.00 PSF	Immediate	<ul style="list-style-type: none"> <li>- 5 cars per 1,000 SF of “door step” parking for easy patient access</li> <li>- Separate independent control HVAC</li> <li>- Generous landlord contribution to build out of tenant spaces</li> <li>- Unrestricted building hours</li> <li>- Exterior and monument signage</li> <li>- Sewer connection to site</li> <li>- Slab on grade construction with heavy floor load capacity</li> <li>- Segregated patient and physician entrances</li> </ul>	








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<b>33 Bayville Avenue Bayville</b>  Contact: Mark Zussman (631) 370-6085	Land: 57,886	Sale	\$7,500,000	Immediate	<ul style="list-style-type: none"> <li>- Hotel Land – Approved waterfront property</li> <li>- Block/Lot: 82/2, D/123, D12/1</li> <li>- Long Island Sound Frontage (Linear Feet): 160.6</li> <li>- Approvals: 30 rooms, 50,000 buildable square feet</li> <li>- Real Estate Taxes: \$35,396</li> <li>- Price/room: \$250,000</li> <li>- Price/buildable SF: \$150</li> </ul>	
<b>417 S. Main Street Freeport</b>  Contact: Mark Zussman (631) 370-6085	Building: 25,000 Land: 62,075	Sale	\$1,875,000	Immediate	<ul style="list-style-type: none"> <li>- Block/Lot: 44/416, 424,111,70,71,509-512, 13-14</li> <li>- Finishes: Approx. 5,800 SF Office; 19,200 SF Industrial</li> <li>- Ceiling Heights: 12' to 16'</li> <li>- Loading: 4 loading docks</li> <li>- Drive-in doors: 1</li> <li>- Parking spaces: 70+</li> </ul>	
<b>30 Sea Cliff Avenue Glen Cove</b>  Contact: Martin Lomazow (631) 370-6070	3.7 acres 54,373 SF slab	Sale	\$2,400,000	Immediate	<ul style="list-style-type: none"> <li>- Ideal for new industrial building or redevelopment opportunity</li> <li>- Building recently demolished, site delivered with 54,373 SF slab</li> </ul>	





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<b>48-50 Brooklyn Avenue &amp; 501-509 Hicksville Road Massapequa</b>  Contact: David Godfrey (631) 370-6007	<u><b>48-50 Brooklyn Ave</b></u> 3,645 industrial 26,000 parking  <u><b>501-509 Hicksville Rd.</b></u> 13,522 (2, 2-story buildings w/ 3 retail stores, 6 offices, and 4 apts (1 studio & 3, 1-bedrooms))	Sale	<u><b>Both properties must be sold together</b></u> \$2,999,000	Immediate	- Estimated Income: ±\$265,000 - Estimated expenses (entire property): \$115,000 annually - Estimated NOI: \$150,000 - Cap Rate: 5%	






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<b>45 Adams Avenue</b> <b>Hauppauge</b>  Contact: David Godfrey (631) 370-6007	12,367 office 11,376 laboratory 4,278 warehouse	Sale or Lease	Reduced Price Call for Details	Immediate	<ul style="list-style-type: none"> <li>- 44 parking spaces</li> <li>- Zoning: Light industrial</li> <li>- 2 loading docks</li> <li>- 15'4" ceiling height (warehouse)</li> <li>- 2000 amp, 208/120 volt (GE)</li> <li>- Laboratory broken down to 5 areas</li> <li>- GMP production in 3 suites</li> <li>- Multiple fume hoods in each laboratory</li> <li>- RE taxes: \$97,639</li> </ul>	
<b>50 Marcus Boulevard</b> <b>Hauppauge</b>  Contact: David Godfrey (631) 370-6007	Building: 39,130  Office: 14,000	Sale or Lease	\$7.50 NNN  Sale: \$5,000,000	Immediate	<ul style="list-style-type: none"> <li>- Plot size: 2.14 acres</li> <li>- Parking: approx. 106 cars</li> <li>- Ceiling Height: 15'</li> <li>- 2 Loading Docks / 1 drive-in</li> <li>- Power: 2400 amps</li> <li>- Heat: Gas</li> <li>- Building divides well for multi-tenant</li> <li>- Approx. 25,000 SF in front &amp; approx. 14,000 SF in rear</li> <li>- New high efficiency lighting &amp; HVAC</li> </ul>	
<b>200 Landing Avenue</b> <b>Smithtown</b>  Contact: Gregg Carlin (631) 370-6040	26,958 on 2.43 acres	Sale	\$4,000,000	Immediate	<ul style="list-style-type: none"> <li>- Zoned "LI – Light Industry"</li> <li>- Taxes \$40,469 per annum</li> <li>- Ideally situated adjacent to Smithtown Railroad Station</li> <li>- 104 parking spaces</li> </ul>	






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<b>248A-252 Flanders Road</b> <b>Southampton</b>  Contact: Mark Zussman (631) 370-6085	6.22 acres	Sale	\$4,400,000	Immediate	<ul style="list-style-type: none"> <li>- APN: 900/118/2/25, 900/118.01/1/2</li> <li>- Zoning: RWB/HB (Resort &amp; Waterfront Business/Highway Business)</li> <li>- Zoning Overlay: RO-6 (Residential, Residential Care, Marina)</li> <li>- Gross Acres: 6.2200</li> <li>- Upland Acres: 3.8425</li> <li>- Public Sewer: Proposed</li> <li>- Real Estate Taxes: 4.70 Acres: \$3,091.10 1.52 Acres: \$1,324.78 Total Taxes: \$4,415.88</li> </ul>	
<b>105 Wyandanch Avenue</b> <b>Wyandanch</b>  <b>New Listing</b>  Contact: Joshua Kleinberg (718) 289-7709  William Domsy (631) 370-6017	±39,000 SF building on ±2.64 acres	Sale	\$5,250,000	Immediate	<ul style="list-style-type: none"> <li>- 3 Loading Docks with levelators</li> <li>- 2 drive-in doors</li> <li>- Approximately 4,000 Sq. Ft. office</li> <li>- Building is fully sprinklered and equipped with a Racking System</li> <li>- Two (2) Exterior Silos with approx. 200 Gallon Material Capacity</li> <li>- 3 Climate Controlled Clean Rooms</li> <li>- Paved parking lot is currently striped for 50 cars</li> <li>- Real Estate Taxes are approximately \$78,300 *Real Estate Tax Abatement may be made available for qualified purchaser through the Town of Babylon IDA</li> <li>- 25' ceiling height throughout warehouse</li> </ul>	





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<b>792 Atlantic Avenue Baldwin Harbor</b>  Contact: Gregg Carlin (631) 370-6040	Land: 32,059 Building: 3,154	Sale	Bid Due Date: April 5, 2016	Immediate	<ul style="list-style-type: none"> <li>- Area Retailers: Stop &amp; Shop, CVS, 7 Eleven, Ace Hardware (coming soon), Subway, Dunkin Donuts/Baskin Robbins</li> <li>- Parking: 40 spaces plus 2 ADA compliant spaces</li> </ul>	
<b>60 Cuttermill Road Great Neck</b>  Contact: Vincent LaManna (631) 370-6046  Richard Freel (631) 370-6045	4,300 (divisible)	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Sublease through July 31, 2019 (long-term possible)</li> <li>- Bank branch with drive through window</li> <li>- 15 reserved parking spaces</li> <li>- Walking distance to Long Island Rail Road</li> <li>- Lobby renovations – completed Spring 2014</li> </ul>	
<b>541, 516 &amp; 480 W. Montauk Hwy. Lindenhurst</b>  Contact: Gregg Carlin (631) 370-6040	541: 4,978 SF building 19,785 SF Site  516: 11,900 SF  480: 14,400 SF	Sale	541: \$1,150,000  516: \$540,000  480: \$600,000	Immediate	<ul style="list-style-type: none"> <li>- Kehl's Family Marina</li> <li>- For sale individually or as a package</li> <li>- 541: Showroom, office &amp; storage</li> <li>- 516 &amp; 480: Vacant land</li> </ul>	






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<b>4934 Sunrise Highway Massapequa Park</b>  Contact: Stefani Steinberg (631) 370-6032  Dean Rosenzweig (631) 370-6020	2,440 on .17 acres	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Parking: 13 on site parking spaces</li> <li>- Zoning: Business G District</li> <li>- Nearby Retailers: Lexus, IHOP, Dunkin Donuts, CVS, Walgreens, Astoria Bank, Capital One</li> </ul>	
<b>102 Main Street Port Washington</b>  Contact: Dina Coulianidis (631) 370-6035  Mark Zussman (631) 370-6085	1,840 SF + 1,300 SF basement	Sale or Lease	\$700,000 or \$380.00 PSF	Immediate	<ul style="list-style-type: none"> <li>- Block/Lot: 81/103</li> <li>- 1-story masonry plus full basement retail building. Refrigerated storage in basement</li> <li>- Frontage: 25 feet on Main Street</li> <li>- Lot Size: 2,500 SF (25' x 99')</li> <li>- HVAC: Rooftop-Gas</li> <li>- Utilities: Public, sewers</li> <li>- Real Estate Taxes: \$18,100.71</li> <li>- Pro-Forma Cap Rate: 7.7% ±</li> </ul>	
<b>60 Merrick Road Rockville Centre</b>  Contact: Gregg Carlin (631) 370-6040  Eric Gillman (631) 370-6034	30,000	Lease	\$16.00 PSF Net	Immediate	<ul style="list-style-type: none"> <li>- Former Bally's Total Fitness</li> <li>- Taxes, CAM &amp; Ins: \$6.10</li> <li>- Traffic Counts: Merrick Rd: 35,000 VPD Sunrise Highway: 49,000 VPD</li> </ul>	






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<b>795 Merrick Avenue Westbury</b>  Contact: Dean Rosenzweig (631) 370-6020  Stefani Steinberg (631) 370-6032	8,122	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Free standing existing restaurant opportunity</li> <li>- Roosevelt Field trade area</li> <li>- Possession: Negotiable</li> <li>- Traffic counts: Merrick Avenue – 40K cars daily</li> </ul>	
<b>436 Woodbury Road Woodbury</b>  Contact: Martin Lomazow (631) 370-6070  Eric Gillman (631) 370-6034	2.24 acres	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Prime corner location in Woodbury</li> <li>- Potential uses include: Retail, Senior Housing, Office, Hotel, Educational, Residential</li> <li>- Across the street from re-emerging Woodbury Commons Shopping Center – new The Fresh Market</li> <li>- Signalized intersection with dedicated turn lane</li> <li>- Current Zoning: Town of Oyster Bay R1-1A</li> </ul>	











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<b>124 Maple Avenue Bay Shore</b>  Contact: David Leviton (631) 370-6060  Mark Zussman (631) 370-6085	8,700 SF building	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Waterfront restaurant building with outdoor and indoor bar</li> <li>- Fire Island Ferries location</li> <li>- Delivered vacant</li> <li>- Separate catering room and prep kitchen with dumbwaiter on 2<sup>nd</sup> Floor</li> <li>- 6 boat slips on Watchogue Creek</li> <li>- All municipal utilities are available to the property inclusive of sewer &amp; gas</li> </ul>	
<b>901 Station Road Bellport</b>  Contact: Adam Bass (631) 370-6028  Dina Coulianidis (631) 370-6035  John Hanlon (631) 370-6030	Lot Size: 14.3 acres	Lease	To be Negotiated	Immediate	<ul style="list-style-type: none"> <li>- S/E/C of Station Road &amp; Sunrise Highway (NYS Rte. 27)</li> <li>- Zoning: A-Residence-1; Section 929, Block 3, Lot 31.1</li> <li>- Sewers: Available</li> <li>- Approx. 765' of frontage on Sunrise Highway</li> <li>- Share a major intersection with BJ's Wholesale Club &amp; Home Depot. Up to 95,000 SF of retail GLA permissible as per Town of Brookhaven J-2 zoning code, excluding any variance application or further adjacent property assemblage.</li> </ul>	
<b>6233 Jericho Turnpike Commack</b>  Contact: Dean Rosenzweig (631) 370-6020  Stefani Steinberg (631) 370-6032	14,700 SF on 1.9 acres	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- 275' of frontage</li> <li>- 40,590 Vehicles per day</li> <li>- C-6 Zoning</li> <li>- Area retail: Dicks Sporting Goods, Applebees, Target, Ruby Tuesdays, Five Guys</li> </ul>	




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<b>Commack Rd &amp; Henry St Commack</b>  Contact: Dean Rosenzweig (631) 370-6020  Stefani Steinberg (631) 370-6032	1.04 acres	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Frontage: 200' on Commack Road &amp; 225' on Henry Street</li> <li>- New development opportunity adjacent to newly expanded Memorial Sloan Kettering Cancer facility</li> </ul>	
<b>356 Middle Country Road Coram</b>  Contact: Adam Bass (631) 370-6028	4,480	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Branding opportunity</li> <li>- Former Capital One Bank Branch with Drive-Thru</li> <li>- Highly visible outparcel with convenient access</li> </ul>	
<b>450 East Main Street Farmingdale</b>  Contact: Eric Gillman (631) 370-6034  Jillian Ramirez (631) 370-6031  John Hanlon (631) 370-6030	± 12,989 (divisible)	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Join CVS Pharmacy (new construction with drive-thru) &amp; Goldfish Swim School</li> <li>- Pylon signage and access located on both Main Street &amp; Route 109</li> <li>- Located in Downtown Farmingdale</li> <li>- Situated in a densely populated residential neighborhood</li> <li>- Excellent parking with over 212 spaces</li> </ul>	

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<b>425 New York Avenue Huntington</b>  Contact: David Leviton (631) 370-6050  Dina Couliianidis (631) 370- 6035	4,700	Lease	Upon Request	September 2016	<ul style="list-style-type: none"> <li>- Prime Huntington corner across from the Paramount Theater</li> <li>- Frontage: 44.6 feet</li> <li>- Ceiling Height: 13 feet ±</li> <li>- Space to be delivered in Warm Vanilla Shell</li> </ul>	
<b>3050 Middle Country Road Lake Grove</b>  Contact: Dean Rosenzweig (631) 370-6020  Stefani Steinberg (631) 370-6032	3,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Area retail: Bed, Bath &amp; Beyond, JCPenney, Macy's, Whole Foods, Petco, Staples, DSW, Golfsmith, Stop &amp; Shop, Toys/Babies R' Us, Michaels, LA Fitness, Lowe's Sears</li> <li>- Great frontage on Middle Country Rd.</li> <li>- Anchor tenants in clude Costco, PetSmart, Bob's Furniture</li> <li>- Great parking</li> </ul>	
<b>Route 112 &amp; Terryville Road Port Jefferson</b>  Contact: Gregg Carlin (631) 370-6040  Eric Gillman (631) 370-6034	1.62 acres ±	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Build to suit or ground lease opportunity</li> <li>- Highly visible corner with traffic light</li> <li>- Existing curb cuts on Route 112 and Terryville Road</li> <li>- Zoned J-Business-2 in the Town of Brookhaven</li> </ul>	






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>Lake Shore Plaza Ronkonkoma</b>  Contact: Stefani Steinberg (631) 370-6032  Dean Rosenzweig (631) 370-6020  John Hanlon (631) 370-6030	51,936	Lease	\$28.00	Immediate	<ul style="list-style-type: none"> <li>- Divisible</li> <li>- Supermarket coming soon</li> <li>- Neighboring tenants: Radio Shack, GNC, Pet Supplies Plus, Wells Fargo</li> <li>- Traffic Count: 18K VPD</li> </ul>	
<b>200 Landing Avenue Smithtown</b>  Contact: Gregg Carlin (631) 370-6040	26,958 on 2.43 acres	Sale	\$4,000,000	Immediate	<ul style="list-style-type: none"> <li>- Zoned "LI – Light Industry"</li> <li>- Taxes \$40,469 per annum</li> <li>- Ideally situated adjacent to Smithtown Railroad Station</li> <li>- 104 parking spaces</li> </ul>	
<b>Hubbards Commons West Babylon</b>  Contact: Dean Rosenzweig (631) 370-6020  Stefani Steinberg (631) 370-6032  Eric Gillman (631) 370-6034	2,400 1,600 1,600 10,800 w/ drive-thru opportunity	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Join Best Market</li> <li>- Located on busy Sunrise Highway</li> <li>- Daily traffic count of 4,000 cars per day</li> <li>- Surrounding retail: Best Market, Rite Aid, Cricket Wireless, Subway, Chase Bank, Bob's Stores, Chuck E. Cheese, Dunkin' Donuts, Blink Fitness, McDonald's, Tutor Time, Sleepy's, West Marine, Pep Boys, Checkers, Apple Bank, Citibank, Mavis Discount Tires, Taco Bell, Pizza Hut, King Kullen, Smash Burger, Applebee's, Outback Steakhouse.</li> </ul>	






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>125 Sunrise Highway West Islip</b>  Contact: Eric Gillman (631) 370-6034	Building: 2,528 Lot: 21,780	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Bank/Medical building</li> <li>- Acreage: .5 acres</li> <li>- Zoning: General Service D District</li> <li>- Municipality: Town of Islip</li> </ul>	






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>Bayside Office Tower</b> <b>222-15 Northern Boulevard</b> <b>Bayside</b>  Contact: Roy Chipkin (631) 370-6025	Up to 20,000 (divisible)	Lease	\$40.00	Immediate	<ul style="list-style-type: none"> <li>- Just off Cross Island Parkway</li> <li>- Underground parking</li> <li>- Bridge &amp; water views</li> <li>- Signage available</li> </ul>	
<b>59-17 Junction Boulevard</b> <b>Corona</b>  Contact: Roy Chipkin (631) 370-6025	2 <sup>nd</sup> : 4,800 14 <sup>th</sup> : 7,100	Lease	\$26.00 + elec.	Immediate	<ul style="list-style-type: none"> <li>- Near mass transit</li> <li>- 24/7 building</li> </ul>	
<b>9001 Beach Channel Drive</b> <b>Far Rockaway</b>  Contact: Mark Zussman (631) 370-6085  Chris Stack (631) 370-6055	LL: 9,022 1 <sup>st</sup> : 12,965 2 <sup>nd</sup> : 6,911 3 <sup>rd</sup> : 5,157 Total: 34,055 *Spaces can be divided to as small as 2,500 SF	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Newly renovated architecturally significant 3 story plus lower level medical office building</li> <li>- Built-to-suit</li> <li>- Heavy floor loads</li> <li>- 62 off street parking spaces plus street parking</li> <li>- Food service</li> <li>- Elevator</li> <li>- Subways (A, S) and bus service are within 2 blocks</li> </ul>	




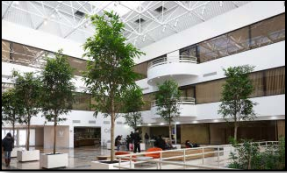

ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/SUBLEASE	RATE PER RSF/SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>30-68 Whitestone Expy Flushing</b>  Contact: John Reinertsen (718) 289-7720  Michael Lee (718) 289-7703	75,000 SF building 70,000 SF parking lot	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- M1-1 zoning</li> <li>- Ground floor: high-ceiling warehouse level with 12 drive-in doors</li> <li>- Second floor: Office level with 100 lbs. floor load</li> <li>- At Whitestone Expressway (I-678)</li> <li>- Minutes to LaGuardia (LGA) and Kennedy (JFK) Airports</li> <li>- Easy access to major highways and crossings</li> <li>- Food, banks and shopping nearby</li> </ul>	
<b>16602 Jamaica Avenue Jamaica</b>  Contact: Roy Chipkin (631) 370-6025	37,500	Lease	\$27.50 plus electric	Immediate	<ul style="list-style-type: none"> <li>- Separate entrance</li> <li>- Full floors of 7,500 SF</li> <li>- Easy access to public transportation</li> <li>- Independent HVAC and utility controls</li> <li>- 24 hour access</li> <li>- Total building renovation</li> </ul>	
<b>126-06 Queens Boulevard Kew Gardens</b>  Contact: Roy Chipkin (631) 370-6025	40,000	Lease	Upon Request	12/2016	<ul style="list-style-type: none"> <li>- Entire building for lease</li> <li>- 4 stories plus basement</li> <li>- Total building renovation</li> <li>- Valet parking available</li> <li>- Signage available</li> </ul>	







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<b>12-01 44<sup>th</sup> Avenue</b> <b>Long Island City</b>  Contact: John Reinertsen (718) 289-7720  Michael Lee (718) 289-7703	25,369 SF Expandable to 72,690 (planned development)	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Expandable to 72,690 RSF (Planned development of additional floors with Community Facility)</li> <li>- Corner building with 250' wraparound frontage</li> <li>- Ground Floor: 12,301 RSF</li> <li>- Lower Level: 13,068 RSF</li> </ul>	
<b>36-01 37<sup>th</sup> Avenue</b> <b>Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709  Jeremy Scholder (718) 289-7704	± 26,000 2 <sup>nd</sup> : ± 3,000 Office	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Natural divisions of +/- 10,000 SF; +/- 10,000 SF; +/- 6,000 SF</li> <li>- Prime corner Long Island City retail with natural divisions available</li> <li>- Northern Blvd corridor with tremendous vehicular traffic</li> <li>- Three street frontage</li> <li>- Advertising Billboard opportunity</li> </ul>	
<b>97-77 Queens Boulevard</b> <b>Rego Park</b>  Contact: Roy Chipkin (631) 370-6025	Penthouse: 6,785 Tower: 1,776 6 <sup>th</sup> : 5,000	Lease	\$34.00 + \$3.25 elec	Immediate	<ul style="list-style-type: none"> <li>- Near mass transit</li> <li>- 24/7 building</li> </ul>	



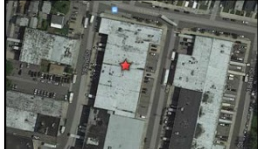




ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/SUBLEASE	RATE PER RSF/SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>Trylon Plaza</b> <b>98-81 Queens Boulevard</b> <b>Rego Park</b>  Contact: Roy Chipkin (631) 370-6025	100,000	Lease	Upon request	Immediate	<ul style="list-style-type: none"> <li>- Retail and Medical Office Space</li> <li>- Floor 1: Retail</li> <li>- Floor 2-5: Medical</li> <li>- E, F, G, R Trains</li> <li>- Underground garage</li> <li>- Former Trylon Theatre Site</li> </ul>	
<b>Cross Island Plaza</b> <b>Rosedale</b>  Contact: Frank Liggio (718) 723-3590	Up to 50,000 Multiple units	Lease	\$20.00 - \$31.00 + electric	Immediate	<ul style="list-style-type: none"> <li>- Newly renovated full service cafeteria &amp; atrium</li> <li>- On-site property management</li> <li>- Abundant private parking available</li> <li>- 24 hour manned security</li> <li>- New CCTV system</li> </ul>	
<b>1775 Grand Concourse</b> <b>Bronx</b>  <b>New Listing</b>  Contact: William Jordan (718) 289-7714	8 <sup>th</sup> : 6,121	Sublease	Upon request	Immediate	<ul style="list-style-type: none"> <li>- Term through June 30, 2023</li> <li>- Close to courts</li> <li>- Close to subway (B/D)</li> <li>- Light, sunny space</li> <li>- Fully built</li> <li>- New paint, new pantry, and new glass door entry</li> <li>- Fully sprinklered</li> <li>- Electric is submetered</li> </ul>	






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>135 Canal Street Staten Island</b>  Contact: William Jordan (718) 289-7714  John Reinertsen (718) 289-7720	21,700	Lease	\$30 PSF BTS Retail \$35 PSF	Immediate	<ul style="list-style-type: none"> <li>- Expandable to 90,805 RSF</li> <li>- Short walk to MTA SI Railway (SIR)</li> <li>- Bus stop at building</li> <li>- 1.8 miles to Verrazano Bridge</li> <li>- 1 block to Bay Street</li> <li>- New offices build-to-suit possible</li> <li>- 2 elevators</li> <li>- 9.6' to 12' finished ceiling</li> <li>- Open on all sides</li> </ul>	
<b>1535 Richmond Avenue Staten Island</b>  Contact: William Jordan (718) 289-7714	3,070	Sublease	\$25.00 Gross	Immediate	<ul style="list-style-type: none"> <li>- Elevator building</li> <li>- Fully furnished</li> <li>- Corner location</li> <li>- Concierge in lobby</li> <li>- Easy access to all highways</li> <li>- Bus stop in front</li> <li>- Private parking</li> </ul>	






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>Deutsche Asset &amp; Wealth Management</b> <b>JFK International Airport Industrial Properties</b> <b>Jamaica</b>	<b><u>145-30 156<sup>th</sup> St</u></b>	Lease	\$23.00 Gross Includes utilities	Immediate	<ul style="list-style-type: none"> <li>- Two story brick, warehouse and office building</li> <li>- Visible fro Belt Pkwy &amp; S. Conduit Ave</li> <li>- Parking available</li> <li>- Build-to-suit office</li> </ul>	
	1,509 - Office					
Contact: Frank Liggiio (718) 723-3590	<b><u>182-30 150<sup>th</sup> Rd</u></b>		\$23.00 Gross Includes utilities		<ul style="list-style-type: none"> <li>- Two story warehouse and office building with 2-street access</li> <li>- Excellent signage and visibility on Rockaway Blvd</li> <li>- Numerous windows</li> <li>- On-site parking</li> <li>- Build-to-suit office</li> </ul>	
	657 - Office					
	<b><u>147-04 183<sup>rd</sup> St</u></b>		\$18.00 Gross Includes utilities		<ul style="list-style-type: none"> <li>- Two story street access</li> <li>- Lobby entrance</li> <li>- Newly renovated</li> </ul>	
	<b><u>147-02 181<sup>st</sup> St</u></b>		\$21.00 Includes utilities		<ul style="list-style-type: none"> <li>- Build-to-suite office</li> </ul>	
	<b><u>160-49 Rockaway Blvd.</u></b>		\$25.00 Includes utilities		<ul style="list-style-type: none"> <li>- On-site private parking</li> <li>- Shared kitchenette</li> <li>- Excellent window ratio</li> <li>- Build-to-suit office</li> </ul>	
	600 - Office					
	2,171 - Retail					
	1,369 - Office					






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>31-11 14<sup>th</sup> Street Astoria</b>  Contact: William Jordan (718) 289-7714	5,100	Sale	\$5,000,000	Immediate	<ul style="list-style-type: none"> <li>- Great user building or development site</li> <li>- 1 drive-in (12'X12')</li> <li>- Ceiling Height: 13'1"</li> <li>- Zoning: R6B</li> <li>- Gas heat</li> <li>- Wet sprinkler system</li> </ul>	
<b>7901-7905 Queens Boulevard Elmhurst</b>  Contact: Joshua Kleinberg (718) 289-7709	9,350 <b>IN CONTRACT</b>	Sale or possible sale /leaseback	\$4,250,000	Immediate	<ul style="list-style-type: none"> <li>- 70' of frontage on Queens Boulevard</li> <li>- Lot Dimension: 68.97 ft. x 122.82 ft.</li> <li>- Ceiling Height: 20'</li> <li>- Three (3) drive-in doors</li> <li>- Zoning: M1-1</li> <li>- Subways: M/R</li> <li>- Centrally located</li> <li>- Easy access to the Boroughs, Long Island and Manhattan</li> <li>- High visibility with tremendous vehicular traffic</li> </ul>	
<b>150-10-150-30 132<sup>nd</sup> Ave Jamaica</b>  Contact: Chris Stack (631) 370-6055	3,000	Sublease	\$26.00	Immediate	<ul style="list-style-type: none"> <li>- Located in the Airgate Air Cargo and Logistics Complex, a four building campus located just outside the gates of JFK airports</li> <li>- Amenities include: parking, security, on-site management, institutional ownership</li> </ul>	






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<b>21-21 41<sup>st</sup> Avenue</b> <b>Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709	5 <sup>th</sup> : 1,800 3 <sup>rd</sup> : 2,800 1 <sup>st</sup> : 10,000	Lease	Upon request	5 <sup>th</sup> : 10/2016 3 <sup>rd</sup> : 10/2016 1 <sup>st</sup> : 3/2017	<ul style="list-style-type: none"> <li>- Lower level with private loading</li> <li>- 2 drive-in doors</li> <li>- Large freight elevator (8X15) dock height</li> <li>- Immediate occupancy</li> <li>- Long term lease available</li> <li>- Work letter for qualified tenants</li> <li>- 2<sup>nd</sup>: Clean, modern space</li> <li>- 4<sup>th</sup>: Newly built out modern space</li> </ul>	
<b>22-19 41<sup>st</sup> Avenue</b> <b>Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709	<u>33,250 Total</u> 3 <sup>rd</sup> : 16,500 4 <sup>th</sup> : 16,750 (can combine or leased separately)	Lease	Call for details	December 2016	<ul style="list-style-type: none"> <li>- Newly renovated prime Long Island City loft/workspace</li> <li>- Floor loads: 175 lbs per SF</li> <li>- Loading: 1 drive-in door</li> <li>- 1 passenger elevator and 1 large freight elevator</li> <li>- Zoning: M1-3</li> <li>- 100% sprinklered</li> <li>- At Queensboro Bridge</li> </ul>	
<b>36-01 37<sup>th</sup> Avenue</b> <b>Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709  Jeremy Scholder (718) 289-7704	+/- 26,000 2 <sup>nd</sup> : ± 3,000 Office	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Natural divisions of +/- 10,000 SF; +/- 10,000 SF; +/- 6,000 SF</li> <li>- Prime corner Long Island City retail with natural divisions available</li> <li>- Northern Blvd corridor with tremendous vehicular traffic</li> <li>- Three street frontage</li> <li>- Advertising Billboard opportunity</li> </ul>	






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<b>36-52 36<sup>th</sup> Street</b> <b>Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709	5,000 warehouse 1,250 office	Sale	\$3,500,000	Immediate	<ul style="list-style-type: none"> <li>- Zoning: M1-1</li> <li>- 2 drive-in doors</li> <li>- 15' ceiling height</li> <li>- Power: 400 amps</li> <li>- New roof</li> <li>- Close to subways and highways</li> </ul>	
<b>37-24 34<sup>th</sup> Street</b> <b>Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709  Matthew Giordano (718) 289-7721	Lot Size: 3,065 Buildable: 9,200	Sale	\$3,000,000	Immediate	<ul style="list-style-type: none"> <li>- Lot Dimensions: 30' x 97.5'</li> <li>- Block/Lot: 375/29</li> <li>- Zoning: R6A/M1-2/LIC</li> <li>- FAR: 3.0</li> <li>- The property has 30 ft of frontage on 34<sup>th</sup> Street. There is currently a 3,400 SF warehouse with mezzanine on the site that will be occupied by the current tenant until August of 2016</li> </ul>	
<b>43-01 21<sup>st</sup> Street</b> <b>Long Island City</b>  Contact: William Jordan (718) 289-7714	Ground: 3,229 2 <sup>nd</sup> : 1,441	Sublease	Upon request	Immediate	<ul style="list-style-type: none"> <li>- Term: Through April 30, 2019</li> <li>- Great flex space, fantastic location</li> <li>- Shared interior loading docks</li> <li>- Great light</li> <li>- Close to multiple subways</li> <li>- Close to 59<sup>th</sup> Street Bridge &amp; Midtown Tunnel</li> </ul>	




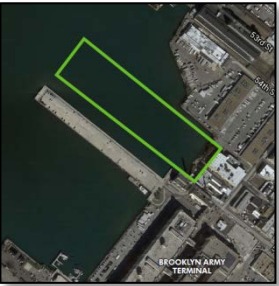



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<b>45-30 38<sup>th</sup> Street</b> <b>Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709	10,000	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Sublease through 12/31/16</li> <li>- M1-4 Zoning</li> <li>- 2 drive-in doors</li> <li>- 16' ceiling height</li> <li>- Power: 400 amps</li> <li>- Floor drains</li> <li>- LaGuardia Airport (LGA) – 6.2 miles away</li> </ul>	
<b>47-01 Van Dam Street</b> <b>Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709  John Reinertsen (718) 289-7720	+/- 54,000	Sale	Upon Request	Arranged	<ul style="list-style-type: none"> <li>- Three (3) story plus basement: +/- 14,500 SF per floor (1-3)</li> <li>- Lower level: +/- 10,000 SF</li> <li>- Zoning: M1-4</li> <li>- One passenger and one freight elevator</li> <li>- Great corner location</li> <li>- Three street frontage</li> </ul>	
<b>97-25 Beach Channel Drive</b> <b>Rockaway Beach</b>  Contact: John Reinertsen (718) 289-7720  Elli Klapper (718) 289-7719	13,500	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Block/Lot: 16153/28</li> <li>- Year built (est.): 1986</li> <li>- Acreage: 1.30 acres</li> <li>- Parking: Street only</li> <li>- Ceiling Height: 20'</li> <li>- HVAC: Full climate control</li> <li>- Fully sprinklered</li> <li>- 2 loading docks, 1 leveler, 1 drive-in</li> <li>- Floor drains throughout</li> <li>- Subway access 1 block away</li> <li>- Power: 1200 amps</li> </ul>	






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<b>243-10 132<sup>nd</sup> Road Rosedale</b>  Contact: Frank Liggio (631) 370-6016	21,219 SF lot	Sale	\$2,500,000	Immediate	- Lot Dimensions: 96.58 ft. x 71.17 ft. - FAR: .5 - Zoning: C1-3/R2 - Tax Class: 4 - Taxes: Projected value: \$123,000	
<b>145-69 226<sup>th</sup> Street Springfield Gardens</b>  Contact: Frank Liggio (718) 723-3590	3,000 office	Lease	\$26.00	Immediate	- Off street parking - 6 Docks - 14' clear	
<b>276 Starr Street Brooklyn</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704	7,500	Lease	Upon Request	Immediate	- Steps from the L Train at Jefferson St. Station with 2.42 Million Annual Ridership - Located in an emerging neighborhood with convenient access to Flushing and Myrtle Avenues - High Ceilings - Potential roof-top / outdoor seating - Nearby Punch Bowl Social Coming Soon - Nearby Nitehawk Theatre Coming Soon	






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>364-394 Maspeth Avenue Brooklyn</b>  Contact: John Reinertsen (718) 289-7720	26,610 8 acres	Build to Suit	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Zoning: M3-1</li> <li>- FAR: 2</li> <li>- Buildable SF: 726,180 SF</li> <li>- Building SF includes:                              Office Ground Floor – 7,838 SF                              Office Second Floor – 3,000 SF                              Warehouse #1 – 4,050 SF                              Warehouse #2 – 2,800 SF                              Mechanic Shop – 4,975 SF                              Small Building – 938 SF</li> </ul>	
<b>5802 1<sup>st</sup> Avenue Brooklyn</b>  Contact: Mark Zussman (631) 370-6085	Lot size: 430,394	Sale	Upon request	Immediate	<ul style="list-style-type: none"> <li>- Block/lot: 827/20</li> <li>- Pier site/vacant land</li> <li>- Location: Sunset Park between Brooklyn Army Terminal and Industry City</li> <li>- Permitted use: Industrial, Office, Retail, Recreational</li> <li>- Frontage: 315 feet, depth: 1,399 feet</li> <li>- Zoning: M2-1</li> <li>- FAR: 2.0</li> <li>- Development rights: 860,788 SF</li> <li>- Subways: 4 blocks to “N” &amp; “R” trains</li> </ul>	
<b>1300 Viele Avenue Bronx</b>  Contact: John Reinertsen (718) 289-7720	120,760	Sale or Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Strategic Hunts Point market location</li> <li>- Ideal for food distribution or manufacturing</li> <li>- Cooler areas: +/- 18,647 SF</li> <li>- Freezer Area: +/- 9,275 SF</li> <li>- 9 interior tailgate doors</li> <li>- 7 drive-in doors</li> <li>- Zoning: M3</li> </ul>	







ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/SUBLEASE	RATE PER RSF/SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>129-17—129-19 20<sup>th</sup> Avenue</b> <b>College Point</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704	4,000	Ground Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Corner ground lease/build-to-suit opportunity at signalized intersection on prime 20<sup>th</sup> Avenue</li> <li>- Lot Dimensions: 40' x 100'</li> <li>- Zoning: M1-1</li> <li>- Neighboring Tenants: Target, BJ's, P.C. Richard &amp; Sons, TJ Maxx, Starbucks, McDonald's, Babies 'R' Us, Modell's, Petco, Queens Community Bank, Staples, Waldbaum's, Old Navy</li> </ul>	
<b>37-23 Junction Boulevard</b> <b>Corona</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704  Stefani Steinberg (631) 370-6032	1,600	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Sublease term through 11/20/2021; possibility of one additional 5-year option</li> <li>- Prime opportunity on Junction Boulevard retail corridor</li> <li>- Strong 7-Day per week pedestrian and vehicular counts</li> <li>- Steps to the Junction Blvd (7) Subway with over 7 Million Annual Ridership</li> </ul>	
<b>160-50 Rockaway Blvd</b> <b>Jamaica</b>  Contact: Dean Rosenzweig (718) 289-7715  Stefani Steinberg (631) 370-6032	2,000	Lease	\$25.00	Immediate	<ul style="list-style-type: none"> <li>- Building Size: 21,000 SF</li> <li>- On-site private parking available</li> <li>- End cap retail space</li> <li>- JFK vicinity</li> </ul>	


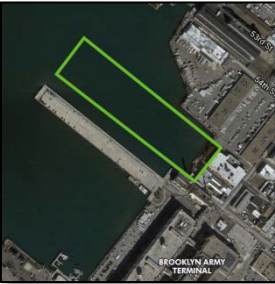



ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>36-01 37<sup>th</sup> Avenue Long Island City</b>  Contact: Joshua Kleinberg (718) 289-7709  Jeremy Scholder (718) 289-7704	+/- 26,000 2 <sup>nd</sup> : ± 3,000 Office	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Natural divisions of +/- 10,000 SF; +/- 10,000 SF; +/- 6,000 SF</li> <li>- Prime corner Long Island City retail with natural divisions available</li> <li>- Northern Blvd corridor with tremendous vehicular traffic</li> <li>- Three street frontage</li> <li>- Advertising Billboard opportunity</li> </ul>	
<b>The Alexander 61-55 Junction Blvd Rego Park</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289 7704	800	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Ceiling Height: 20+ ft.</li> <li>- Parking: Garage facility with approx. 2,570 spaces</li> <li>- +/- 31 ft. along Junction Blvd, +/- 25 ft. along 62nd Drive, and +/- 16 ft. facing signalized corner</li> <li>- Located at signalized intersection between Junction Blvd and 62nd Dr</li> <li>- Located at base of The Alexander, a 27-story 312 unit luxury rental building and connected to RegoCenter, a 950,000+ SF multi-level mall in Rego Park, Queens, NY</li> </ul>	
<b>57-05 Myrtle Avenue Ridgewood</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289 7704  Stefani Steinberg (631) 370-6032	1,700 500 – Mezzanine Full Basement	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Between Seneca and Onderdonk Avenues</li> <li>- Frontage: 19.5 feet</li> <li>- Neighboring tenants: TD Bank, 7-Eleven, Popular Community Bank</li> <li>- Carter's</li> <li>- Burger King</li> <li>- Taco Bell</li> </ul>	






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>57-35 Myrtle Avenue &amp; 922 Onderdonk Avenue Ridgewood</b>  Dina Coulianidis (631) 370-6035	<u>57-35 Myrtle Ave</u> 2,000  <u>922 Onderdonk Ave</u> 2,450	Lease	Upon Request	Immediate	<u>57-35 Myrtle Avenue</u> - Located on busy Ridgewood's Myrtle Avenue - Excellent for spa, medical, offices, etc.  <u>922 Onderdonk Avenue</u> - Ceiling Height: 11 feet - Located right off Myrtle Avenue - Excellent for fitness center, medical space, office space, laundromat, etc.	 
<b>351 Atlantic Avenue Brooklyn</b>  Contact: Mark Zussman (631) 370-6085	22,500	Sale	<del>\$18,500,000</del> New Price: \$17,900,000	Immediate	- Zoning: R7A/C2-4 Special Downtown Brooklyn District - Neighborhood: Boerum Hill - North side of Atlantic Avenue between Hoyt and Bond streets - Above grade: 18,000 SF - Basement: 4,500 SF (can be used as selling space)	
<b>2505-2521 Coney Island Ave Brooklyn</b>  Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704	25,520	Sale	\$11 Million	Immediate	- Tax Lots: Block 737 – Lots 83/90 - Frontage: 156.92 feet - Building Area: 11,500 SF - Zoning: C8-1/R4 - Existing Floor Area Ratio: 0.5 - Maximum Floor Area Ratio: 1.0 - 156.92' of frontageSite is mid-block, located approx. 140 ft. from the intersection of Coney Island Ave and Avenue V.	






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<b>2510-2518 Coney Island Ave Brooklyn</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704	11,020 (90' x 120')	Sale	\$5.5 Million	Arranged	<ul style="list-style-type: none"> <li>- Block-Lot: 7159-123</li> <li>- Zoning: R4 (Special Ocean Parkway District)</li> <li>- Located in the Homecrest-Sheepshead Bay neighborhood of Brooklyn</li> <li>- Located between Avenue V and Gravesend Neck Road</li> </ul>	
<b>5802 1st Avenue Brooklyn</b>  Contact: Mark Zussman (631) 370-6085	Lot size: 430,394	Sale	Upon request	Immediate	<ul style="list-style-type: none"> <li>- Block/lot: 827/20</li> <li>- Pier site/vacant land</li> <li>- Location: Sunset Park between Brooklyn Army Terminal and Industry City</li> <li>- Permitted use: Industrial, Office, Retail, Recreational</li> <li>- Frontage: 315 feet, depth: 1,399 feet</li> <li>- Zoning: M2-1</li> <li>- FAR: 2.0</li> <li>- Development rights: 860,788 SF</li> <li>- Subways: 4 blocks to "N" &amp; "R" trains</li> </ul>	
<b>Riverdale Crossing Broadway &amp; 237th Street Bronx</b>  Contact: John Hanlon (631) 370-6030  Eric Gillman (631) 370-6034	2,305 & 1,640	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Anchor: BJ's Wholesale Club</li> <li>- Co-Tenants: Petco, Buffalo Wild Wings, City MD, Bank of America, Chipotle, T-Mobile, Subway and Dunkin Donuts</li> <li>- 81,225 people in 1 mile radius; 699,261 people in 3 mile radius</li> </ul>	









ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/SUBLEASE	RATE PER RSF/SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
<b>68 E. 161<sup>st</sup> Street Bronx</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704  Dina Coulianidis (631) 370-6035	2,475 + full basement	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Frontage: Approx. 25 feet along E. 161<sup>st</sup> Street</li> <li>- Former "Stub Hub" Ticket Office</li> <li>- Across the street from Yankee Stadium</li> <li>- One block from the Bronx Supreme Court</li> <li>- Steps from the 161 St-Yankee Stadium Subway (B/D/4) with 8.83 Million Annual Ridership (2012)</li> </ul>	
<b>655 Morris Avenue Bronx</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704	17,103	Lease	Upon Request	3 <sup>rd</sup> to 4 <sup>th</sup> quarter or 2016	<ul style="list-style-type: none"> <li>- At the base of a newly constructed, energy-efficient 15 story, 176 unit building</li> <li>- To be delivered 3rd to 4th Quarter of 2016</li> <li>- Tax abatement available</li> <li>- Blocks from the Bronx courts and county buildings</li> <li>- 18-minute walk to Yankee Stadium</li> <li>- Close proximity to "The Hub"</li> </ul>	
<b>1007 Southern Blvd Bronx</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704	Ground: 1,700 Basement: 1,200	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Frontage: 14 feet</li> <li>- Located at a signalized T intersection</li> <li>- Heavy pedestrian and car traffic</li> <li>- Within close proximity to The Crossings at Southern (a newly developed two-level urban retail shopping center)</li> <li>- Close proximity to Simpson St. (2/5) subway</li> <li>- Close proximity to Hunts Point Ave (6) subway</li> <li>- Serviced by the BX19 &amp; BX5 bus lines</li> </ul>	




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<b>256-258 W. 125<sup>th</sup> Street Harlem</b>  Contact: Dina Couliandis (631) 370-6035	Ground: 15,000 2 <sup>nd</sup> : 15,000 Lower: 15,000 (All divisions considered)	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Frontage: 50' along 125<sup>th</sup> Street, 100' along 124<sup>th</sup> Street</li> <li>- Zoning: 125<sup>th</sup> Street: C4-4D 124<sup>th</sup> Street: C6-3 - Allows for additional buildable retail of 70,644</li> <li>- Neighbors: Apollo Theatre, Whole Foods, H&amp;M, DSW, American Apparel, Marshalls, Duane Reade, The Children's Place, Red Lobster</li> </ul>	
<b>356 W. 145<sup>th</sup> Street Harlem</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704  Stefani Steinberg (631) 370-6032	1,350	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Neighboring Tenants: Dunkin Donuts, CFSC Check Cashing, Subway, Capital One Bank, Carver Bank, Duane Reade, Dollar Tree, Bank of America, New York Sports Club, Popeyes</li> <li>- Serviced by the Bx19 and M3 Bus lines</li> <li>- Close proximity to the 145<sup>th</sup> St. Station (A/C) with annual ridership of 7.9 Million</li> </ul>	
<b>2816 8<sup>th</sup> Avenue Harlem</b>  Contact: Dean Rosenzweig (718) 289-7715  Jeremy Scholder (718) 289-7704  Stefani Steinberg (631) 370-6032	3,960	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Neighboring Tenants: David's Check Cashing, Boost Mobile, Metro PCS, Subway, Kennedy Fried Chicken</li> <li>- Serviced by the M10 Bus line</li> <li>- Close proximity to the 148<sup>th</sup> St. Lenox Terminal Station (3) with Annual Ridership of 1.27 Million</li> </ul>	





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<b>3610 Broadway Harlem</b>	625	Lease	Upon request	Immediate	<ul style="list-style-type: none"> <li>- Neighboring Tenants: Jackson Hewitt Tax Service, Dunkin Donuts, Baskin Robbins, La Nacional, Harlem Public, Domino's, Boost Mobile, Cricket Wireless, C-Town Supermarket, Kentucky Fried Chicken, Taco Bell, State Farm</li> <li>- Serviced by the M4 and M5 bus lines</li> <li>- Close proximity to the 145<sup>th</sup> St. Station (1) with Annual Ridership of 3.3. Million</li> </ul>	
<b>3623 Broadway Harlem</b>	500					
<b>3629 Broadway Harlem</b>	500 with basement					
<p>Contact: Dean Rosenzweig (718) 289-7715</p> <p>Jeremy Scholder (718) 289-7704</p> <p>Stefani Steinberg (631) 370-6032</p>						
<b>Kenbar Plaza 77 Richmond Hill Rd. Staten Island</b>	8,700	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Zoning: Fitness zoning with Special Use Permit in place</li> <li>- Neighboring Tenants: Dunkin Donuts, Baskin Robbins, Santander Bank, Designer Shoe Warehouse, Marshalls, CVS Pharmacy, Social Security Administration, PC Richard &amp; Son</li> <li>- Former Synergy Fitness</li> <li>- High ceilings (15' to beam, 18' to deck)</li> <li>- Ample parking available</li> <li>- Pylon signage opportunity</li> </ul>	
<p>Contact: Dean Rosenzweig (718) 289-7715</p> <p>Jeremy Scholder (718) 289-7704</p>						




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<b>3881 Richmond Avenue Staten Island</b>  Contact: Joshua Kleinberg (718) 289-7709	3,483 SF on .67 acres	Lease	Upon Request	Immediate	- Bank of America branch - Property is ideally situated on a hard corner at the signalized intersection of Richmond Avenue and Amboy Road	



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<b>1289 Boston Post Road Larchmont</b>  Contact: Dean Rosenzweig (631) 370-6020  Stefani Steinberg (631) 370-6032	3,669	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Land Area: 0.75 acres</li> <li>- Frontage: 112'</li> <li>- Parking: 20 on-site parking spaces</li> <li>- Double drive-thru</li> <li>- Pylon signage</li> </ul>	
<b>495 Central Avenue White Plains</b>  Contact: Dean Rosenzweig (631) 370-6020  Stefani Steinberg (631) 370-6032	3,258	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> <li>- Land Area: 0.42 acres</li> <li>- Frontage: 86'</li> <li>- Parking: 10 on-site parking spaces</li> <li>- Double drive-thru</li> <li>- Pylon signage</li> </ul>	



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<b>Chimney Rock Crossing Bridgewater</b>  Contact: John Hanlon (631) 370-6030	Store sizes from 2,400 to 13,813 SF	Lease	Upon Request	Spring 2018	<ul style="list-style-type: none"> <li>- Approved and planned 218,000 SF shopping center</li> <li>- Parking: 1,089 stalls</li> <li>- NJDOT completed a \$75M new interchange which is NOW OPEN - provides direct highway access to I-287 Eastbound and Westbound at Exit 14A&amp;B</li> </ul>	
<b>150 Grand Street Carlstadt</b>  Contact: William Domsy (631) 370-6017	26,180	Sale	\$140 PSF	Immediate	<ul style="list-style-type: none"> <li>- Land size: 1.8 +/- acres</li> <li>- Column spacing: 29'w x 29'd</li> <li>- Loading docks: 2 exterior positions</li> <li>- Drive-ins: 2 overhead doors</li> <li>- UPS docks: 1</li> <li>- Ceiling heights: 14,100 SF @ 19', 9,880 SF @ 16'</li> <li>- Parking: 25 cars</li> <li>- Power: 675 amps</li> <li>- Taxes: +/- \$40,466</li> </ul>	