

AVAILABLE PROPERTIES

CBRE

MAY 2016

LONG ISLAND AND NYC OUTER BOROUGHS EXCLUSIVE LISTINGS



Long Island Office

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[LONG ISLAND RETAIL AVAILABILITIES](#)




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[NEW JERSEY AVAILABILITIES](#)






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
1975 Linden Boulevard Elmont Contact: William Domsky (631) 370-6017	1 st : 1,500 1 st : 1,937 Can create a contiguous 5,000 SF suite on 1 st floor	Lease	Non-Medical: \$28.50 Medical: \$31.00 \$3.25 utilities	Immediate	- 45 covered parking spaces in parking garage	
99 Quentin Roosevelt Blvd. Garden City Contact: Ralph Guiffre (631) 370-6042 Robert Seidenberg (631) 370-6090	2 nd : 10,167 (divisible) 2 nd : 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	
400 Garden City Plaza Garden City Contact: Vincent LaManna (631) 370-6046 Richard Freel (631) 370-6045	6,700	Sublease	Upon Request	Immediate	- Sublease through July 2018 - Electricity: \$3.35 per RSF - Parking: 4 spaces per 1,000 RSF - Ideal for law or service firm - Convenient to Roosevelt Field & Nassau County Seat - Easy access to major thoroughfares - Concierge, conferencing facility, food service - Furniture can be made available	






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825 East Gate Boulevard Garden City Contact: Richard Freel (631) 370-6045 Vincent LaManna (631) 370-6046	1 st : 12,612 2 nd : 1,130 2 nd : 1,881 2 nd : 2,407 3 rd : 7,419	Lease Lease Leased Lease Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Major Capital Improvements 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 	
900 Stewart Avenue Garden City Contact: Robert Seidenberg (631) 370-6090 David Leviton (631) 370-6050 Daniel Brandel (631) 370-6096	2 nd : 5,330 LL: 9,000* 3 rd : 26,144* 5 th : 45,798* 6 th : 49,702* *divisible	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Upgraded main lobby, common hallways, landing & bathrooms - Renovations to café and seating areas - New monument sign - Parking lot expansion & resurfacing - Full service café in lower level - Secured / covered parking - Concierge / lobby security - Close to major highways, Roosevelt Field Mall, local restaurants & shops - Within ¼ mile of Meadowbrook Pkwy. 	
1100 Franklin Avenue Garden City Contact: David Leviton (631) 370-6050 Richard Karson (631) 370-6060	4,363	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Neighboring Tenants: Scottrade, Morgan Stanley, E Trade Financial, Fidelity Investments, Wells Fargo, Lord & Taylor, Nassau County Supreme Court, Winthrop University Hospital - Corner location in the heart of downtown Garden City - Abundant parking 	




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40 Cuttermill Road Great Neck	3,432	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Sublease: Term through 7/31/17, furniture can be made available - 2 minutes to Great Neck LIRR station - 24 minutes to Penn LIRR station - Parking: 4:1 (covered parking available) - On site management 	
	6,142	Direct Lease				
Contact: Matt Manoogian (631) 370-6063						
330 Old Country Road Mineola	2 nd : 2,700	Lease	\$33.00 + \$3.50 electric	Immediate	<ul style="list-style-type: none"> - Excellent covered parking area - New conference facility - Newly renovated common areas - On-site building management - New café - Walking distance to LIRR 	
	2 nd : 16,546					
Contact: David Leviton (631) 370-6050						
255 Executive Drive Plainview	4 th : 1,532	Lease	1-4: \$27.00 + electric	Immediate	<ul style="list-style-type: none"> - Building café - Covered/garage parking - Upgrades: <ul style="list-style-type: none"> - Lobby and corridor program to commence soon - Exterior upgrades - Parking lot to be repaved and striped 	
	3 rd : 756					
New Listing	2 nd : 5,000					
	2 nd : 2,392		LL: \$21.00 + electric			
	LL: 2,556					
Contact: Robert Seidenberg (631) 370-6090 Daniel Brandel (631) 370-6096						






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
70 E. Sunrise Highway Valley Stream Contact: Robert Seidenberg (631) 370-6090 Ralph Guiffre (631) 370-6042	6 th : 7,824 6 th : 4,300 6 th : 1,503 5 th : 6,565 4 th : 1,735 4 th : 3,695 4 th : 9,455	Lease	\$33.00 + \$3.50 electric	Immediate	<ul style="list-style-type: none"> - Easy access to Southern State & Cross Island Parkways - Close proximity to Manhattan and JFK Airport - Franklin/NSLIJ Hospital minutes away - Walking distance to LIRR Bus and Taxi Service - 4:1 parking ratio 	
134 S. Central Avenue Valley Stream Contact: David Godfrey (631) 370-6007 William Domsky (631) 370-6017	4,500	Sale or Lease	Sale: \$1.3M Lease: \$20.00 PSF NNN	Immediate	<ul style="list-style-type: none"> - Plot size :.41 acres - Parking: 14 car spaces - Taxes: 2015 Approx. \$34,000 - Can be divided into 4 separate units, each with individual electric services - Excellent location directly across from Valley Stream Village Hall - Walking distance to Valley Stream LIRR station 	
60 Hempstead Avenue West Hempstead 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 Contact us for Broker Incentives	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Sublease term: through 4/30/2019 - 24/7 building access - On-site management - Drive-up bank branch - Ample parking - Bus stop at corner - Adjacent to LIRR West Hempstead station 	


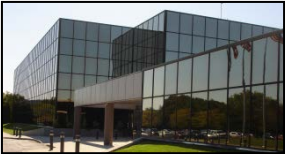



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436 Woodbury Road Woodbury Contact: Martin Lomazow (631) 370-6070 Eric Gillman (631) 370-6034	2.24 acres	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> - Prime corner location in Woodbury - Potential uses include: Retail, Senior Housing, Office, Hotel, Educational, Residential - Across the street from re-emerging Woodbury Commons Shopping Center – new The Fresh Market - Signalized intersection with dedicated turn lane - Current Zoning: Town of Oyster Bay R1-1A 	





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3880 Vets Highway Bohemia Contact: Robert Seidenberg (631) 370-6090 Daniel Brandel (631) 370-6096	1 st : 3,880 2 nd : 1,400	Lease	\$22.50 + electric	September 1, 2016	<ul style="list-style-type: none"> - Parking: 5.6 spaces per 1,000 rentable square feet - Bank Branch at building - 24/7 access - Management on site - Approx. 1 mile from Long Island MacArthur Airport - Move-in condition 	
1600 Islip Avenue Brentwood New Listing Contact: Mark Zussman (631) 370-6085	1 st : 1,309 LL: 1,309	Sale	\$500,000	Immediate	<ul style="list-style-type: none"> - Legal Description: Block 1, Lot 8 - Corner frontage: Islip Avenue (Route 111) & Alkier Street - Land Area (SF): 6,534 - Parking: on-site - Real Estate Taxes: \$16,904 	
120 Commerce Drive Hauppauge Contact: Daniel Brandel (631) 370-6096	27,202	Lease	\$18.50, gross	Multi-tenant: Immediate Single user: Arranged	<ul style="list-style-type: none"> - 3,000-27,202 SF available - Parking: 180 spaces or 6.6 parking spaces per 1,000 RSF - Existing bank drive-through - Signage opportunity - Lobby in the process of being redesigned and upgraded 	






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1 Park Drive Melville Contact: David Godfrey (631) 370-6007	2 acres available for subdivision	Sale	\$1,500,000	Immediate	<ul style="list-style-type: none"> - Seller will cooperate with purchaser to subdivide pad site - Located less than 1 mile south of the Long Island Expressway at exit 49S - Curb cut and frontage on Walt Whitman Road - First time offered for sale - Currently zoned "Industrial 1" 	
2 Corporate Center Drive Melville Contact: David Leviton (631) 370-6050	120,000 (divisible)	Lease	\$24.00 + \$3.35 electric	Immediate	<ul style="list-style-type: none"> - Café located on the first floor - Storage space available – 10,000 SF in lower level - On-site management - Located off Exit 49 of the Long Island Expressway (I-495) 	
3 Huntington Quadrangle Melville Contact: Robert Seidenberg (631) 370-6090 Ralph Guiffre (631) 370-6042	1 st S: 4,992 3 rd S: 3,030	Lease	\$25.00 + \$3.35 electric	Immediate	<ul style="list-style-type: none"> - Full emergency back-up power - On-site security - Concierge - On-site café - On-site management - World class ownership - Conference facility - All divisions considered - Prestigious tenant roster includes: Empire Blue Cross/Blue Shield, CIGNA, Travelers Insurance and North Shore-LIJ Health Systems 	



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445 Broadhollow Road Melville Contact: Daniel Brandel (631) 370-6096	2 nd : 3,123	Sublease	Negotiable	Immediate	<ul style="list-style-type: none"> - Term thru April 29, 2020 - High end executive office space - Furniture can be made available - 4 parking spaces per 1,000 RSF - 3 offices, 11 cubicles, kitchenette and conference room - Café - Concierge - Banking 	
877-905 E. Main Street Riverhead Contact: Chris Stack (631) 370-6055	2,500-13,000	Lease	\$21.00 PSF	Immediate	<ul style="list-style-type: none"> - 5 cars per 1,000 SF of “door step” parking for easy patient access - Separate independent control HVAC - Generous landlord contribution to build out of tenant spaces - Unrestricted building hours - Exterior and monument signage - Sewer connection to site - Slab on grade construction with heavy floor load capacity - Segregated patient and physician entrances 	






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33 Bayville Avenue Bayville New Listing Contact: Mark Zussman (631) 370-6085	Land: 57,886	Sale	\$7,500,000	Immediate	<ul style="list-style-type: none"> - Hotel Land – Approved waterfront property - Block/Lot: 82/2, D/123, D12/1 - Long Island Sound Frontage (Linear Feet): 160.6 - Approvals: 30 rooms, 50,000 buildable square feet - Real Estate Taxes: \$35,396 - Price/room: \$250,000 - Price/buildable SF: \$150 	
417 S. Main Street Freeport Contact: Mark Zussman (631) 370-6085	Building: 25,000 Land: 62,075	Sale	\$1,875,000	Immediate	<ul style="list-style-type: none"> - Block/Lot: 44/416, 424,111,70,71,509-512, 13-14 - Finishes: Approx. 5,800 SF Office; 19,200 SF Industrial - Ceiling Heights: 12' to 16' - Loading: 3 loading docks - Drive-in doors: 1 - Parking spaces: 70+ 	
30 Sea Cliff Avenue Glen Cove Contact: Martin Lomazow (631) 370-6072	3.7 acres 54,373 SF slab	Sale	\$2,400,000	Immediate	<ul style="list-style-type: none"> - Ideal for new industrial building or redevelopment opportunity - Building recently demolished, site delivered with 54,373 SF slab 	






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48-50 Brooklyn Avenue & 501-509 Hicksville Road Massapequa Contact: David Godfrey (631) 370-6007	<u>48-50 Brooklyn Ave</u> 3,645 industrial 26,000 parking <u>501-509 Hicksville Rd.</u> 13,522 (2, 2-story buildings w/ 3 retail stores, 6 offices, and 4 apts (1 studio & 3, 1-bedrooms))	Sale	<u>Both properties must be sold together</u> \$2,950,000	Immediate	- Estimated Income: \$100,000 per year from 501 & 509 Hicksville Road, \$168,000 per year from 48-50 Brooklyn Avenue - Estimated expenses (entire property): \$116,000 annually - Estimated NOI: \$152,000 - Cap Rate: 5.2%	






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45 Adams Avenue Hauppauge 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"> - 44 parking spaces - Zoning: Light industrial - 2 loading docks - 15'4" ceiling height (warehouse) - 2000 amp, 208/120 volt (GE) - Laboratory broken down to 5 areas - GMP production in 3 suites - Multiple fume hoods in each laboratory - RE taxes: \$97,639 	
50 Marcus Boulevard Hauppauge Contact: David Godfrey (631) 370-6007	Building: 39,130 Office: 14,000	Sale or Lease	\$6.50 NNN (Entire Building) Sale: Call for Info.	Immediate	<ul style="list-style-type: none"> - Plot size: 2.14 acres - Parking: approx. 106 cars - Ceiling Height: 16' - 2 Loading Docks / 1 drive-in - Power: 2400 amps - Heat: Gas - Building divides well for multi-tenant - Approx. 25,000 SF in front & approx. 14,000 SF in rear - New high efficiency lighting & HVAC 	
200 Landing Avenue Smithtown Contact: Gregg Carlin (631) 370-6040	26,958 on 2.43 acres	Sale	\$4,000,000	Immediate	<ul style="list-style-type: none"> - Zoned "LI – Light Industry" - Taxes \$40,469 per annum - Ideally situated adjacent to Smithtown Railroad Station - 104 parking spaces 	






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792 Atlantic Avenue Baldwin Harbor 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"> - Area Retailers: Stop & Shop, CVS, 7 Eleven, Ace Hardware (coming soon), Subway, Dunkin Donuts/Baskin Robbins - Parking: 40 spaces plus 2 ADA compliant spaces 	
1100 Franklin Avenue Garden City Contact: Gregg Carlin (631) 370-6040	4,363	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Neighboring Tenants: Scottrade, Morgan Stanley, E Trade Financial, Fidelity Investments, Wells Fargo, Lord & Taylor, Nassau County Supreme Court, Winthrop University Hospital - Corner location in the heart of downtown Garden City - Abundant parking 	
60 Cuttermill Road Great Neck Contact: Vincent LaManna (631) 370-6046 Richard Freel (631) 370-6045	4,300 (divisible)	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Sublease through July 31, 2019 (long-term possible) - Bank branch with drive through window - 15 reserved parking spaces - Walking distance to Long Island Rail Road - Brand new lobby renovations – completed Spring 2014 - Situated in the heart of Great Neck 	






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541, 516 & 480 W. Montauk Hwy. Lindenhurst 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"> - Kehl's Family Marina - For sale individually or as a package - 541: Showroom, office & storage - 516 & 480: Vacant land 	
4934 Sunrise Highway Massapequa Park 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"> - Parking: 13 on site parking spaces - Zoning: Business G District - Nearby Retailers: Lexus, IHOP, Dunkin Donuts, CVS, Walgreens, Astoria Bank, Capital One 	
102 Main Street Port Washington New Listing Contact: Dina Coulianidis (631) 370-6035 Mark Zussman (631) 370-6085	1,840 SF + 1,300 SF basement	Sale	\$700,000 or \$380.00 PSF	Immediate	<ul style="list-style-type: none"> - Block/Lot: 81/103 - 1-story masonry plus full basement retail building. Refrigerated storage in basement - Frontage: 25 feet on Main Street - Lot Size: 2,500 SF (25' x 99') - HVAC: Rooftop-Gas - Utilities: Public, sewers - Real Estate Taxes: \$18,100.71 - Pro-Forma Cap Rate: 7.7% ± 	

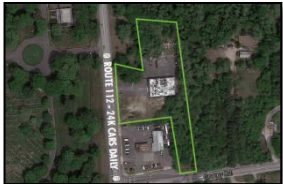




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60 Merrick Road Rockville Centre Contact: Gregg Carlin (631) 370-6040 Eric Gillman (631) 370-6034	30,000	Lease	\$16.00 PSF Net	Immediate	<ul style="list-style-type: none"> - Former Bally's Total Fitness - Taxes, CAM & Ins: \$6.10 - Traffic Counts: Merrick Rd: 35,000 VPD Sunrise Highway: 49,000 VPD 	
795 Merrick Avenue Westbury Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	8,122	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Free standing existing restaurant opportunity - Roosevelt Field trade area - Possession: Negotiable - Traffic counts: Merrick Avenue – 40K cars daily 	
436 Woodbury Road Woodbury Contact: Martin Lomazow (631) 370-6070 Eric Gillman (631) 370-6034	2.24 acres	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> - Prime corner location in Woodbury - Potential uses include: Retail, Senior Housing, Office, Hotel, Educational, Residential - Across the street from re-emerging Woodbury Commons Shopping Center – new The Fresh Market - Signalized intersection with dedicated turn lane - Current Zoning: Town of Oyster Bay R1-1A 	






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124 Maple Avenue Bay Shore 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"> - Waterfront restaurant building with outdoor and indoor bar - Fire Island Ferries location - Delivered vacant - Separate catering room and prep kitchen with dumbwaiter on 2nd Floor - 6 boat slips on Watchogue Creek - All municipal utilities are available to the property inclusive of sewer & gas 	
901 Station Road Bellport 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"> - S/E/C of Station Road & Sunrise Highway (NYS Rte. 27) - Zoning: A-Residence-1; Section 929, Block 3, Lot 31.1 - Sewers: Available - Approx. 765' of frontage on Sunrise Highway - Share a major intersection with BJ's Wholesale Club & 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. 	
6233 Jericho Turnpike Commack 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"> - 275' of frontage - 40,590 Vehicles per day - C-6 Zoning - Area retail: Dicks Sporting Goods, Applebees, Target, Ruby Tuesdays, Five Guys 	





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3431 Route 112 Coram Contact: Paul Leone (631) 370-6052 Eric Gillman (631) 370-6034	87,120 2 acres	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Building: Existing 7,000 SF building - RE Taxes (2014): \$21,129.36 - Zoning: J-Business-2, Pine Barrens Compatible Growth Area - Frontage: 194' on Route 112 - Accessible to Route 112 & Granny Road 	
450 East Main Street Farmingdale Contact: Eric Gillman (631) 370-6034 Jillian Ramirez (631) 370-6031 John Hanlon (631) 370-6030	± 24,214 (divisible)	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Join CVS Pharmacy – new construction with drive-thru - Pylon signage and access located on both Main Street & Route 109 - Located in Downtown Farmingdale - Situated in a densely populated residential neighborhood 	
425 New York Avenue Huntington Contact: David Leviton (631) 370-6050 Dina Coulianidis (631) 370- 6035	4,700	Lease	Upon Request	September 2016	<ul style="list-style-type: none"> - Prime Huntington corner across from the Paramount Theater - Frontage: 44.6 feet - Ceiling Height: 13 feet ± - Space to be delivered in Warm Vanilla Shell 	






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3050 Middle Country Road Lake Grove Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	3,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Area retail: Bed, Bath & Beyond, JCPenney, Macy's, Whole Foods, Petco, Staples, DSW, Golfsmith, Stop & Shop, Toys/Babies R' Us, Michaels, LA Fitness, Lowe's Sears - Great frontage on Middle Country Rd. - Anchor tenants in clude Costco, PetSmart, Bob's Furniture - Great parking 	
Route 112 & Terryville Road Port Jefferson New Listing Contact: Gregg Carlin (631) 370-6040 Eric Gillman (631) 370-6034	1.62 acres ±	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Build to suit or ground lease opportunity - Highly visible corner with traffic light - Existing curb cuts on Route 112 and Terryville Road - Zoned J-Business-2 in the Town of Brookhaven 	
Lake Shore Plaza Ronkonkoma 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"> - Divisible - Supermarket coming soon - Neighboring tenants: Radio Shack, GNC, Pet Supplies Plus, Wells Fargo - Traffic Count: 18K VPD 	






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200 Landing Avenue Smithtown Contact: Gregg Carlin (631) 370-6040	26,958 on 2.43 acres	Sale	\$4,000,000	Immediate	<ul style="list-style-type: none"> - Zoned "LI – Light Industry" - Taxes \$40,469 per annum - Ideally situated adjacent to Smithtown Railroad Station - 104 parking spaces 	
125 Sunrise Highway West Islip Contact: Eric Gillman (631) 370-6034	Building: 2,528 Lot: 21,780	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Bank/Medical building - Acreage: .5 acres - Zoning: General Service D District - Municipality: Town of Islip 	






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59-17 Junction Boulevard Corona Contact: Roy Chipkin (631) 370-6025	2 nd : 4,800 14 th : 7,400 (LEASE OUT)	Lease	\$26.00 + elec.	Immediate	<ul style="list-style-type: none"> - Near mass transit - 24/7 building 	
9001 Beach Channel Drive Far Rockaway Contact: Mark Zussman (631) 370-6085 Chris Stack (631) 370-6055	LL: 9,022 1 st : 12,965 2 nd : 6,911 3 rd : 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"> - Newly renovated architecturally significant 3 story plus lower level medical office building - Built-to-suit - Heavy floor loads - 62 off street parking spaces plus street parking - Food service - Elevator - Subways (A, S) and bus service are within 2 blocks 	
30-68 Whitestone Expy Flushing 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"> - M1-1 zoning - Ground floor: high-ceiling warehouse level with 12 drive-in doors - Second floor: Office level with 100 lbs. floor load - At Whitestone Expressway (I-678) - Minutes to LaGuardia (LGA) and Kennedy (JFK) Airports - Easy access to major highways and crossings - Food, banks and shopping nearby 	






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41-65 Main Street Flushing Contact: John Reinertsen (718) 289-7720 Michael Lee (718) 289-7703	2 nd : 10,422 LL: 17,175	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Separate entrances to office areas - Dedicated tenant entrances - Elevator building - Complies with ADA requirements - Signage available - Subway: 7 line – 4 blocks walk - LIRR: 2 ½ blocks walk - Minutes to LaGuardia (LGA) and Kennedy (JFK) airports - Easy access to Grand Central Parkway, LIE and Van Wyck Expressway 	
16602 Jamaica Avenue Jamaica Contact: Roy Chipkin (631) 370-6025	37,500	Lease	\$27.50 plus electric	Immediate	<ul style="list-style-type: none"> - Separate entrance - Full floors of 7,500 SF - Easy access to public transportation - Independent HVAC and utility controls - 24 hour access - Total building renovation 	
126-06 Queens Boulevard Kew Gardens Contact: Roy Chipkin (631) 370-6025	40,000	Lease	Upon Request	December 2015	<ul style="list-style-type: none"> - Entire building for lease - 4 stories plus basement - Total building renovation - Valet parking available - Signage available 	


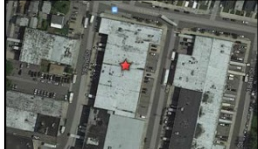

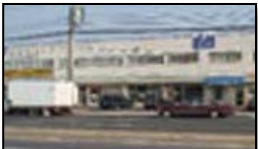


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36-01 37th Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709 Jeremy Scholder (718) 289-7704	± 26,000 2 nd : ± 3,000 Office	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Natural divisions of +/- 10,000 SF; +/- 10,000 SF; +/- 6,000 SF - Prime corner Long Island City retail with natural divisions available - Northern Blvd corridor with tremendous vehicular traffic - Three street frontage - Advertising Billboard opportunity 	
97-77 Queens Boulevard Rego Park Contact: Roy Chipkin (631) 370-6025	9 th : 2,428 Penthouse: 6,785 Tower: 1,776	Lease	\$34.00 + \$3.25 elec	Immediate	<ul style="list-style-type: none"> - Near mass transit - 24/7 building 	
Cross Island Plaza Rosedale 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"> - Newly renovated full service cafeteria & atrium - On-site property management - Abundant private parking available - 24 hour manned security - New CCTV system 	






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175 Remsen Street Brooklyn Contact: Matt Manoogian (631) 370-6063 Vincent LaManna (631) 370-6046	11 th : 2,577	Sublease	Upon request	Immediate	<ul style="list-style-type: none"> - Sublease term: Through 6/30/2018 - In the heart of Brooklyn Heights - Only space available in building - Recent high-end build-out - Easy access to Downtown Brooklyn, DUMBO and lower Manhattan - Subways: 2, 3, 4, 5, E, J, M 	
135 Canal Street Staten Island 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"> - Expandable to 90,805 RSF - Short walk to MTA SI Railway (SIR) - Bus stop at building - 1.8 miles to Verrazano Bridge - 1 block to Bay Street - New offices build-to-suit possible - 2 elevators - 9.6' to 12' finished ceiling - Open on all sides 	
1535 Richmond Avenue Staten Island Contact: William Jordan (718) 289-7714	3,070	Sublease	\$25.00 Gross	Immediate	<ul style="list-style-type: none"> - Elevator building - Fully furnished - Corner location - Concierge in lobby - Easy access to all highways - Bus stop in front - Private parking 	






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Deutsche Asset & Wealth Management JFK International Airport Industrial Properties Jamaica	<u>145-30 156th St</u> 1,509 - Office 2,109 - Office	Lease	\$23.00 Gross Includes utilities	Immediate	<ul style="list-style-type: none"> - Two story brick, warehouse and office building - Visible fro Belt Pkwy & S. Conduit Ave - Parking available - Build-to-suit office 	
	Contact: Frank Liggiio (718) 723-3590	<u>182-30 150th Rd</u> 657 - Office 1,934 - Office 1,112 - Office 619 - Office 3,300 - Office 1,372 - Office 1,500 - Office		\$23.00 Gross Includes utilities		<ul style="list-style-type: none"> - Two story warehouse and office building with 2-street access - Excellent signage and visibility on Rockaway Blvd - Numerous windows - On-site parking - Build-to-suit office
	<u>147-04 183rd St</u> 460 - Office		\$18.00 Gross Includes utilities		<ul style="list-style-type: none"> - Two story street access - Lobby entrance - Newly renovated 	
	<u>147-02 181st St</u> 420 - Office 1,448 - Office 500 - Office		\$21.00 Includes utilities		<ul style="list-style-type: none"> - Build-to-suite office 	
	<u>160-49 Rockaway Blvd.</u> 600 - Office 2,171 - Retail 1,369 - Office		\$25.00 Includes utilities		<ul style="list-style-type: none"> - On-site private parking - Shared kitchenette - Excellent window ratio - Build-to-suit office 	






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31-11 14th Street Astoria Contact: William Jordan (718) 289-7714	5,100	Sale	\$2,900,000	Immediate	<ul style="list-style-type: none"> - Great user building or development site - 1 drive-in (12'X12') - Ceiling Height: 13'1" - Zoning: R6B - Gas heat - Wet sprinkler system 	
7901-7905 Queens Boulevard Elmhurst Contact: Joshua Kleinberg (718) 289-7709	9,350 IN CONTRACT	Sale or possible sale /leaseback	\$4,250,000	Immediate	<ul style="list-style-type: none"> - 70' of frontage on Queens Boulevard - Lot Dimension: 68.97 ft. x 122.82 ft. - Ceiling Height: 20' - Three (3) drive-in doors - Zoning: M1-1 - Subways: M/R - Centrally located - Easy access to the Boroughs, Long Island and Manhattan - High visibility with tremendous vehicular traffic 	
150-10-150-30 132nd Ave Jamaica Contact: Chris Stack (631) 370-6055	3,000	Sublease	\$26.00	Immediate	<ul style="list-style-type: none"> - Located in the Airgate Air Cargo and Logistics Complex, a four building campus located just outside the gates of JFK airports - Amenities include: parking, security, on-site management, institutional ownership 	






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21-21 41st Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709	LL: 12,500 2 nd : 1,800 4 th : 2,200 5 th : 2,200	Lease	Upon request	Immediate	<ul style="list-style-type: none"> - Natural divisions of 7,000 SF & 5,500 SF on lower level - Lower level with private loading - 2 drive-in doors - Large freight elevator (8X15) dock height - Immediate occupancy - Long term lease available - Work letter for qualified tenants - 2nd: Clean, modern space - 4th: Newly built out modern space 	
22-19 41st Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709	16,000 (divisible) 4 th : 1,800 5 th : 4,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Newly renovated prime Long Island City loft/workspace - Floor loads: 175 lbs per SF - Loading: 1 drive-in door - 1 passenger elevator and 1 large freight elevator - Zoning: M1-3 - 100% sprinklered - At Queensboro Bridge 	
36-01 37th Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709 Jeremy Scholder (718) 289-7704	+/- 26,000 2 nd : ± 3,000 Office	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Natural divisions of +/- 10,000 SF; +/- 10,000 SF; +/- 6,000 SF - Prime corner Long Island City retail with natural divisions available - Northern Blvd corridor with tremendous vehicular traffic - Three street frontage - Advertising Billboard opportunity 	






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36-52 36th Street Long Island City Contact: Joshua Kleinberg (718) 289-7709	5,000 warehouse 1,250 office	Sale	\$3,500,000	Immediate	<ul style="list-style-type: none"> - Zoning: M1-1 - 2 drive-in doors - 15' ceiling height - Power: 400 amps - New roof - Close to subways and highways 	
37-24 34th Street Long Island City 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"> - Lot Dimensions: 30' x 97.5' - Block/Lot: 375/29 - Zoning: R6A/M1-2/LIC - FAR: 3.0 - The property has 30 ft of frontage on 34th 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 	
45-30 38th Street Long Island City Contact: Joshua Kleinberg (718) 289-7709	10,000	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Sublease through 12/31/16 - M1-4 Zoning - 2 drive-in doors - 16' ceiling height - Power: 400 amps - Floor drains - LaGuardia Airport (LGA) – 6.2 miles away 	

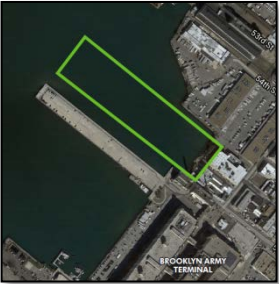



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47-01 Van Dam Street Long Island City Contact: Joshua Kleinberg (718) 289-7709 John Reinertsen (718) 289-7720	+/- 54,000	Sale	Upon Request	Arranged	<ul style="list-style-type: none"> - Three (3) story plus basement: +/- 14,500 SF per floor (1-3) - Lower level: +/- 10,000 SF - Zoning: M1-4 - One passenger and one freight elevator - Great corner location - Three street frontage 	
243-10 132nd Road Rosedale Contact: Frank Liggio (631) 370-6016	21,219 SF lot	Sale	\$2,500,000	Immediate	<ul style="list-style-type: none"> - Lot Dimensions: 96.58 ft. x 71.17 ft. - FAR: .5 - Zoning: C1-3/R2 - Tax Class: 4 - Taxes: Projected value: \$123,000 	
145-69 226th Street Springfield Gardens Contact: Frank Liggio (718) 723-3590	3,000 office	Lease	\$26.00	Immediate	<ul style="list-style-type: none"> - Off street parking - 6 Docks - 14' clear 	






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147-04 183rd Street Springfield Gardens Contact: Frank Liggio (718) 723-3590	48,132	Lease	\$17.00	Immediate	<ul style="list-style-type: none"> - Block/Lot: 13408-0009 - Lot SF: 57,300 SF - Lot Dimensions: 310 ft. x 200 ft. - Warehouse: 38,525 SF ground floor - Office: 9,500 SF second floor - Loading: 22 docks, 4 drive-in doors - Clear Height: 20' - Zoning: M1-1 - RE Taxes: \$3.00 PSF 	
276 Starr Street Brooklyn Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704 Mark Anthony Lebron (718) 289-7717	7,500	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - 2 story commercial building - 1st lease in many decades - Lite 4 sides - Jefferson stop L-train located on corner - High ceilings - Many uses: Social Hall, Retail, Offices, etc. 	
364-394 Maspeth Avenue Brooklyn Contact: John Reinertsen (718) 289-7720	26,610 8 acres	Build to Suit	Upon Request	Immediate	<ul style="list-style-type: none"> - Zoning: M3-1 - FAR: 2 - Buildable SF: 726,180 SF - 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 	






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5802 1st Avenue Brooklyn Contact: Mark Zussman (631) 370-6085	Lot size: 430,394	Sale	Upon request	Immediate	<ul style="list-style-type: none"> - Block/lot: 827/20 - Pier site/vacant land - Location: Sunset Park between Brooklyn Army Terminal and Industry City - Permitted use: Industrial, Office, Retail, Recreational - Frontage: 315 feet, depth: 1,399 feet - Zoning: M2-1 - FAR: 2.0 - Development rights: 860,788 SF - Subways: 4 blocks to "N" & "R" trains 	
1300 Viele Avenue Bronx Contact: John Reinertsen (718) 289-7720	120,760	Sale or Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Strategic Hunts Point market location - Ideal for food distribution or manufacturing - Cooler areas: +/- 18,647 SF - Freezer Area: +/- 9,275 SF - 9 interior tailgate doors - 7 drive-in doors - Zoning: M3 	






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28-18 Astoria Boulevard Astoria Contact: Dina Coulianidis (631) 370-6035	4,100	Lease	Upon Request	April 2016	<ul style="list-style-type: none"> - Building frontage: 50 feet - Store frontage: 30 feet - Ceiling: 9.5 feet - Parking: Underground parking available - High pedestrian traffic from subway stop at Astoria Boulevard and 31st Street 	
129-17—129-19 20th Avenue College Point Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704 Mark Anthony Lebron (718) 289-7717	4,000	Ground Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Corner ground lease/build-to-suit opportunity at signalized intersection on prime 20th Avenue - Lot Dimensions: 40' x 100' - Zoning: M1-1 - Neighboring Tenants: Target, BJ's, P.C. Richard & Sons, TJ Maxx, Starbucks, McDonald's, Babies 'R' Us, Modell's, Petco, Queens Community Bank, Staples, Waldbaum's, Old Navy 	
The Promenade Shops at Lefrak City, Corona Contact: Dean Rosenzweig (718) 289-7715 Michael Lee 李冠雲 (718) 289-7703 Jeremy Scholder (718) 289-7704	Space N+O: 2,143 Space R: 9,143 Space T: 10,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Complete renovation of 75,000 SF retail strip center in the heart of Corona/Lefrak City - Ceiling height: +/- 16 feet - Parking deck w/ approx. 30 spaces - Nearly 5,000 apartments in LeFrak alone - Rare visibility from LI E - Approx. 175,000 residents within 1 mile 	







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71-15/71-17 Austin Street Forest Hills Contact: Dina Coulianidis (631) 370-6035	Ground: 2,400* 2 nd : 2,200 Basement: 2,400 *divisible to 1,200 SF	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 16 feet or 32 feet - Ceiling Heights: Ground – 10 feet 2nd – 9 feet Basement – 7 feet - Venting is possible 	
The Crossing at Jamaica Station Jamaica Contact: Adam Bass (631) 370-6028 Jillian Ramirez (631) 370-6031 John Hanlon (631) 370-6030	1st – 21,240 SF ± 2nd – 30,563 SF ± 3rd – 30,587 SF ±	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - \$350M mixed income complex of two buildings with 580 apartment units total, and 106,000 ± sf of retail - Located adjacent to the LIRR Jamaica Train Station (15 Minutes to/from Penn Station) - 8 Minutes to/from JFK airport via Airtrain - Less than a ½ Mile from the York College Campus - Parking: 168 Spaces (84 Stackers) below grade 	
160-50 Rockaway Blvd Jamaica Contact: Dean Rosenzweig (718) 289-7715 Stefani Steinberg (631) 370-6032 Mark Anthony Lebron (718) 289 -7717	2,000	Lease	\$25.00	Immediate	<ul style="list-style-type: none"> - Building Size: 21,000 SF - On-site private parking available - End cap retail space - JFK vicinity 	






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252-29 Northern Boulevard Little Neck Contact: Dean Rosenzweig (718) 289-7715 Joshua Kleinberg (718) 289-7709 Jeremy Scholder (718) 289-7704	3,609	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Northwest corner of Northern Boulevard and Little Neck Parkway - Zoning: C1-2 - Parking: 17 spaces - Neighbors: New York Community Bank, Capital One Bank, Shinhan Bank 	
36-01 37th Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709 Jeremy Scholder (718) 289-7704	+/- 26,000 2 nd : ± 3,000 Office	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Natural divisions of +/- 10,000 SF; +/- 10,000 SF; +/- 6,000 SF - Prime corner Long Island City retail with natural divisions available - Northern Blvd corridor with tremendous vehicular traffic - Three street frontage - Advertising Billboard opportunity 	
57-05 Myrtle Avenue Ridgewood Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289 7704 Mark Anthony Lebron (718) 289 -7717	1,700 500 – Mezzanine Full Basement	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Between Seneca and Onderdonk Avenues - Frontage: 19.5 feet - Neighboring tenants: TD Bank, 7-Eleven, Popular Community Bank - Carter's - Burger King - Taco Bell 	






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57-35 Myrtle Avenue & 922 Onderdonk Avenue Ridgewood Dina Coulianidis (631) 370-6035	<u>57-35 Myrtle Ave</u> 2,000	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.	 
	<u>922 Onderdonk Ave</u> 2,450					
230 Livingston Street Brooklyn Contact: Jeremy Scholder (718) 289-7704 Dean Rosenzweig (718) 289-7715 Dina Coulianidis (631) 370-6035 Mark Anthony Lebron (718) 289-7717	1,462	Lease	Upon Request	Arranged	- Located in the heart of Downtown Brooklyn - More than 5,000 new residential units have been built in the immediate trade area - Immediate area retailers include Macy's, Dallas BBQ, Sleepy's, Planet Fitness, Seattle's Best Coffee, IHOP and Popeye's Chicken - Underground paid-parking	
351 Atlantic Avenue Brooklyn Contact: Mark Zussman (631) 370-6085	22,500	Sale	\$18,500,000 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)	







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365 Bridge Street Brooklyn Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704	4,206	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Ceiling Height: 18' - Neighboring Tenants: H&M, Modell's, Macy's, Nordstrom Rack & T.J. Maxx - Close proximity to the Jay Street MetroTech subway station (A, C, F and R lines) - One block from Fulton Mall - Parking garage in the building - At the base of a 219-residential unit building 	
1276-1282 Broadway Brooklyn Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704 Mark Anthony Lebron (718) 289-7717	1,880	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 60 feet on Broadway - Short walk to MTA Subway (J,Z) at Gates Ave - Steps to MTA Buses (B47,Q24) - Neighboring Tenants: Dunkin' Donuts, Bank of America, Subway, Payless, Family Dollar, NY Community Bank 	
2505-2521 Coney Island Ave Brooklyn Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704	25,520	Sale	\$11 Million	Immediate	<ul style="list-style-type: none"> - 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 - 29,037 VPD - 156.92' of frontage along Coney Island Ave. - Site is mid-block, located approx. 140 ft. from the intersection of Coney Island Ave and Avenue V. 	




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2450 Flatbush Avenue Brooklyn Dina Coulianidis (631) 370-6035	15,000 SF	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Located across from Kings Plaza Shopping Mall - Frontage: 60 feet - Total Available: 15,000 SF - Ground Floor: 4,800 SF - Second Floor: 4,200 SF - Selling Basement: 6,000 SF - Ceiling Height: Ground & Second (11 Feet), Basement (9 Feet) - Delivery: Immediate 	
Riverdale Crossing Broadway & 237th Street Bronx Contact: Adam Bass (631) 370-6028 Jillian Ramirez (631) 370-6031 John Hanlon (631) 370-6030	2,305 & 1,640	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Anchor: BJ's Wholesale Club - Co-Tenants: Petco, Buffalo Wild Wings, City MD, Bank of America, Chipotle, T-Mobile, Subway and Dunkin Donuts - 81,225 people in 1 mile radius; 699,261 people in 3 mile radius 	
68 E. 161st Street Bronx 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"> - Frontage: Approx. 25 feet along E. 161st Street - Former "Stub Hub" Ticket Office - Across the street from Yankee Stadium - One block from the Bronx Supreme Court - Steps from the 161 St-Yankee Stadium Subway (B/D/4) with 8.83 Million Annual Ridership (2012) 	



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2969 Third Avenue Bronx New Listing Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704 Mark Anthony Lebron (718) 289-7717	LL: ±3,800 Ground: ±3,800 2 nd : ±3,800 Total: 11,400	Lease or Sale	\$22,000 Sale price upon request	Immediate	<ul style="list-style-type: none"> - Frontage: ±105' along Third Avenue; ±100' along Elton Avenue; ±16' along East 153rd Street - Close proximity to 3rd Avenue 148th Street (2/5) Subway with 7.3 Million Annual Ridership - Located at signalized T intersection - Heavy pedestrian and car traffic 	
256-258 W. 125th Street Harlem Contact: Dina Coulianidis (631) 370-6035	Ground: 15,000 2 nd : 15,000 Lower: 15,000 (All divisions considered)	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 50' along 125th Street, 100' along 124th Street - Zoning: 125th Street: C4-4D 124th Street: C6-3 - Allows for additional buildable retail of 70,644 - Neighbors: Apollo Theatre, Whole Foods, H&M, DSW, American Apparel, Marshalls, Duane Reade, The Children's Place, Red Lobster, Blink Fitness, Banana Republic 	 
301-303 West 125th Street Harlem Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704 Mark Anthony Lebron (718) 289-7717	11,000	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Fully built-out restaurant space - Existing Joe's Crab Shack - Elevator to second floor 	



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