

AVAILABLE PROPERTIES



DECEMBER 2014

LONG ISLAND AND NYC OUTER BOROUGHS EXCLUSIVE LISTINGS



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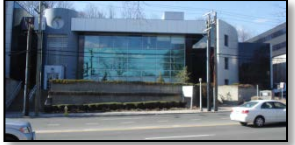
[LONG ISLAND RETAIL AVAILABILITIES](#)

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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	1st: 1,937 Leased 2nd: 1,531 Leased 4th: 2,533 Leased	Lease	\$25.50 + \$3.00 electric	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* 2 nd : <u>5,490</u> 15,657 Total	Lease	\$23.50 + \$3.25 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 *Divisible	
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 1 st : 1,500 1 st : 3,544 LL: 9,000* *divisible	Lease	Upon Request	Immediate	- 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.	





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100 Duffy Avenue Hicksville Contact: Robert Seidenberg (631) 370-6090 Daniel Brandel (631) 370-6096	5 th : 72,311* 4 th : 27,850*	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - New, strong & institutional ownership - Adjacent to LIRR, Hicksville Train Station - Covered and secured parking on-site - Raised flooring throughout building - On-site management - Full generator back-up capability <p>*Divisible</p>	
2500 Marcus Avenue Lake Success Contact: Paul Leone (631) 370-6052	50,000 (Warehouse) 2,200 (Medical)	Lease	\$30.00 Gross	Immediate	<ul style="list-style-type: none"> - Prime location - 4 exterior docks - 1 drive-in - Ceiling height: 24' clear - Power: 800 amps/480v - 5.63 acres - 371 parking spaces, 4:1 Parking ratio 	
1155 Northern Boulevard Manhasset Contact: Richard Karson (631) 370-6060	3 rd : 5,155	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Term through 2/29/2016 (long term extension is available) - Raw space - Includes tenant improvement allowance - 4.7 vehicles per 1,000 RSF - Underground parking - Proximity to North Shore University Hospital & St. Francis Hospital 	






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330 Old Country Road Mineola Contact: David Leviton (631) 370-6050	Ste A: 2,700	Lease	\$30.00	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 	
88 Sunnyside Boulevard Plainview Contact: Robert Godfrey (631) 370-6007 David Godfrey (631) 370-6006	1,500	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - 8' finished ceiling height - High-end build out - Private bathroom - 2 windowed offices - Fully furnished 	
25 Harbor Park Drive Port Washington Contact: Martin Lomazow (631) 370-6070 Philip Heilpern (631) 370-6080	2 nd : +/- 45,000 1 st : Flexible lab space (up to 60,000)	Lease	2 nd : \$23.00 1 st : \$26.00	Immediate	<ul style="list-style-type: none"> - Full service café - Fully furnished - Back-up generator - Conference center - 74 private offices, 181 workstations - 1 passenger elevator - 160 parking spaces 	




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60 & 62-64 Oak Drive Syosset Contact: William Domsky (631) 370-6017	30,000	Lease	\$13.50	Immediate	- Divisible to 9,000, 12,000 or 18,000 SF - 150 car parking - Ceiling Height: 12' – 14' - Power: 400 amps - Heat: Gas - Sewers & sprinklers - Full A/C - Excellent location	
70 E. Sunrise Highway Valley Stream Contact: Robert Seidenberg (631) 370-6090 Ralph Guiffre (631) 370-6042	6 th : 1,503 6 th : 2,386 6 th : 4,300 6 th : 7,824 5 th : 39,124 4 th : 4,983 4 th : 9,455	Lease	\$32.00 + \$3.35 electric	Immediate	- Go to www.cbre.com/70ESunrise for more information	






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48 Mall Drive Commack Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	15,288 office 4,245 warehouse	Sale	\$3,000,000	Immediate	<ul style="list-style-type: none"> - Also excellent for R&D with a small warehouse area - Plot: 80,002 SF (1.837 acres) - Parking: 80 spaces - Zoning: Light Industrial - 2 loading docks - Height: 16' (warehouse) - Electric: 800 Amp 208/120 volt 	
1 Park Drive Melville Contact: Robert Godfrey (631) 370-6006 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" 	
3 Huntington Quadrangle Melville Contact: Robert Seidenberg (631) 370-6090 Ralph Guiffre (631) 370-6042	3 rd N: 15,093 3 rd N: 9,252 3 rd N: 7,701 4 th N: 3,339 1 st S: 18,639 & <u>6,361</u> 25,000 1 st S: 4,992 2 nd S: 5,684 3 rd S: 3,050	Lease	\$25.00 + \$3.25 electric	1Q 2015 1Q 2015 Immediate Immediate 4Q 2014 2/1/2015 Immediate Immediate	<ul style="list-style-type: none"> - Go to www.cbre.com/3HQ for more information 	




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601 Portion Road Ronkonkoma Contact: Chris Stack (631) 370-6055	165 – 2,000	Lease	\$13.00 + utilities	Immediate	<ul style="list-style-type: none"> - Abundant, easily accessible parking - Term: 5 years + - Private entrance with elevator & lobby - Walk to restaurants, banks & shops - 24 hour / 7 day building access 	






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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 	
48-50 Brooklyn Avenue & 501-509 Hicksville Road Massapequa Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	48-50 Brooklyn Ave 3,645 industrial 26,000 parking yard 501-509 Hicksville Rd. 13,522 (2, 2-story buildings w/ 3 retail stores, 6 offices, and 4 apts (1 studio & 3, 1- bedrooms))	Sale	Both properties must be sold together \$3,250,000	Immediate	<ul style="list-style-type: none"> - Estimated Income: \$192,000 per year from 505 & 507 Hicksville Road, \$141,000 per year from 48-50 Brooklyn Avenue - Estimated expenses (entire property): \$133,000 annually - Estimated NOI: \$200,000 - Cap Rate: 6.2% 	
60 & 62-64 Oak Drive Syosset Contact: William Domsy (631) 370-6017	30,000	Lease	\$13.50	Immediate	<ul style="list-style-type: none"> - Divisible to 9,000, 12,000 or 18,000 SF - 150 car parking - Ceiling Height: 12' – 14' - Power: 400 amps - Heat: Gas - Sewers & sprinklers - Full A/C - Excellent location 	






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46 & 54 Roosevelt Avenue Valley Stream Contact: William Domsky (631) 370-6017	<u>46 Roosevelt</u> 9,202 <u>54 Roosevelt</u> 5,900	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> - Adjacent lots totaling more than 15,000 square feet - Currently used as parking lot - Zoned as residence - B - Total taxes are \$30,753.25 - Storage facility on-site - Close proximity to Valley Stream LIRR and N1 bus stop 	






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500 Commack Road Commack Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	1 st : 328,217 2 nd : 76,258 IN CONTRACT	Sale	\$45,000,000	March 31, 2015	<ul style="list-style-type: none"> - Corporate Headquarters - Land Area: 33.8 acres - Parking: 858 existing, 620 land banked - 11 docks, 2 drive-in doors - Ceiling Height: 19' clear in the original 155,000 SF (south side) & 30'-8-1/4' clear in the 186,000 SF addition (north side) - RE Taxes: \$758,541 	
45 Adams Avenue Hauppauge Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	12,367 office 11,376 laboratory 4,278 warehouse	Sale	\$7,000,000	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, full equipment list available - RE taxes: \$97,639 	
50 Marcus Boulevard Hauppauge Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	Building: 39,130 Office: 14,000	Lease	\$6.50 NNN (Entire Building) \$15.00 (Office Only)	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 	






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61 Glen Cove Road Greenvale Contact: Mark Greenspan (631) 370-6026 Eric Gillman (631) 370-6034	3,000	Sublease	Upon Request	Immediate	- Co-tenants: Leslie's Pool Supplies, Marvin Design Gallery, Walpole Woodworkers, Princess Nails & Spa - Neighboring tenants: TJ Maxx, Equinox, Anthropologie, Banana Republic, Starbucks	
3254 Hempstead Turnpike Levittown Contact: Gregg Carlin (631) 370-6040 Eric Gillman (631) 370-6034	Two 1,100 SF units or one 2,200 SF unit	Lease	\$35.00	Immediate	- Major co-tenants: King Kullen, Starbucks, Red Mango and Supercuts - Corner of heavily traveled intersection of Hempstead Turnpike and Jerusalem Avenue	
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	- Kehl's Family Marina - For sale individually or as a package - 541: Showroom, office & storage - 516 & 480: Vacant land	





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1 Kees Place Merrick Contact: John Hanlon (631) 370-6030 Frank Liggio (718) 723-3590	27,000 (Building) 8,000 (Basement)	Sale	\$2,900,000		<ul style="list-style-type: none"> - Development Opportunity - Land size: 1.5 acres - First floor: 15,000 SF - Second Floor: 12,000 SF - Basement: 8,000 SF - Restaurant: 1,000 SF 	
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 	
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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6090 Jericho Turnpike Commack Contact: William Domsky (631) 370-6017 Eric Gillman (631) 370-6034	2,838 endcap + full basement & up to 2,475 inline restaurant space	Lease	\$36.00	Immediate	<ul style="list-style-type: none"> - Prime retail endcap - Former Chase Bank 	
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 	
541 Middle Country Road Coram Contact: John Hanlon (631) 370-6030 Eric Gillman (631) 370-6034	19,500	For Sale or Lease	Sale: \$1.9 Million Lease: \$16.00 NNN	June 1, 2014	<ul style="list-style-type: none"> - Lot size: 2.4 acres - Zoning: Town of Brookhaven "J2" business district - Parking: 84 spaces - Ceiling height: approx. 16' - 6 bay doors 	






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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 	
Montauk Highway & Flying Point Road Southampton Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	2.7 acres approved for 15,000 SF plus 4,000 SF pad site	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Superb visibility on Montauk Highway - High traffic area - Prime corner location - Zoned – Highway Business (HB) - This site is visible to all residents and visitors traveling to and from Bridgehampton, East Hampton, Montauk, Amagansett, Sagaponack & Water Mill 	






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2500 Halsey Street Bronx Contact: John Reinertsen (718) 289-7720	44,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - 32,000 SF ground floor, 12,000 SF 2nd floor - Zoning: M1-1 - 125 dedicated parking spaces - Other tenants: United Federation of Teachers & Affinity Health - Building fully renovated and expanded between 2002 and 2004 	
59-17 Junction Boulevard Corona Contact: Roy Chipkin (631) 370-6025	2 nd : 8,260 4 th : 22,000 14 th : 7,400	Lease	\$26.00 + elec.	Immediate	<ul style="list-style-type: none"> - Near mass transit - 24/7 building 	
241-02 Northern Blvd Douglaston Contact: Roy Chipkin (631) 370-6025	5,600 – 7,746	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - High-end built-out space available for long-term direct deal - Brand new installation - Furniture can be included - Pantry - Move-in ready - Ideal location on Northern Blvd - Covered parking 	






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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 	
Atlas Mall Office Building 80-00 Cooper Avenue Glendale Contact: Roy Chipkin (631) 370-6025	2 nd : 25,000* Garage Level: 22,000 Medical 3 rd : 7,400 *Divisible	Lease	\$33.00 plus electric	Immediate	<ul style="list-style-type: none"> - 2 garages on site 	
126-06 Queens Boulevard Kew Gardens Contact: Roy Chipkin (631) 370-6025	38,000	Lease	Upon Request	Summer 2015	<ul style="list-style-type: none"> - Entire building for lease - 4 stories plus basement - Total building renovation - Valet parking available - Signage available 	


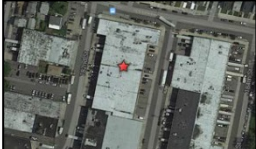
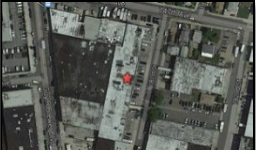



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33-00 Northern Boulevard Long Island City Contact: John Reinertsen (718) 289-7720 Joshua Kleinberg (718) 289-7709	6 th : 12,000	Lease	Upon Request	Immediate	- Ideal for offices, showroom and non for profit - Zoning: M1-5 - Fireproof construction - Heavy floor loads (150 lb.) - Two freight elevators (15,000 lb. & 20,000 lb.) - 3 passenger elevators - Newly renovated lobby - Underground / secure parking - 24/7 concierge	
95-25 Queens Boulevard Rego Park Contact: Roy Chipkin (631) 370-6025	3 rd : 2,400 & 5,000	Lease	\$33.00 + \$3.25 elec	Immediate	- Near mass transit - 24/7 building	
97-77 Queens Boulevard Rego Park Contact: Roy Chipkin (631) 370-6025	6 th : 1,640 9 th : 2,428 10 th : 18,500 12 th : 18,500 Penthouse: 6,500	Lease	\$33.00 + \$3.25 elec	Immediate	- Near mass transit - 24/7 building	






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Cross Island Plaza Rosedale Contact: Frank Liggio (718) 723-3590 David Godfrey (631) 370-6007	Up to 25,000 Multiple units	Lease	\$29.95 + electric	Immediate	<ul style="list-style-type: none"> - New institutional ownership - Parking: 3 cars per 1,000 SF - On-site café - Mass transportation via bus to Jamaica Train Station (Q5) and Northern Queens (X63) - On-site 24/7 security - High speed Internet - Atrium lobby 	
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 	
1616 Whitestone Expwy. Whitestone Contact: Roy Chipkin (631) 370-6025	30,000	Lease	Upon request	Spring 2015	<ul style="list-style-type: none"> - New building under construction - LEED certified - NYC municipal benefits - Will divide to suit - Signage available on the Expressway 	






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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 Liggio (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 Joshua Kleinberg (718) 289-7709	5,100	Sale	\$2,490,000	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 	
21-21 41st Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709	2,000 – 13,500	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Divisions available - Floor loads: 175 pounds per SF - 2 exterior loading docks - 1 passenger elevator - 1 large freight elevator - Zoning: M1-3 - 100% sprinklered - At Queensboro Bridge - Renovated lobby - 24/7 access 	
22-19 41st Avenue Long Island City New Listing Contact: Joshua Kleinberg (718) 289-7709	1,000-16,000	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 	




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36-52 36th Street Long Island City Contact: Joshua Kleinberg (718) 289-7709	5,000 warehouse 1,250 office	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> - 2 drive-in doors - 15' ceiling height - Power: 400 amps - New roof - Close to subways and highways 	
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 	
145-68 228th Street Springfield Gardens Contact: Frank Liggio (718) 723-3590	131,795 SF Total 2 Units Left Unit 1: 40,441 Unit 3: 25,145	Lease	\$19.50 Net	Immediate	<ul style="list-style-type: none"> - Office, Warehouse, Storage - Approx. 3 acres - Parking: Approx. 30,000 SF - 30 interior loading docks - Multiple drive-in doors - 40' X 54' column spacing 	






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145-69 226th Street Springfield Gardens Contact: Frank Liggio (718) 723-3590	18,860	Lease	\$15.50 Industrial Gross + utilities	Immediate	- 6 Docks - 14' clear	
364-394 Maspeth Avenue Brooklyn Contact: John Reinertsen (718) 289-7720 Abe Gross (718) 289-7712	26,610 8 acres	Sale or Lease	Upon Request	Immediate	- 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	
570 E. 108th Street Brooklyn Contact: John Reinertsen (718) 289-7720	168,000 6.6 acre lot	Sale or Lease	Upon Request	Immediate	- 5 docks - 7 drive-ins - 3 bay mechanic shop - 18' clear ceiling height - 6000 amps of power - 40' on center column spans - Gas radiant heat - Trench drains - Wet sprinkler - Truss & steel deck roof	


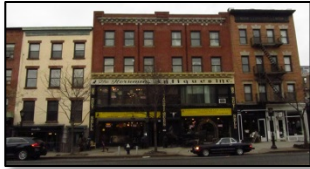
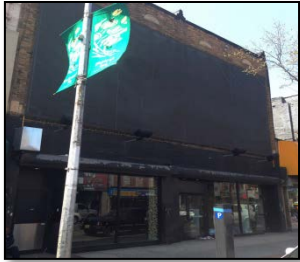


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511 Barry Street Bronx Contact: John Reinertsen (718) 289-7720	91,500	Lease	\$11 psf, net	Immediate	- 91,500 sq. ft. available in a 134,732 sq. ft. warehouse on a 200,000 sq. ft. plot - 12 loading docks - 2-car rail siding - Floor drains - Zoned M1 - #6 subway line within walking distance - Minutes to Manhattan, Bridges and Interstate Highways	






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37-02 Astoria Boulevard Astoria Contact: Dean Rosenzweig (631) 370-6020 Dina Coulianidis (718) 289-7708	4,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - All divisions considered - Excellent corner with highway accessibility - 3 loading docks - Luxury offices on floors above - MTA Q19 bus stop in front of building 	
45-13 Broadway Astoria Contact: Dean Rosenzweig (631) 370-6020 Dina Coulianidis (718) 289-7708	Ground: 2,500 2 nd : 1,300 LEASED	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Steps from MTA Subway (M, R) with 3M in annual ridership - MTA NYC Transit Q104 Bus with 198,300 annual ridership - Newly renovated - New equipment in place for optional purchase - Great Terrace views 	
166-33 Jamaica Avenue Jamaica Contact: Dean Rosenzweig (631) 370-6020 Jeremy Scholder (718) 289-7704 Dina Coulianidis (718) 289-7708	+/- 2,200 LEASED	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 22' along Jamaica Ave - Neighboring Tenants: Home Depot, T-Mobile, Nine West Shoes, Foot Locker, Modell's, Bank of America, GAP, Subway, Marshalls, Dunkin Donuts, Payless Shoe Source, Rainbow Store - Heart of Jamaica Avenue retail corridor, two storefronts from 168th Street - Bus stop directly in front of space - Bus corridor servicing 10 bus lines 	




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230 Livingston Street Brooklyn Contact: Jeremy Scholder (718) 289-7704 Dean Rosenzweig (631) 370-6020 Dina Coulianidis (718) 289-7708	1,462	Lease	Upon Request	Arranged	<ul style="list-style-type: none"> - 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 - The Addison has underground paid-parking 	
351 Atlantic Avenue Brooklyn Contact: Mark Zussman (631) 370-6085	22,500	Sale	\$18,500,000	Immediate	<ul style="list-style-type: none"> - 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) 	
1000 Flatbush Avenue Brooklyn Contact: Dean Rosenzweig (631) 370-6020 Jeremy Scholder (718) 289-7704 Dina Coulianidis (718) 289-7708	Ground: +/- 4,500 2 nd : +/- 4,500	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - All divisions considered - Frontage: +/- 42 ft. along Flatbush Ave. - Zoning: C4-4A - Full building branding opportunity - Versatile zoning allows for a wide range of uses including: retail; gym/fitness; medical - Steps from MTA NYC Transit B41 Bus with 10.6 million annual ridership 	



ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
1276-1282 Broadway Brooklyn New Listing Dean Rosenzweig (631) 370-6020 Jeremy Scholder (718) 289-7704 Dina Coulianidis (718) 289-7708	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 	
9 East 167th Street Bronx New Listing Dean Rosenzweig (631) 370-6020 Jeremy Scholder (718) 289-7704 Dina Coulianidis (718) 289-7708	3,000 Basement: 2,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 30 feet - Ceiling Height: 20 feet - Current Tenant: Jean Star - Steps from 167th Street Subway - Steps to MTA Bx35 Bus Stop 	
Riverdale Crossing Broadway & 237th Street Bronx Contact: John Hanlon (631) 370-6030	1,279 & 1,640 (can be combined for 2,919 SF) 2,350	Lease	Upon Request	Grand Opening November 2014	<ul style="list-style-type: none"> - Average Weekday Ridership for Subway "1" Line: 3,514 - Average Weekday Ridership for Bus "3" Line: 16,495 - 119,000 Cars Daily on the Major Deegan Expressway - Manhattan College: 0.5 Miles N – 3,400 Students 	



ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
68 E. 161st Street Bronx Contact: Dean Rosenzweig (631) 370-6020 Jeremy Scholder (718) 289-7704 Dina Coulianidis (718) 289-7708	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) 	
4360 Hylan Boulevard Staten Island Contact: William Jordan (718) 289-7714	7,000 Expandable to 9,500	Lease	\$290,000/year NNN	Immediate	<ul style="list-style-type: none"> - Frontage: 104' on Oceanic Ave, 110' on Richmond Ave, 84' on Hylan Blvd - Zoning: C1-2/R3-1/SRD - Parking: 25 surface spaces - 400 amp electrical service - Pylon signage - RE Taxes; \$61,876.06 (2012/2013) - Corner lot - Drive-through possible - Multiple MTA bus lines along Hylan Blvd: S54, S59, S79SBS, S89, X1, X4, X5 	