

**TREMENDOUS LOCATION FOR ALL BUSINESS, GOVERNMENT AGENCIES, NON-PROFITS & MEDICAL ORGANIZATIONS**

**BUILDING WITHIN A BUILDING  
POTENTIAL FOR MULTI-FLOOR TENANTS**



RENDERED VIEW NORTH FROM PERSHING CIRCLE

# **SAINT GEORGE OFFICE BUILDING DEVELOPMENT**

124 Central Avenue, Staten Island, New York

**+/- 142,000 RSF of Available Office Space Coming Soon**

PRESENTED BY:

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# NEW CONSTRUCTION



Come join the exciting growth of Staten Island

## DEVELOPMENT DESCRIPTION

Introducing 124 Central Avenue, a prime office building located on the bustling Central Avenue on the North Shore of Staten Island. This strategically positioned property is just a stone's throw away from the largest transit center on the island, making it an ideal location for any organization. This will offer a diverse size range of opportunities for businesses looking to establish a presence in this vibrant area. With new development projects already making waves in the neighborhood, such as the new federal courthouse and ongoing construction of multifamily buildings.

124 Central Avenue is poised to become an integral part of revitalizing and transforming the local landscape. Its strategic location and potential for growth make it an attractive prospect for businesses looking to be part of a burgeoning community. Conveniently situated just a few blocks from the Staten Island Ferry, Staten Island Railway (SIR), and with easy access to the 22 MTA bus lines that terminate at the ferry terminal, the property offers exceptional accessibility for employees and city service patrons. This easy access to transit further enhances its appeal as a central location for government operations and businesses alike.

**Please contact Jon Stravitz for additional  
information and questions at  
[jstravitz@biocre.com](mailto:jstravitz@biocre.com) or 212.252.8799**

# The Developer

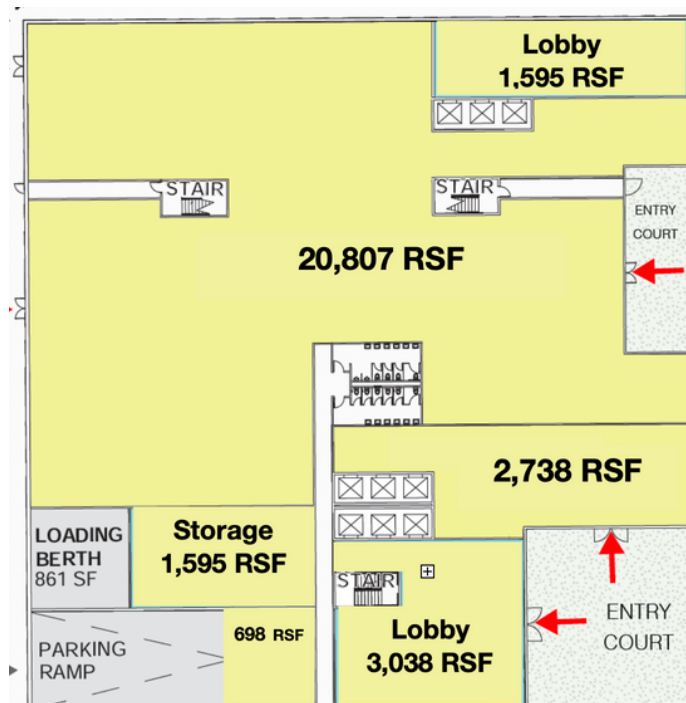
The Leser Group, LTD is a venerable New York City real estate development and management company with an impressive portfolio in the greater metropolitan area and beyond. Founded by Abraham Leser in 1973, the firm has developed more than 50 projects over 50 years including five million square feet of commercial, industrial, office and residential properties with a market value totaling more than \$1 billion. With a finger on the pulse of the communities it serves and insight into industry trends, the Leser Group's unique approach to development – coupled with its unparalleled ability to secure and retain tenants – remain critical components of its success since founding. The company's diverse portfolio includes real estate development, construction and management of commercial, office, government, residential and non-profit properties throughout the northeastern United States.



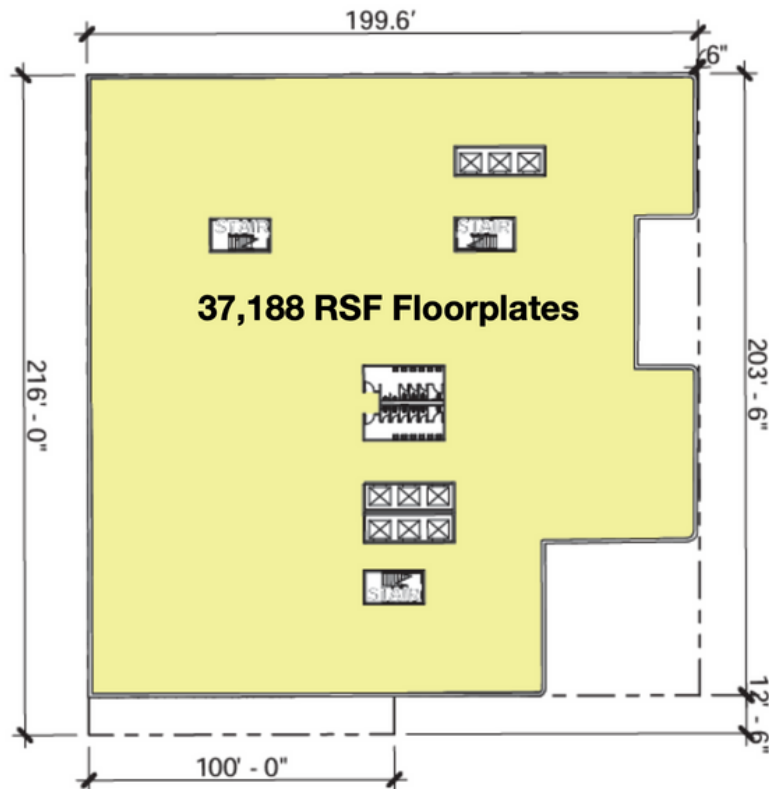
2440 FULTON STREET, BROOKLYN, NY; IN DEVELOPMENT  
BY THE LESER GROUP

# FLOOR PLANS

**GROUND  
FLOOR-  
MULTIPLE  
LOBBY  
POTENITAL**



**SECOND,  
THIRD &  
FOURTH  
FLOORS  
37,188 RSF  
AVAILABLE  
ON EACH**



# LOCATION MAP





**For Additional Information Please Contact:**

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**BIOC Commercial Real Estate, LLC**

*"In the Best Interest of Our Clients"*