



GATEWAY TO LONG ISLAND
MACARTHUR AIRPORT



CUSHMAN &
WAKEFIELD

FOR SALE: ± 140,000 SF CLASS-A SUBURBAN OFFICE BUILDING | 6 ACRE LOT | ON-SITE SEWER TREATMENT PLANT



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EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to offer for sale, **MacArthur Plaza**, or **4250 Veterans Memorial Highway, Holbrook**. The subject asset is a 140,000 SF Class A office building situated on a 6 acre lot. Positioned along Veterans Memorial Highway across from the main entrance to MacArthur Airport, this property presents a unique opportunity. **MacArthur Plaza** features approximately 584 parking spaces, including 12 handicapped spaces. The property enjoys proximity to major highways and the newly redesigned Ronkonkoma LIRR hub, making it an attractive destination.

MacArthur Plaza has recently undergone substantial capital improvements, including the East wing boiler replacement (Johnson Controls), sewage treatment plant upgrades, common area bathroom renovations, and roof replacements. The property is fully sprinklered for fire suppression and serviced by five elevators. The East wing consists of four stories plus a lower level accessible by elevator, while the West Wing includes five stories.

With competitive rental rates, **MacArthur Plaza** caters well to corporate, professional tenants and local businesses. The property is strategically located in a vibrant industrial/business corridor undergoing significant redevelopment and infrastructure upgrades, with key projects including expanded flight services at MacArthur Airport and the anticipated Midway Crossing, making the area a vital commercial hub.

Nearby developments, such as Station Yards—a master-planned redevelopment of the Ronkonkoma LIRR—will introduce 1,450 homes, 360,000 square feet of commercial space, 190,000 square feet of retail, and 60,000 square feet of hospitality. Additionally, The Shops at SunVet, an open-air shopping center with 167,912 square feet of upscale retailers, will further enhance the area's appeal. These improvements will boost connectivity and lifestyle amenities, attracting businesses and professionals seeking accessibility and suburban convenience.

Investors have a rare opportunity to acquire a well-located, adaptable office property in an improving market. With direct access to the Veterans Memorial Highway corridor and connections to JFK and LaGuardia airports, **MacArthur Plaza** is poised to meet the growing demand from the Long Island office tenant base.



Financial Summary

Effective Gross Revenue (Pro Forma - Year 1 Cash Flow)	\$3,091,705
Total Operating Expenses (Pro Forma - Year 1 Cash Flow)	(\$1,361,856)
Net Operating Income (Pro Forma - Year 1 Cash Flow)	\$1,729,849

Property Snapshot

SECTION, BLOCK & LOT:
21, S & 821

AVERAGE RENT:
\$19.24 PSF (Gross)

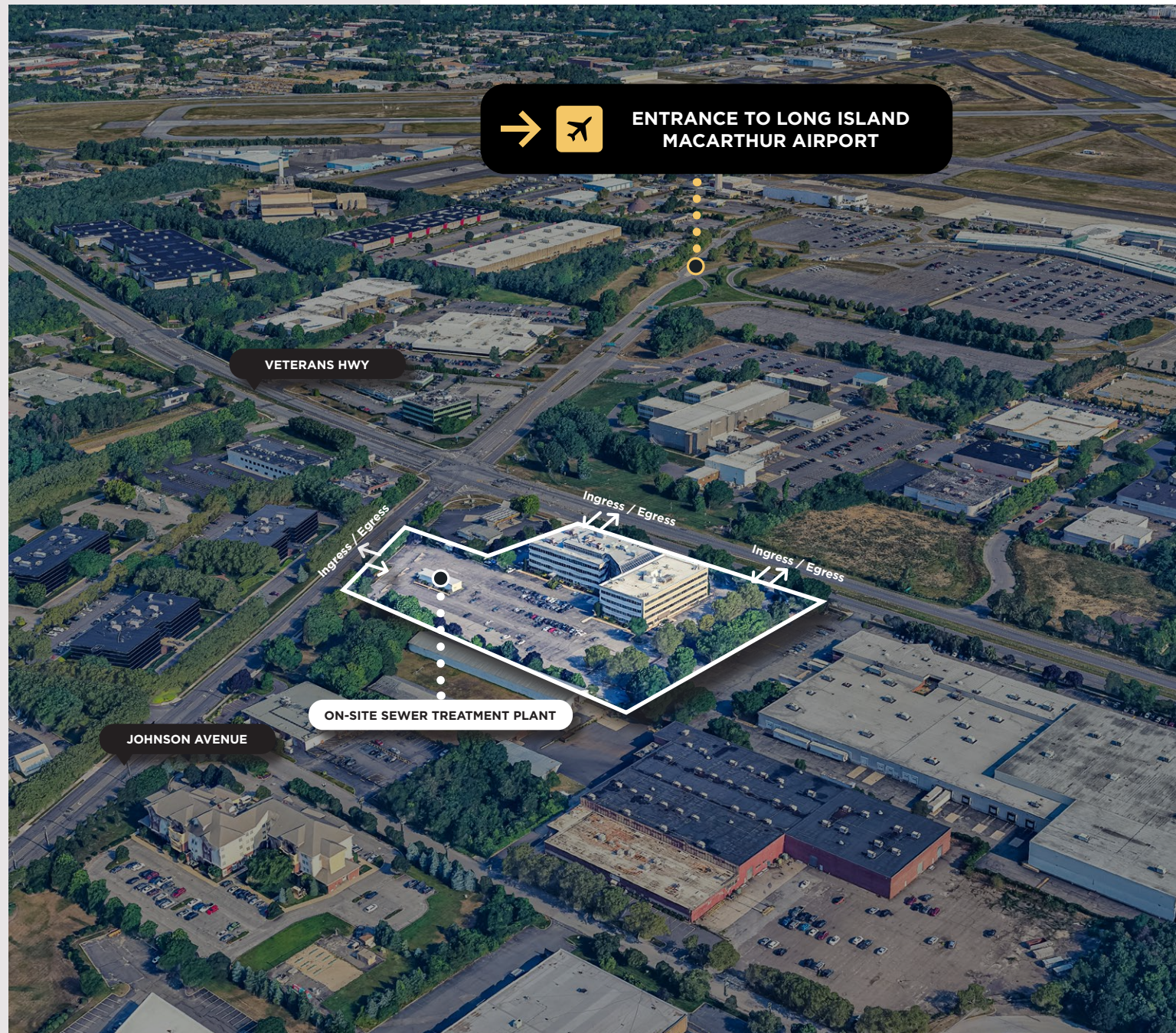
YEAR BUILT / RENOVATED:
1970 / 1987

SITE SIZE:
6.00 acres

OF BUILDINGS:
1 + Sewer Treatment Plant

BUILDING HEIGHT:
West Wing - 4 Stories with
Atrium / Penthouse
East Wing - 4 Stories

PARKING:
580 spaces (4.14 parking ratio)



INVESTMENT HIGHLIGHTS

01 RARE OPPORTUNITY TO ACQUIRE A PREMIER OFFICE ASSET IN A TRANSFORMING SUBMARKET

- 140,000 SF Class A office building on 6.00 acres with an on-site sewer treatment plant
- Recent capital improvements include upgraded HVAC systems, modernized common areas, and for enhanced operational efficiency.
- Governor Kathy Hochul has announced a \$150 million investment to connect the Long Island Rail Road's Ronkonkoma Station with the proposed North Terminal at MacArthur Airport. This major infrastructure initiative enhances regional accessibility, supports the airport's ongoing expansion plans, and strengthens Long Island's position as a hub for economic growth and innovation.

02 POSITIONED NEAR A RAPIDLY EVOLVING INDUSTRIAL CORRIDOR DISTRICT (ICD) "TOWN OF ISLIP'S GATEWAY TO MACARTHUR AIRPORT"

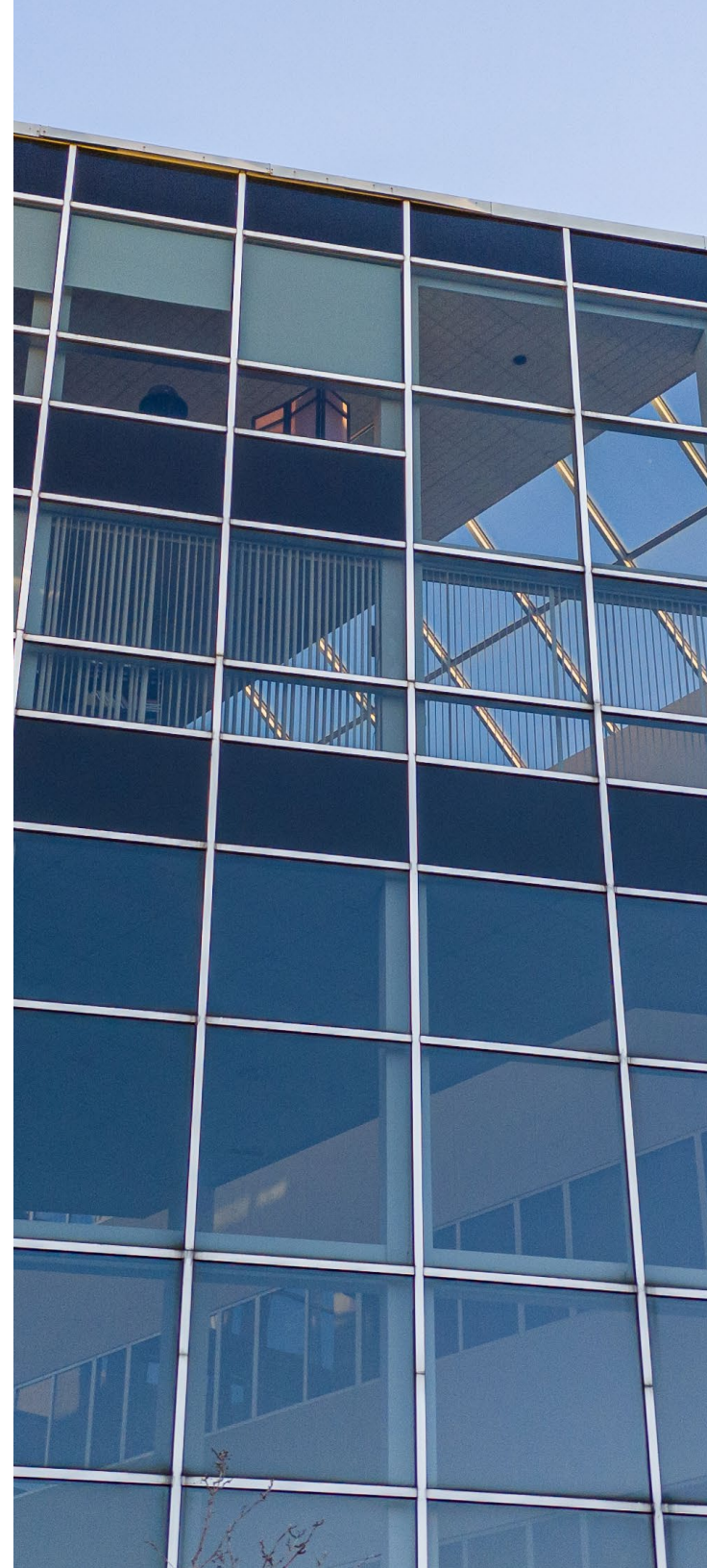
- Strategic location adjacent to the Industrial Corridor District (ICD), where zoning updates and expanded uses are driving economic growth and development in the area.
- Upcoming amendments to ICD zoning codes will introduce new permissible uses, including hotels, convention centers, medical offices, and job training facilities, fostering a dynamic and diverse business environment.
- Enhanced flexibility for multiple-use developments in the ICD will attract high-value tenants, including personal service establishments, office supply stores, and businesses that complement the existing industrial footprint.

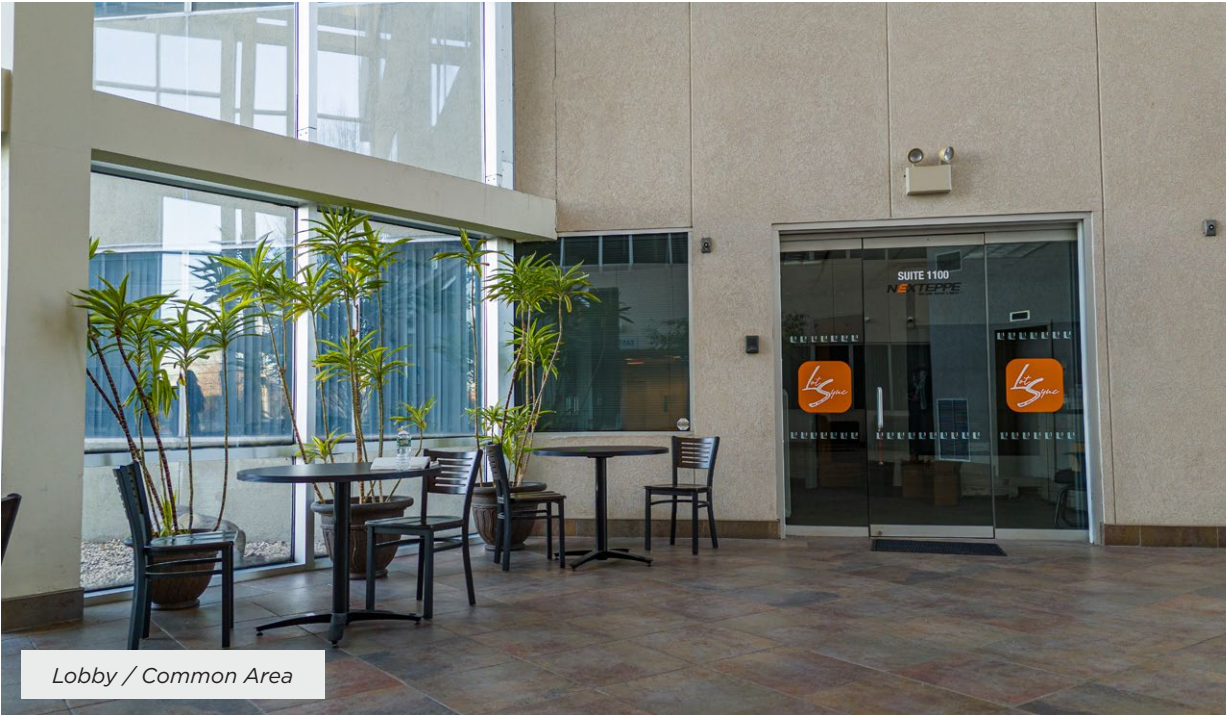
03 STABILITY WITH VALUE-ADD POTENTIAL

- Diverse tenant base, including professional services, local businesses, and potential medical users. The property recently secured a lease with IWG, a global leader in flexible workspace solutions, for a fully built-out coworking space, enhancing its appeal to modern professionals and hybrid workers.
- Flexible layouts support various uses, allowing for strategic lease-up and repositioning to capture new tenant demand in the evolving market.
- Positioned to capitalize on the "flight to the suburbs" trend, offering an ideal combination of suburban convenience and urban connectivity.

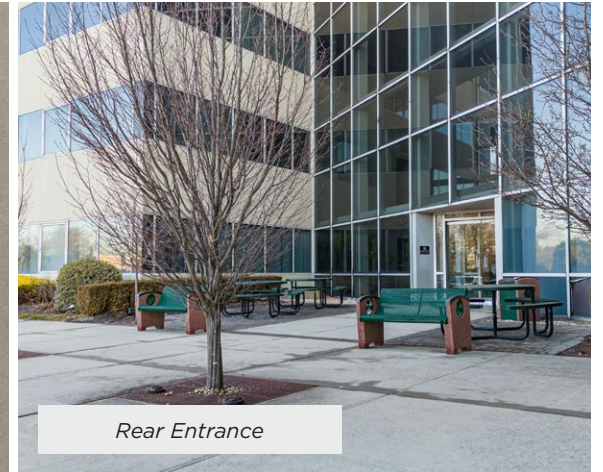
04 PROXIMITY TO UPSCALE AMENITIES AND LIVE-WORK-PLAY ENVIRONMENT

- Close to an array of retail centers, restaurants, hotels, and recreational amenities, fostering a desirable work environment for tenants.
- The property's central location within a live-work-play corridor appeals to businesses seeking to attract and retain top talent in the region.

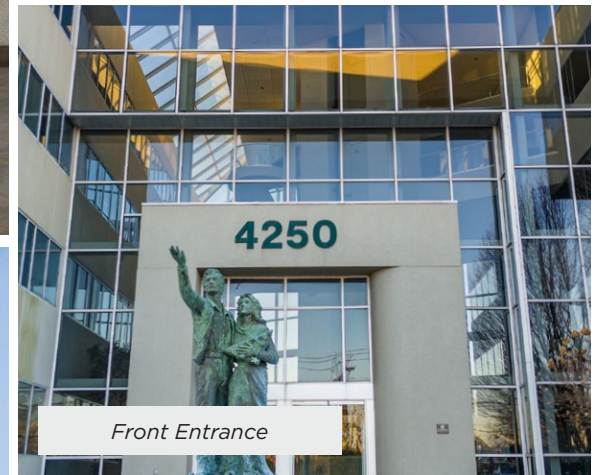




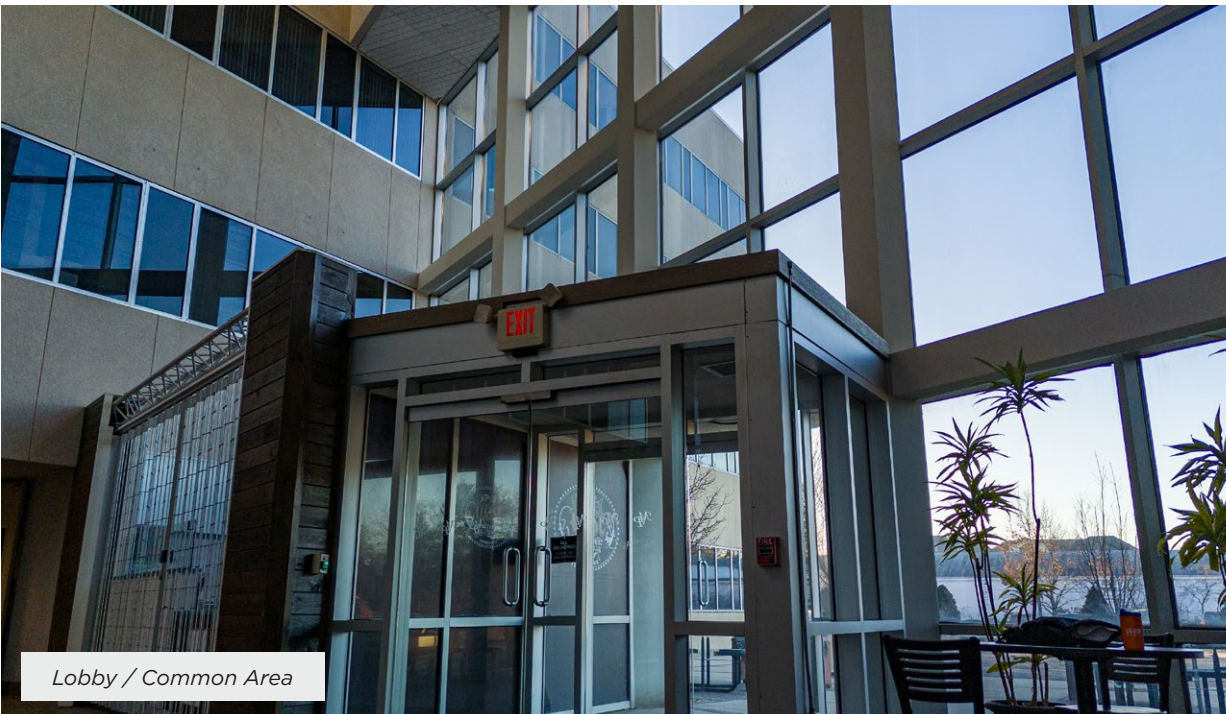
Lobby / Common Area



Rear Entrance



Front Entrance



Lobby / Common Area



Sewage Treatment Plant

PROPERTY DESCRIPTION

MacArthur Plaza is a well-maintained, Class A office building located on 6.00 acres in Holbrook, New York. Originally built in 1970 and renovated in 1987, this 140,000-square-foot property offers a professional work environment in one of Long Island's most dynamic business corridors.

MacArthur Plaza provides tenants with open, flexible floor plans and modernized common areas. With a parking ratio of 4.14 spaces per 1,000 square feet, the property features 580 surface parking spaces, ensuring ample convenience for both tenants and visitors.

Site Information

ADDRESS: 4250 Veterans Memorial Hwy, Holbrook	FRONTAGE: 500' on Veterans Hwy & 275' on Johnson Ave
ACCESS: Via entrances located on Veterans Hwy & Johnson Ave	PARKING: 580 spaces (4.14 ratio) including 12 designated handicapped spaces
SITE SIZE: 6.00 acres	MUNICIPAL ZONING: Industrial 1 Zone
SEWERS: On-Site Sewage Treatment Plant	

Building Information

GROSS BUILDING AREA: ± 140,000 SF	GROSS BUILDING AREA: 500' on Veterans Hwy & 275' on Johnson Ave
BUILDING HEIGHT: West Wing - 4 Stories East Wing - 4 Stories with Atrium / Penthouse	ELEVATORS: 5



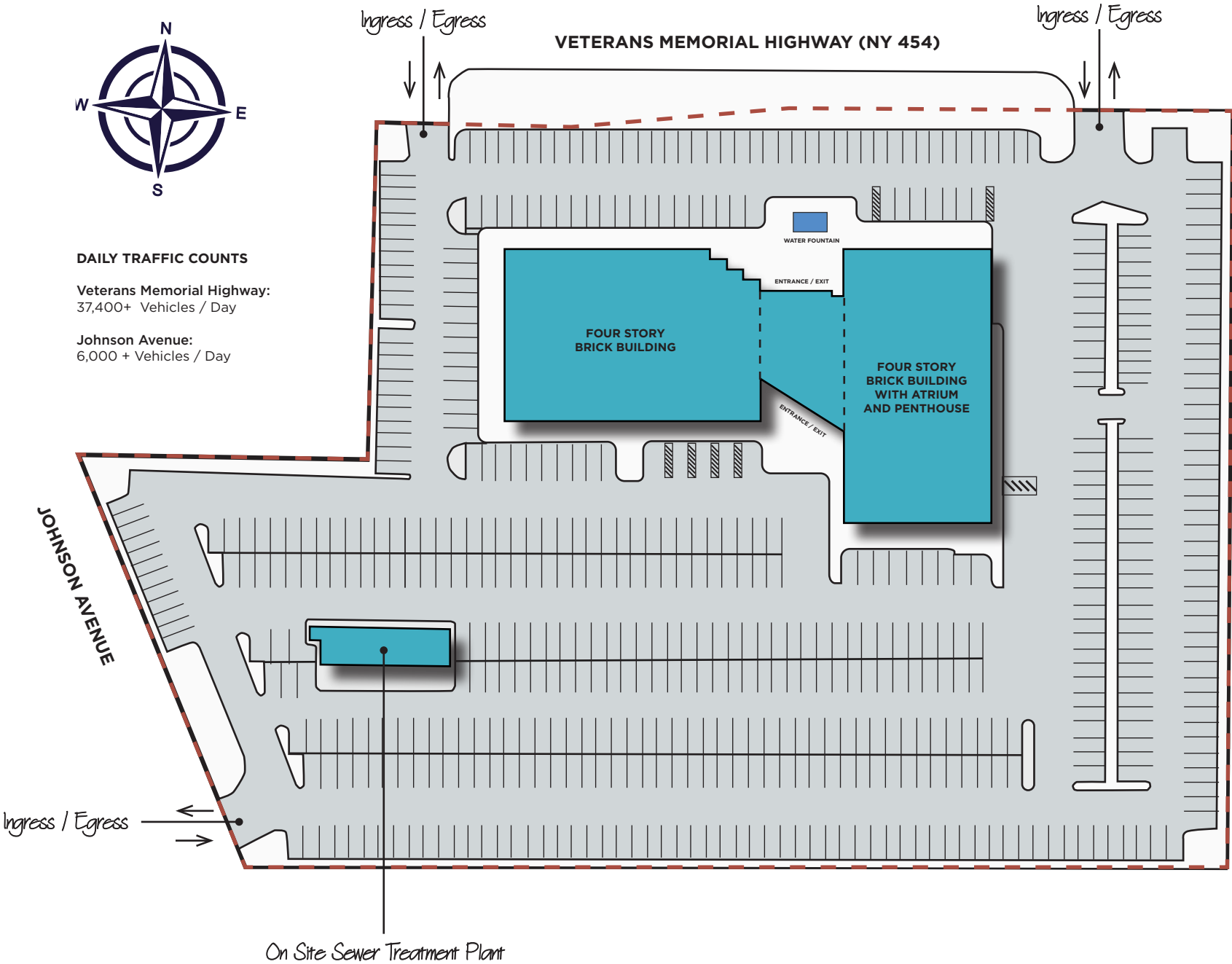
Site Plan



DAILY TRAFFIC COUNTS

Veterans Memorial Highway:
37,400+ Vehicles / Day

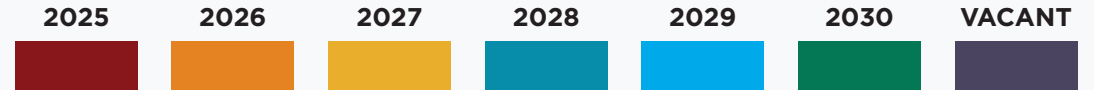
Johnson Avenue:
6,000 + Vehicles / Day



STACKING PLAN

WEST WING

Lease Expiration Key



STACKING PLAN EAST WING

PENTHOUSE
40,114 SF
(INCLUDES WEST AND EAST WING 4TH FLOOR)
LXP: 12/31/30

PENTHOUSE

SUITE 420
40,114 SF
(INCLUDES PENTHOUSE + WEST AND EAST WING 4TH FLOOR)
LXP: 12/31/30

4TH FLOOR

SUITE 300
2,500 SF
LXP: 1/31/28

SUITE 301
6,175 SF
LXP: 9/30/25

SUITE 302
2,368 SF
LXP: 7/31/30

SUITE 303
2,343 SF
LXP: 7/31/29

SUITE 304
1,765 SF
LXP: 3/31/27

SUITE 305
1,089 SF
LXP: 8/31/29

3RD FLOOR

SUITE 200
997 SF
LXP: 10/31/26

SUITE 215
528 SF
LXP: 12/31/28

SUITE 220
1,250 SF
LXP: 4/30/25

SUITE 225
1,933 SF
LXP: 9/30/29

SUITE 228
900 SF
LXP: 11/30/28

SUITE 230
1,580 SF
LXP: 12/31/29

SUITE 235
550 SF
LXP: 2/29/28

SUITE 245
550 SF
LXP: 8/31/26

SUITE 260
1,318 SF
LXP: 1/31/30

SUITE 270
1,420 SF
LXP: 1/31/26

SUITE 275
3,432 SF
LXP: 11/30/26

SUITE 280
990 SF
LXP: 5/31/26

2ND FLOOR

SUITE 100
4,263 SF
LXP: 4/30/26

SUITE 104
1,475 SF
LXP: 9/30/26

SUITE 111
1,800 SF
LXP: 4/30/28

SUITE 150
1,050 SF
LXP: 4/30/25

SUITE 155
956 SF
VACANT

SUITE 160
1,300 SF
LXP: 5/31/28

SUITE 165
1,802 SF
LXP: 7/31/27

SUITE 170
1,850 SF
LXP: 7/31/29

SUITE 175
725 SF
LXP: 9/30/26

1ST FLOOR

Lease Expiration Key

2025



2026



2027



2028



2029



2030



VACANT



LOCATION & DEMOGRAPHICS

Holbrook, NY

Holbrook, located in Suffolk County, is a vibrant community known for its convenience and rich history. Spanning approximately 1,800 acres, Holbrook offers a suburban atmosphere while being just over an hour away from New York City, making it an attractive destination for commuters. The town is serviced by the Long Island Rail Road (LIRR), with the Ronkonkoma Station just 2 miles away, providing direct train service to Manhattan in approximately 70 minutes. Additionally, Holbrook home to Long Island MacArthur Airport, enhancing accessibility for both residents and businesses.

MacArthur Plaza is ideally positioned along Veterans Memorial Highway, offering easy access to major thoroughfares, including the Long Island Expressway and Southern State Parkway.

Long Island, NY

Long Island is the largest island in the United States, extending from the opening of the Hudson River in the west to Montauk in the east. It is separated from the mainland by the Long Island Sound on the north shore, East River to the west and its south shore is the Atlantic Ocean. The island contains four counties: Queens and Kings (Brooklyn) are the western-most counties, while Nassau County lays to their east and then Suffolk County stretches the remainder of the island. Long Island is also one of the most populous regions in the United States with 7.7 million residents, approximately 5,600 people per square mile.

While Long Island's economy was originally built on the defense industry, it has used its roots in manufacturing and technology innovation to successfully transition to an economy where the medically high-tech and bio-tech startup industries now have the largest impact on the island, highlighted by Arrow Electronics, Quality King Distributors, Symbol Technologies and CA Technologies.

With the dramatic increase in Manhattan residential rents, nearby Long Island provides not only value-focused rents, but also abundant medical facilities, excellent public-school systems, award winning golf courses and country clubs, premier transportation infrastructure, and an overall improved quality of life, creating one of the most attractive and desirable areas in which to live, work and play.



Demographics

	1 Mile	3 Miles	5 Miles	Holbrook	Suffolk County
2024 Population	2,604	72,375	204,683	25,924	1,529,983
2024 Households	974	25,960	72,344	9,340	519,807
% Renter Occupied	15%	24%	22%	23%	19%
Income					
Average Household Income	\$141,824	\$160,653	\$159,459	\$163,621	\$165,455
\$75,000 +	74%	79%	78%	78%	72%
Employment					
White Collar	61%	68%	66%	68%	66%
Blue Collar	24%	17%	18%	15%	18%
Education					
Bachelor's Degree or Higher	31%	40%	39%	22%	41%



Employment Drivers

HEALTHCARE AND EDUCATION (EDS & MEDS)

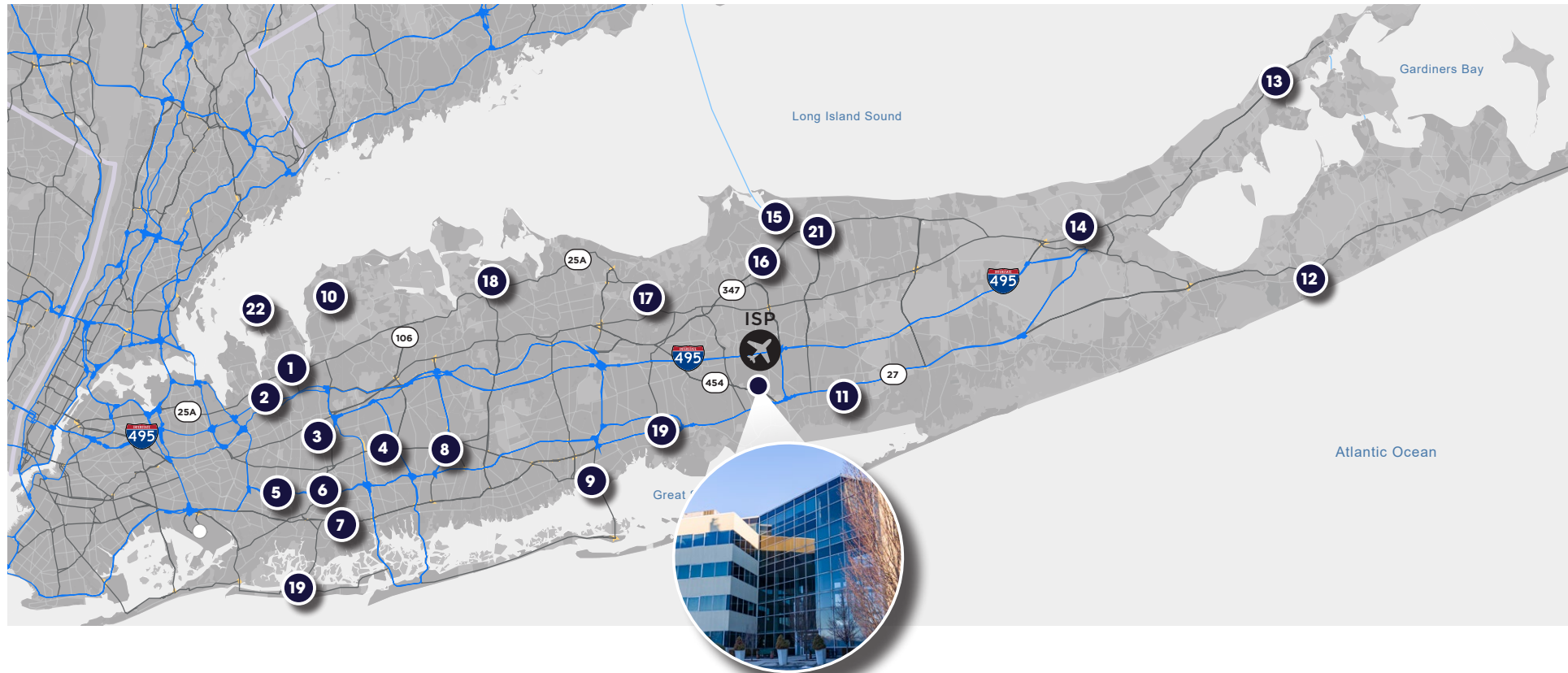
Some of the world's most medically advanced healthcare providers and facilities are located on Long Island. One of the largest employer in New York is Northwell Health, formerly known as North Shore-LIJ Healthcare System, with a workforce of more than 68,000. Northwell is home of the largest corporate university in the healthcare industry (the Center of Learning and Innovation) and houses the Patient Safety Institute. NYU Winthrop Hospital's Mineola campus was completed in 2015 and St. Francis Hospital's Heart Center is the only specialty designated cardiac center in NY's only specialty designated cardiac center.

The Long Island hospital and healthcare research infrastructure is a driver for activity in the medical technology, bioengineering and biotechnology fields. As a result, Long Island has become one of the nation's leaders in the health services industry. Expansion of the healthcare industry has been a significant demand driver for the Long Island office market as Northwell Health and Winthrop Hospitals combined are the largest occupier of office space in the region.

In addition to healthcare, Long Island's educational services industry is a major employment driver. Long Island is home to over 20 public and private universities and colleges, including St. John's University Queens Campus, Queens College, Adelphi University, Briarcliffe College, Five Towns College, Hofstra University, NYIT, SUNY Stony Brook, and United States Merchant Marine Academy, among others. These educational institutions are a driver in conjunction with Long Island's strong medical/healthcare services, as they have Medical School Programs that associate with the hospitals named earlier. In addition to its universities, Long Island is home to two renowned research laboratories, Brookhaven National Laboratory and Cold Spring Harbor Laboratory.

LONG ISLAND HOSPITALS

FOR MEDICAL AND LABORATORY FOCUSED



1. ST. FRANCIS HOSPITAL

PFI: 552 | BEDS: 279

2. NORTH SHORE UNIV. HOSPITAL

PFI: 541 | BEDS: 731

3. WINTHROP UNIV. HOSPITAL

PFI: 511 | BEDS: 591

4. NASSAU UNIV. MEDICAL CENTER

PFI: 528 | BEDS: 631

5. FRANKLIN HOSPITAL MEDICAL CENTER

PFI: 518 | BEDS: 305

6. MERCY MEDICAL CENTER

PFI: 513 | BEDS: 387

7. SOUTH NASSAU COMMUNITY HOSPITAL

PFI: 552 | BEDS: 279

8. NEW ISLAND HOSPITAL

PFI: 551 | BEDS: 223

9. GOOD SAMARITAN HOSPITAL

PFI: 925 | BEDS: 431

10. NORTHWELL AT GLEN COVE HOSPITAL

PFI: 490 | BEDS: 265

11. LONG ISLAND COMMUNITY HOSPITAL

PFI: 885 | BEDS: 321

12. SOUTHAMPTON HOSPITAL

PFI: 889 | BEDS: 168

13. EASTERN LONG ISLAND HOSPITAL

PFI: 891 | BEDS: 80

14. CENTRAL SUFFOLK HOSPITAL

PFI: 938 | BEDS: 154

15. ST. CHARLES HOSPITAL

PFI: 896 | BEDS: 243

16. STONY BROOK UNIVERSITY HOSPITAL

PFI: 245 | BEDS: 695

17. ST. CATHERINE OF SIENA HOSPITAL

PFI: 943 | BEDS: 311

18. HUNTINGTON HOSPITAL

PFI: 913 | BEDS: 398

19. NORTHWELL SOUTH SHORE HOSPITAL

PFI: 924 | BEDS: 371

20. LONG BEACH MEDICAL CENTER

PFI: 495 | BEDS: 203

21. JOHN T. MATHER MEMORIAL HOSPITAL

PFI: 895 | BEDS: 248

22. NORTH SHORE UNIV. HOSPITAL AT GLEN COVE

PFI: 490 | BEDS: 265



Transportation

LONG ISLAND RAIL ROAD (LIRR)

The Long Island Railroad (LIRR) is a commuter rail line stretching from Manhattan to the eastern tip of Suffolk County. As America's oldest railroad, the LIRR is the largest commuter railroad servicing nearly 83.4 million riders annually with an average weekday ridership of 291,000. The LIRR has eleven rail lines operating in Nassau and Suffolk County, and **MacArthur Plaza** is located minutes from the Holbrook LIRR station - the ride on the LIRR to New York Penn Station is direct and takes about an hour.

AIR TRANSPORTATION

MacArthur Plaza is ideally situated directly across the street from Long Island MacArthur Airport (ISP), offering unparalleled convenience for residents and visitors traveling by air. As a public airport in Ronkonkoma, ISP accommodates approximately 2 million passengers annually, making it a vital hub for local air travel. With JetBlue Airways, Southwest Airlines, Breeze Airways, Frontier Airlines, MacArthur Plaza is perfectly positioned for those seeking seamless connections across the United States, Mexico, and the Caribbean. This prime location not only enhances travel convenience but also adds significant value for residents and businesses in the area.

KEY DISTANCES / MAJOR ROADWAYS

	Distance
Long Island MacArthur Airport (ISP)	Direct Access
Sunrise Highway (NY-27)	1.5 Miles
Nicolls Road	2.7 Miles
Long Island Expressway (I-495)	2.9 Miles
Ronkonkoma LIRR (Station Yards)	3.5 Miles
Montauk Highway (NY-27A)	3.5 Miles

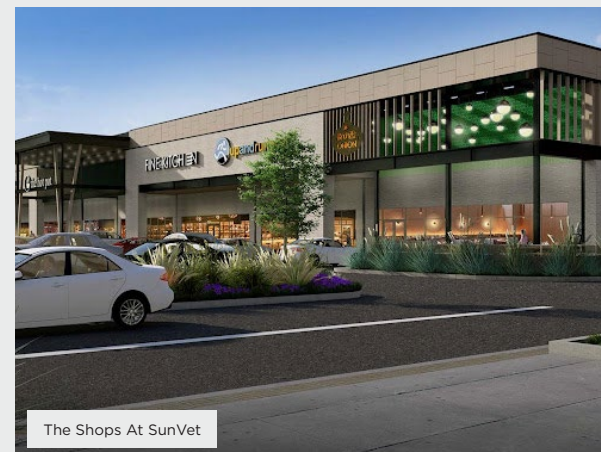
Local AMENITIES



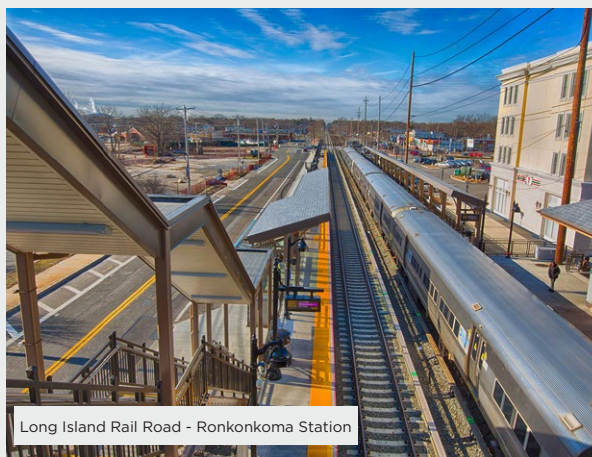
Station Yards at Ronkonkoma LIRR



Long Island MacArthur Airport



The Shops At SunVet



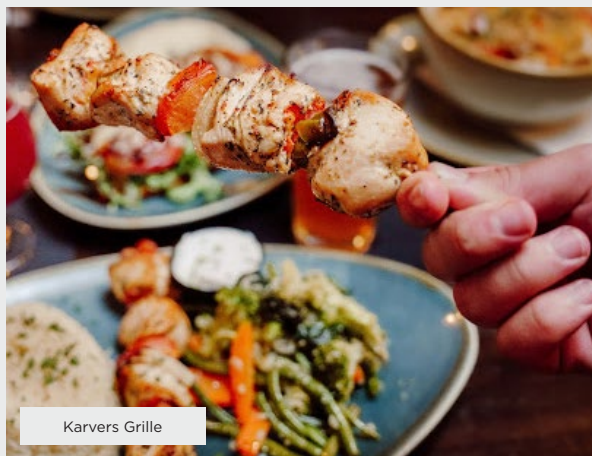
Long Island Rail Road - Ronkonkoma Station



Mamma Lombardi's



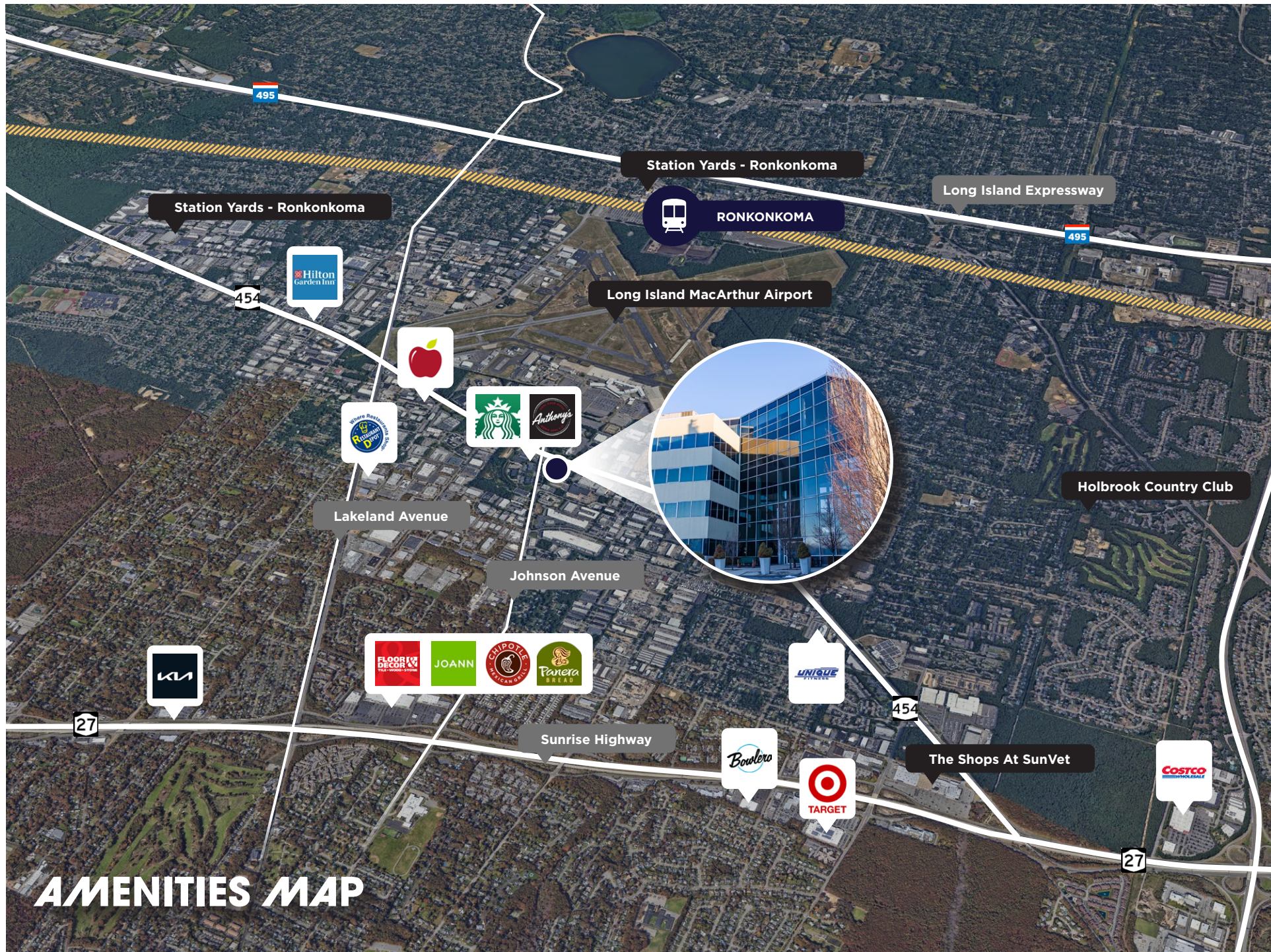
The Alston Apartment Community



Karvers Grille



Holbrook Park



LOCAL DEVELOPMENT HEAT MAP

1. Station Yards: The master redevelopment of the north side of the Ronkonkoma LIRR will add approximately 1,400 residential units, with around 780 completed as of September 2024. Construction on the next residential phase is expected to begin before the end of 2024. Office/medical space delivery could take at least 33 months if a lease is signed with a credit-rated tenant. Key addresses are 3 Hawkins Ave and 1000 Mill Rd, Ronkonkoma, NY 11779.

2. MacArthur Airport: In February 2023, Long Island MacArthur Airport (ISP) announced \$26 million in terminal improvements and future reconfiguration plans. As of June 2024, JetBlue will enhance connectivity with new flights starting in October, while Breeze Airways is also adding services. Most new flights will serve popular Florida destinations, likely increasing traffic and business presence in the area. The airport address is 100 Arrival Ave, Ronkonkoma, NY 11779.

3. Ronkonkoma South: \$3.3 billion Ronkonkoma South project located in the Town of Islip on the south side of the Ronkonkoma LIRR is generating increased interest in the area. As of Q1 2024, the project cleared a key FAA hurdle, and it has been awarded \$150m in Airport Terminal Relocation funding by Governor Hochul and NYS, and has a commitment from Amtrak to provide services through the Ronkonkoma Train Station. The project is comprised of 48 acres owned by Suffolk County and 131 Acres owned by Town of Islip, totaling 179 acres in aggregate. This project is projected to produce a \$4.5b impact from the project and tourism, plus another \$1.95b in job creation.

4. The Shops at SunVet: The existing 280,000 SF mall is being redeveloped into a 168,000 SF open-air shopping center anchored by Whole Foods and Starbucks, in an \$87 million project by Regency Centers Corp. The Whole Foods portion is set to open in 2025. The address is 5801 Sunrise Hwy, Holbrook, NY 11741.

5. Islip Pines Development: Located at the northeast corner of Veterans Memorial Hwy and Sunrise Hwy, this 136-acre project was sold to Scannell Properties for an estimated \$150 million in Q4 2021. Originally proposed as Islip Pines by Serota Properties and approved for mixed-use development in 2014, the project never broke ground. Scannell's plans for the property remain unclear, but it is likely to become an industrial project for warehouse and distribution based on their track record.



FINANCIAL ANALYSIS

A financial pro forma has been completed reflecting the expected cash flows for the **MacArthur Plaza** over a 10-year holding period.

The cash flow model is available for review in the on-line due diligence database. The assumptions are based on historical information supplied by the Owner and supplemented by the brokerage teams' experience in the market.

General Assumptions

Analysis Start Date: January 1, 2025

Total RBA: 140,590 SF

Income Assumptions

General Inflation	2.50%
Market Rent Inflation	3.00%
Expense Inflation	3.00%
General Vacancy	10%
Credit Loss	1%

Expense Assumptions

Operating Expenses: Unless otherwise noted below, or within the operating expense detail within the financial model provided in the online download center, the pro forma is based on the trailing financials grown forward at 3.00%.

Management Fees: Based on 3.00% of effective gross revenue.



Market Leasing Assumptions

Category	First Floor Office (Suite 1050 and 1070)	Office	Storage	IWG
Renewal Probability	75%	75%	75%	80%
Market Rent (\$/SF)	\$25.00	\$21.00	\$8.00	\$120,000 Annually
Rent Steps	3% Annually	3% Annually	3% Annually	-
Downtime (Mos.)	9 Months	9 Months	9 Months	-
TI Allowance (\$/SF): New	\$22.50	\$22.50	\$0.00	-
Leasing Commission: New/Renew	4% of Lease Value / 2% of Lease Value	4% of Lease Value / 2% of Lease Value	None	-
Rent Abatements (Mos.): New/Renew	1/0	1/0	None	-
Recoveries	\$1.00 PSF CAM + \$3.65 PSF Energy	\$1.00 PSF CAM + \$3.65 PSF Energy	None	-
Lease Term	3 Years	3 Years	5 Years	5 Years

Historical Operating Expenses

EXPENSES	2024	\$/SF	2023	\$/SF	2022	\$/SF
Repairs & Maintenance	\$117,158	\$0.83	\$92,627	\$0.66	\$66,731	\$0.47
Exterminating	\$1,004	\$0.01	\$920	\$0.01	\$920	\$0.01
Landscaping	\$19,915	\$0.14	\$24,656	\$0.18	\$17,009	\$0.12
Cleaning	\$112,428	\$0.80	\$112,563	\$0.80	\$112,101	\$0.80
Elevator Expense	\$19,498	\$0.14	\$12,615	\$0.09	\$30,629	\$0.22
Gardening	\$2,594	\$0.02	\$2,594	\$0.02	\$2,594	\$0.02
Snow Removal	\$0	\$0.00	\$5,816	\$0.04	\$16,671	\$0.12
Electric	\$393,065	\$2.80	\$379,019	\$2.70	\$436,149	\$3.10
Water	\$5,529	\$0.04	\$5,891	\$0.04	\$5,016	\$0.04
Sewage Treatment Plant	\$37,184	\$0.26	\$44,381	\$0.32	\$44,111	\$0.31
Trash Collection	\$18,908	\$0.13	\$17,934	\$0.13	\$16,554	\$0.12
Natural Gas	\$25,282	\$0.18	\$25,433	\$0.18	\$25,885	\$0.18
Insurance	\$78,015	\$0.55	\$71,681	\$0.51	\$59,900	\$0.43
Real Estate Taxes	\$408,436	\$2.91	\$404,355	\$2.88	\$402,071	\$2.86
EXPENSES TOTAL	\$1,239,017	\$8.81	\$1,200,485	\$8.54	\$1,236,340	\$8.79

Rent Roll

Tenant		Suite	SF	Comm.	Expiration	Monthly Base Rent	Annual Base Rent	Gross \$ / SF	CAM Recovery	Energy Recovery	Security Deposit
Total Occupancy	88%		124,352			\$242,150	\$2,905,797	\$19.24	\$-	\$-	\$206,091.10
PPS Advisors, Inc.	East	100	4,263	5/1/2018	4/30/2026	\$7,942	\$95,299	\$22.35	\$-	\$-	\$12,900.00
The Resource Group	East	104	1,475	10/1/2021	9/30/2026	\$1,933	\$23,193	\$15.72	\$-	\$-	\$-
Heilig Branigan & Miller LLP	East	111	1,800	5/1/2018	4/30/2028	\$3,137	\$37,649	\$20.92	\$-	\$-	\$5,400.00
Jem Collectibles	East	150	1,050	5/1/2018	4/30/2025	\$1,498	\$17,972	\$21.16	\$-	\$-	\$3,193.75
North American Abstract	East	160	1,300	6/1/2017	5/31/2028	\$1,912	\$22,946	\$17.65	\$-	\$-	\$1,600.00
Michele R. Messina PC	East	165	1,802	8/1/2022	7/31/2027	\$3,393	\$40,718	\$22.60	\$-	\$-	\$6,457.17
Overview Technology Solutions	East	170	1,850	8/1/2024	7/31/2029	\$3,638	\$43,653	\$23.60	\$-	\$-	\$6,675.42
Garera Financial Consulting	East	175	725	10/1/2017	9/30/2026	\$1,191	\$14,289	\$19.71	\$-	\$-	\$1,963.54
Network Security, Inc	East	200	997	11/1/2021	10/31/2026	\$1,229	\$14,742	\$14.79	\$-	\$-	\$-
Mountainview Counseling, P.C.	East	215	528	1/1/2018	12/31/2028	\$1,116	\$13,396	\$25.37	\$-	\$-	\$2,000.00
Elite CS, Inc.	East	220	1,250	7/1/2020	4/30/2025	\$1,747	\$20,962	\$20.12	\$-	\$-	\$1,500.00
Brides of Long Island, LLC	East	225	1,933	3/1/2022	9/30/2029	\$2,999	\$35,992	\$18.62	\$-	\$-	\$2,312.50
Brian Quatrale	East	228	900	12/1/2023	11/30/2028	\$1,664	\$19,971	\$22.19	\$-	\$-	\$3,247.50
Industrial Medicine Associates	East	230	1,580	1/1/2015	12/31/2029	\$2,968	\$35,621	\$22.54	\$-	\$-	\$5,003.33
Complete Home Realty, Inc	East	235	550	3/1/2016	2/29/2028	\$1,076	\$12,908	\$23.47	\$-	\$-	\$-
Akalan Law Firm, PLLC	East	245	550	9/1/2022	8/31/2026	\$1,051	\$12,614	\$22.93	\$-	\$-	\$2,000.00
Golf Event Planning Inc.	East	260	1,318	1/1/2025	1/31/2030	\$2,338	\$28,055	\$21.65	\$-	\$-	\$3,600.00
Robert Crothers	East	270	1,420	11/1/2014	1/31/2026	\$2,643	\$31,719	\$22.34	\$-	\$-	\$4,200.00
Germano & Cahill, P.C.	East	275	3,432	12/1/2016	11/30/2026	\$6,489	\$77,871	\$22.69	\$-	\$-	\$5,104.06
Pagus IO LLC	East	280	990	6/1/2023	5/31/2026	\$1,831	\$21,968	\$22.19	\$-	\$-	\$3,572.25
Shift44, Inc	East	300	2,500	2/1/2020	1/31/2028	\$5,024	\$60,292	\$24.12	\$-	\$-	\$8,854.16
WorkComp EDI, Inc.	East	301	6,175	8/1/2015	9/30/2025	\$10,153	\$121,836	\$24.56	\$-	\$-	\$9,625.00
CR Solutions Group, Inc	East	302	2,368	12/1/2017	7/31/2030	\$3,938	\$47,255	\$19.96	\$-	\$-	\$2,725.50
Island Group Plans, Inc.	East	303	2,343	7/1/2022	7/31/2029	\$4,068	\$48,817	\$20.84	\$-	\$-	\$7,810.00
J&B Restaurant Partners LLC	East	304	1,765	7/1/2016	3/31/2027	\$2,843	\$34,117	\$19.33	\$-	\$-	\$11,489.50
Priority One Title Agency	East	305	1,089	8/1/2024	8/31/2029	\$1,965	\$23,577	\$21.65	\$-	\$-	\$3,929.48
APH (Osaic, Inc)	East	420	40,114	6/1/2015	12/31/2030	\$98,082	\$1,176,982	\$29.34	\$-	\$-	\$34,890.77
Kenneth J. Sole & Associates	West	1000	1,100	4/1/2012	M-M	\$2,141	\$25,689	\$23.35	\$-	\$-	\$4,170.83
Michael DeStefano	West	1015	1,500	10/1/2016	M-M	\$1,754	\$21,050	\$15.81	\$-	\$-	\$2,800.00
Valley Natonal Bank	West	1060	3,727	1/1/2018	3/31/2029	\$7,920	\$95,038	\$25.50	\$-	\$-	\$-
Nexteppe Business Inc	West	1100	1,979	12/1/2018	11/30/2026	\$3,334	\$40,006	\$20.22	\$-	\$-	\$3,750.00
C&C Maintenance and Marketing	West	2000	3,663	3/1/2022	2/28/2027	\$4,620	\$55,437	\$15.13	\$-	\$-	\$8,636.75
NY Metro Title Agency Inc	West	2010	1,800	11/1/2012	12/31/2026	\$3,000	\$36,000	\$20.00	\$-	\$-	\$-
Alliance Capital US LLC	West	2020	1,800	10/1/2024	9/30/2029	\$3,248	\$38,970	\$21.65	\$-	\$-	\$6,795.00
TBS Advertising	West	2060	3,403	8/1/2019	10/31/2029	\$5,266	\$63,195	\$18.57	\$-	\$-	\$6,540.63
Freehand Graphics, Inc.	West	3040	3,035	5/1/2017	8/31/2025	\$3,506	\$42,073	\$16.20	\$-	\$-	\$4,800.00
ADV NY Incorporated	West	3080	3,025	8/1/2018	7/31/2025	\$5,033	\$60,399	\$19.97	\$-	\$-	\$8,696.88
IWG-HQ	West	3100	4,816	6/1/2024	12/31/2030	\$10,000	\$120,000	\$-	\$-	\$-	\$-
EAB Architechrtural Design, PLLC	West	3150	2,773	10/1/2014	10/31/2027	\$4,728	\$56,740	\$20.46	\$-	\$-	\$2,800.00
James Quinn		LL09	2,400	6/1/2016	5/31/2027	\$2,246	\$26,956	\$11.23	\$-	\$-	\$2,728.00
Heilig, Branigan & Miller LLP		LL10	650	-	-	\$190	\$2,280	\$3.51	\$-	\$-	\$-
Visual Data Systems, Inc		LL12	1,064	1/1/2017	1/31/2027	\$1,204	\$14,446	\$13.58	\$-	\$-	\$1,119.08
Network Security, Inc		LL15	800	1/1/2017	10/31/2026	\$509	\$6,108	\$7.64	\$-	\$-	\$-
CR Solutions Group, Inc		LL16	750	7/1/2021	12/31/2025	\$200	\$2,400	\$3.20	\$-	\$-	\$-
Omnipoint Communications Inc		CELL1	0	8/14/2018	8/13/2028	\$4,635	\$55,620	\$-	\$-	\$-	\$3,000.00
Cablevision Lightpath		ROOM2	0	12/1/2010	-	\$600	\$7,200	\$-	\$-	\$-	\$-
Bohemia Fire District		ROOM3	0	12/1/2009	11/30/2029	\$148	\$1,776	\$-	\$-	\$-	\$200.00
Available	12%		16,238			\$29,991	\$359,890		CAM Recovery	Energy Recovery	Security Deposit
Vacant		155	956	-	-	\$1,673	\$20,076	\$21.00	\$956.00	\$3,489.40	\$3,107.00
Vacant		1050	3,423	-	-	\$7,131	\$85,575	\$25.00	\$3,423.00	\$12,493.95	\$6,667.72
Vacant		1070	4,452	-	-	\$7,791	\$93,492	\$21.00	\$4,452.00	\$16,249.80	\$17,808.00
Vacant		2100	3,582	-	-	\$6,269	\$75,222	\$21.00	\$3,582.00	\$13,074.30	\$11,641.50
Vacant		3060	3,825	-	-	\$6,694	\$80,325	\$21.00	\$3,825.00	\$13,961.25	\$12,431.25
Vacant		LL14	650	-	-	\$433	\$5,200	\$8.00	\$-	\$-	\$866.67
Total			140,590			\$272,141	\$3,265,687				

Note: Suites 1050 & 1070 are contiguous and can be combined to create a 7,875 SF suite.

Cash Flow

For the Years Ending	Dec-2025	Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032	Dec-2033	Dec-2034	Dec-2035	Total
RENTAL REVENUE												
Potential Base Rent	\$3,286,035	\$3,346,645	\$3,406,403	\$3,435,248	\$3,458,268	\$3,535,505	\$3,477,037	\$3,569,867	\$3,678,966	\$3,781,509	\$3,881,511	\$38,856,994
Absorption & Turnover Vacancy	-\$45,535	-\$53,412	-\$68,179	-\$134,528	-\$113,166	-\$89,474	-\$293,006	-\$153,510	-\$120,126	-\$319,560	-\$119,884	-\$1,510,377
Free Rent	-\$20,327	-\$4,742	-\$7,165	-\$10,081	-\$16,570	-\$11,895	-\$31,187	-\$14,975	-\$18,235	-\$33,795	-\$12,162	-\$181,134
Scheduled Base Rent	\$3,220,173	\$3,288,492	\$3,331,058	\$3,290,640	\$3,328,533	\$3,434,136	\$3,152,845	\$3,401,382	\$3,540,605	\$3,428,155	\$3,749,465	\$37,165,483
Total Rental Revenue	\$3,220,173	\$3,288,492	\$3,331,058	\$3,290,640	\$3,328,533	\$3,434,136	\$3,152,845	\$3,401,382	\$3,540,605	\$3,428,155	\$3,749,465	\$37,165,483
OTHER TENANT REVENUE												
Total Expense Recoveries	\$77,411	\$160,974	\$249,889	\$286,958	\$348,687	\$446,510	\$640,220	\$686,970	\$712,661	\$689,301	\$749,427	\$5,049,008
Total Other Tenant Revenue	\$77,411	\$160,974	\$249,889	\$286,958	\$348,687	\$446,510	\$640,220	\$686,970	\$712,661	\$689,301	\$749,427	\$5,049,008
Total Tenant Revenue	\$3,297,584	\$3,449,466	\$3,580,948	\$3,577,598	\$3,677,220	\$3,880,646	\$3,793,065	\$4,088,352	\$4,253,266	\$4,117,455	\$4,498,891	\$42,214,491
OTHER REVENUE												
Cleaning Income	\$1,650	\$1,691	\$1,734	\$1,777	\$1,821	\$1,867	\$1,913	\$1,961	\$2,010	\$2,061	\$2,112	\$20,598
HVAC Reimbursement	\$60,348	\$61,857	\$63,403	\$64,988	\$66,613	\$68,278	\$69,985	\$71,735	\$73,528	\$75,366	\$77,251	\$753,352
Miscellaneous	\$13,981	\$14,331	\$14,689	\$15,056	\$15,433	\$15,819	\$16,214	\$16,619	\$17,035	\$17,461	\$17,897	\$174,535
Real Estate Tax Reimbursement	\$33,576	\$34,415	\$35,275	\$36,157	\$37,061	\$37,988	\$38,938	\$39,911	\$40,909	\$41,931	\$42,980	\$419,141
Vending Commissions	\$1,860	\$1,906	\$1,954	\$2,003	\$2,053	\$2,104	\$2,157	\$2,211	\$2,266	\$2,323	\$2,381	\$23,218
Storage Revenue												
Storage	\$18,780	\$19,250	\$19,731	\$20,224	\$20,730	\$21,248	\$21,779	\$22,324	\$22,882	\$23,454	\$24,040	\$234,439
Total Other Revenue	\$130,195	\$133,450	\$136,786	\$140,206	\$143,711	\$147,304	\$150,986	\$154,761	\$158,630	\$162,596	\$166,660	\$1,625,284
Potential Gross Revenue	\$3,427,779	\$3,582,915	\$3,717,734	\$3,717,804	\$3,820,931	\$4,027,949	\$3,944,051	\$4,243,113	\$4,411,896	\$4,280,051	\$4,665,552	\$43,839,774
VACANCY & CREDIT LOSS												
Vacancy Allowance	-\$301,796	-\$310,221	-\$310,412	-\$250,909	-\$280,244	-\$324,235	-\$242,129	-\$286,153	-\$333,076	-\$262,321	-\$358,660	-\$3,260,156
Credit Loss	-\$34,278	-\$35,829	-\$37,177	-\$37,178	-\$38,209	-\$40,476	-\$39,441	-\$42,431	-\$44,119	-\$42,801	-\$46,656	-\$438,594
Total Vacancy & Credit Loss	-\$336,074	-\$346,050	-\$347,590	-\$288,087	-\$318,453	-\$364,712	-\$281,569	-\$328,584	-\$377,195	-\$305,121	-\$405,315	-\$3,698,751
Effective Gross Revenue	\$3,091,705	\$3,236,865	\$3,370,144	\$3,429,717	\$3,502,478	\$3,663,238	\$3,662,482	\$3,914,529	\$4,034,701	\$3,974,930	\$4,260,237	\$40,141,024
OPERATING EXPENSES												
Repairs & Maintenance	\$117,158	\$120,673	\$124,293	\$128,022	\$131,862	\$135,818	\$139,893	\$144,090	\$148,412	\$152,865	\$157,451	\$1,500,537
Exterminating	\$1,004	\$1,034	\$1,065	\$1,097	\$1,130	\$1,164	\$1,198	\$1,234	\$1,271	\$1,310	\$1,349	\$12,855
Landscaping	\$19,915	\$20,512	\$21,127	\$21,761	\$22,414	\$23,086	\$23,779	\$24,492	\$25,227	\$25,984	\$26,764	\$255,062
Cleaning	\$112,428	\$115,801	\$119,275	\$122,853	\$126,539	\$130,335	\$134,245	\$138,272	\$142,420	\$146,693	\$151,094	\$1,439,953
Elevator	\$19,498	\$20,083	\$20,686	\$21,306	\$21,945	\$22,604	\$23,282	\$23,980	\$24,700	\$25,441	\$26,204	\$249,728
Snow Removal	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572	\$20,159	\$192,117
Electric	\$393,065	\$404,857	\$417,003	\$429,513	\$442,399	\$455,670	\$469,341	\$483,421	\$497,923	\$512,861	\$528,247	\$5,034,301
Water	\$5,529	\$5,695	\$5,866	\$6,042	\$6,223	\$6,410	\$6,602	\$6,800	\$7,004	\$7,214	\$7,430	\$70,814
Sewage Treatment Plant	\$37,184	\$38,300	\$39,449	\$40,632	\$41,851	\$43,107	\$44,400	\$45,732	\$47,104	\$48,517	\$49,973	\$476,250
Trash Collections	\$18,908	\$19,476	\$20,060	\$20,662	\$21,282	\$21,920	\$22,578	\$23,255	\$23,953	\$24,671	\$25,411	\$242,175
Natural Gas	\$25,282	\$26,040	\$26,822	\$27,626	\$28,455	\$29,309	\$30,188	\$31,094	\$32,027	\$32,987	\$33,977	\$323,807
Insurance	\$78,015	\$80,356	\$82,767	\$85,250	\$87,807	\$90,441	\$93,155	\$95,949	\$98,828	\$101,792	\$104,846	\$999,206
Real Estate Taxes	\$426,118	\$438,901	\$452,068	\$465,630	\$479,599	\$493,987	\$508,807	\$524,071	\$539,793	\$555,987	\$572,667	\$5,457,630
Management Fee	\$92,751	\$97,106	\$101,104	\$102,892	\$105,074	\$110,487	\$109,874	\$117,436	\$121,041	\$119,248	\$127,807	\$1,204,821
Total Operating Expenses	\$1,361,856	\$1,404,284	\$1,447,497	\$1,489,676	\$1,533,463	\$1,581,727	\$1,625,252	\$1,678,275	\$1,728,705	\$1,775,142	\$1,833,378	\$17,459,254
Net Operating Income	\$1,729,849	\$1,832,581	\$1,922,647	\$1,940,040	\$1,969,015	\$2,081,510	\$2,037,230	\$2,236,254	\$2,305,996	\$2,199,788	\$2,426,859	\$22,681,770
Leasing Costs												
Tenant Improvements	\$501,960	\$113,806	\$171,971	\$332,288	\$426,429	\$285,491	\$847,225	\$359,401	\$437,632	\$918,963	\$291,889	\$4,687,054
Leasing Commissions	\$66,438	\$17,470	\$26,398	\$53,761	\$66,787	\$43,824	\$133,061	\$55,169	\$67,178	\$144,352	\$44,806	\$719,245
Total Leasing Costs	\$568,398	\$131,276	\$198,369	\$386,049	\$493,216	\$329,315	\$980,286	\$414,570	\$504,810	\$1,063,315	\$336,694	\$5,406,298
Total Leasing & Capital Costs	\$568,398	\$131,276	\$198,369	\$386,049	\$493,216	\$329,315	\$980,286	\$414,570	\$504,810	\$1,063,315	\$336,694	\$5,406,298
Cash Flow Before Debt Service	\$1,161,451	\$1,701,306	\$1,724,278	\$1,553,991	\$1,475,799	\$1,752,196	\$1,056,944	\$1,821,685	\$1,801,186	\$1,136,473	\$2,090,165	\$17,275,471



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