



OFFICE/MEDICAL OFFICE FOR LEASE

1150 South Avenue, Staten Island, New York

60,542 RSF
Available For Lease



PRESENTED BY:

JON STRAVITZ, ESQ. & SIOR
JSTRAVITZ@BIOCCRE.COM
212.252.8799

JOHN AIRES, MSRE & SIOR
JAIRES@BIOCCRE.COM
212.252.8766

AVAILABLE SPACE OVERVIEW



PROPERTY DESCRIPTION

Corporate Park is surrounded by 15 acres of protected woodlands, manicured gardens and walking paths.

PROPERTY HIGHLIGHTS

Lobby and Entryway being Renovated
Easy Access to Route 440, Staten Island Expressway & The Goethals Bridge
Ground Floor: 14,645 SF includes 30' Clear Warehouse and Production Space
Over 4 per 1,000 SF of parking
Low Loss Factor - 17%
On-site Property Management

1150 SOUTH AVENUE:

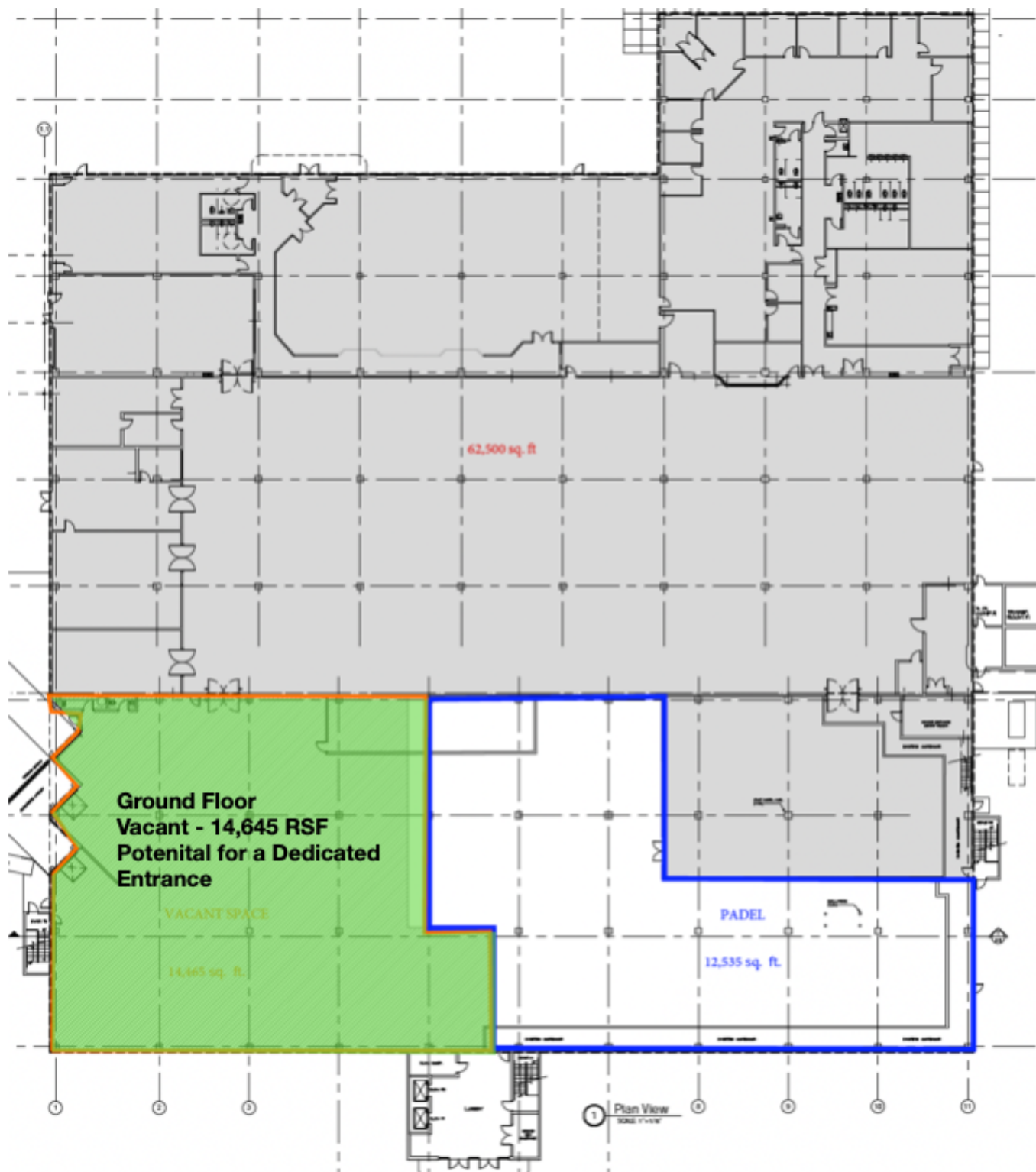
Building Class: Class A
Building Size: 192,283
Available SF: 1st Floor - 14,645 RSF
2nd Floor - 8,243 RSF
3rd Floor - 3,393 RSF
4th Floor - 34,261
Year Built: 2001
Elevators: 2 Passenger Elevators

ASKING \$25 PER SF NNN

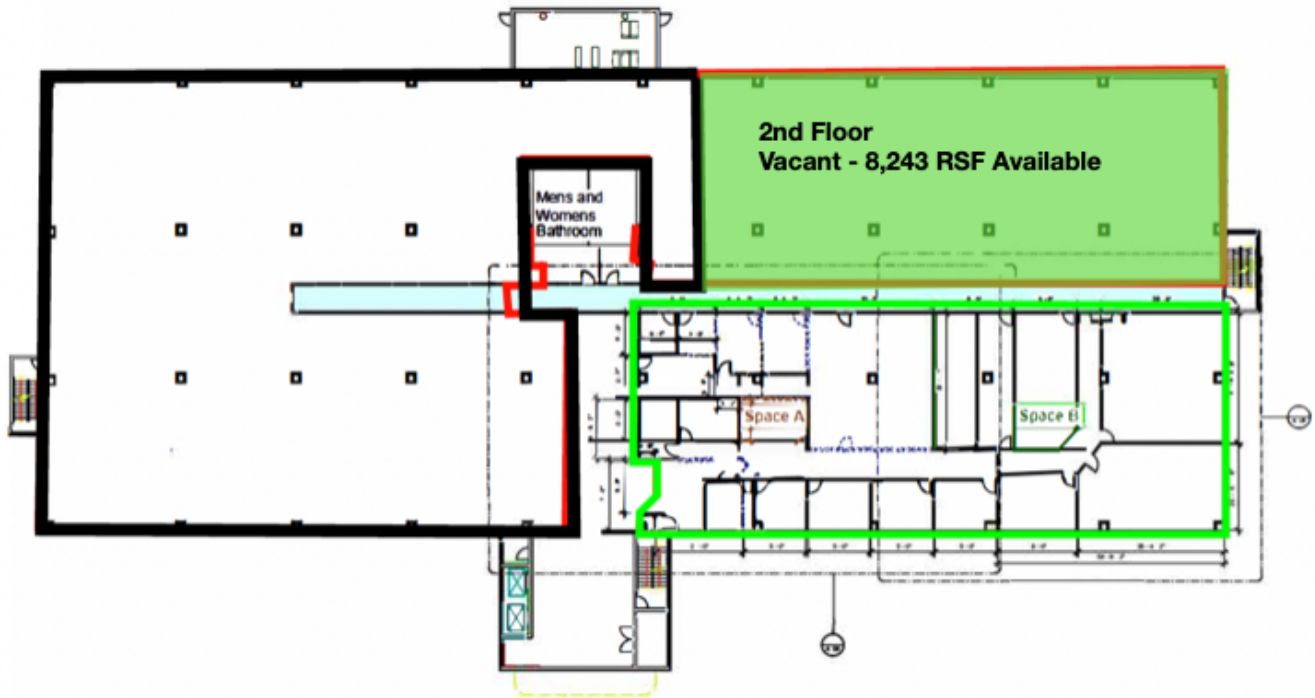
Please contact Jon D. Stravitz for additional information and questions at jstravitz@biocre.com or 212.252.8799

GROUND FLOOR PLAN

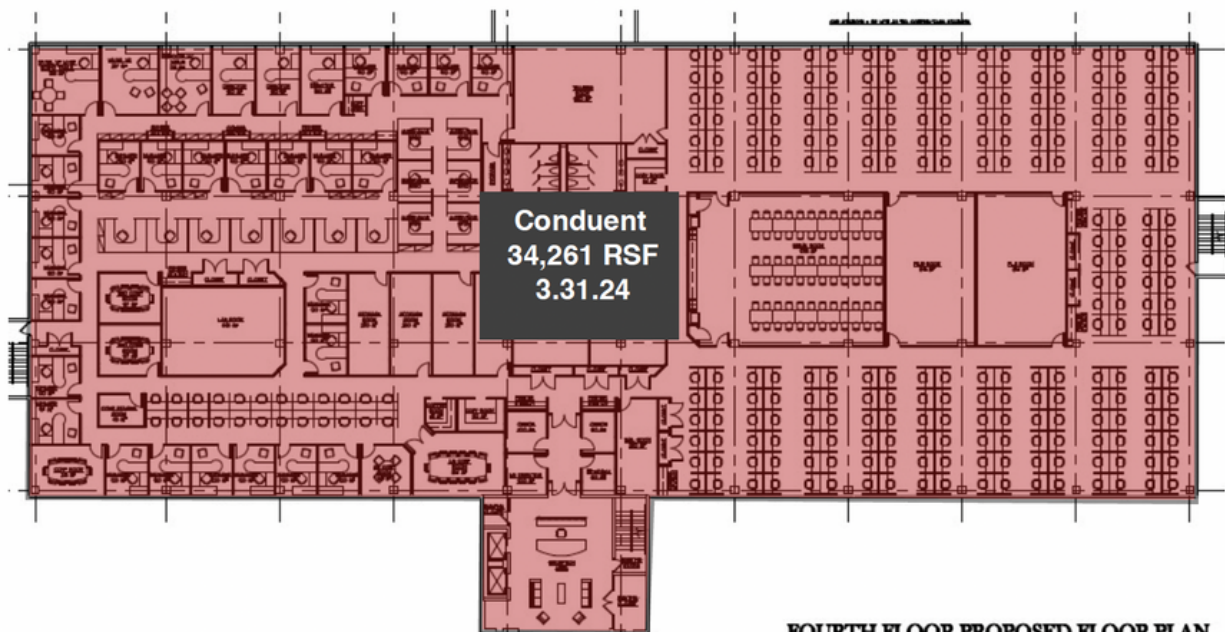
14,645 RSF AVAILABLE



2ND FLOOR PLAN 8,243 RSF AVAILABLE

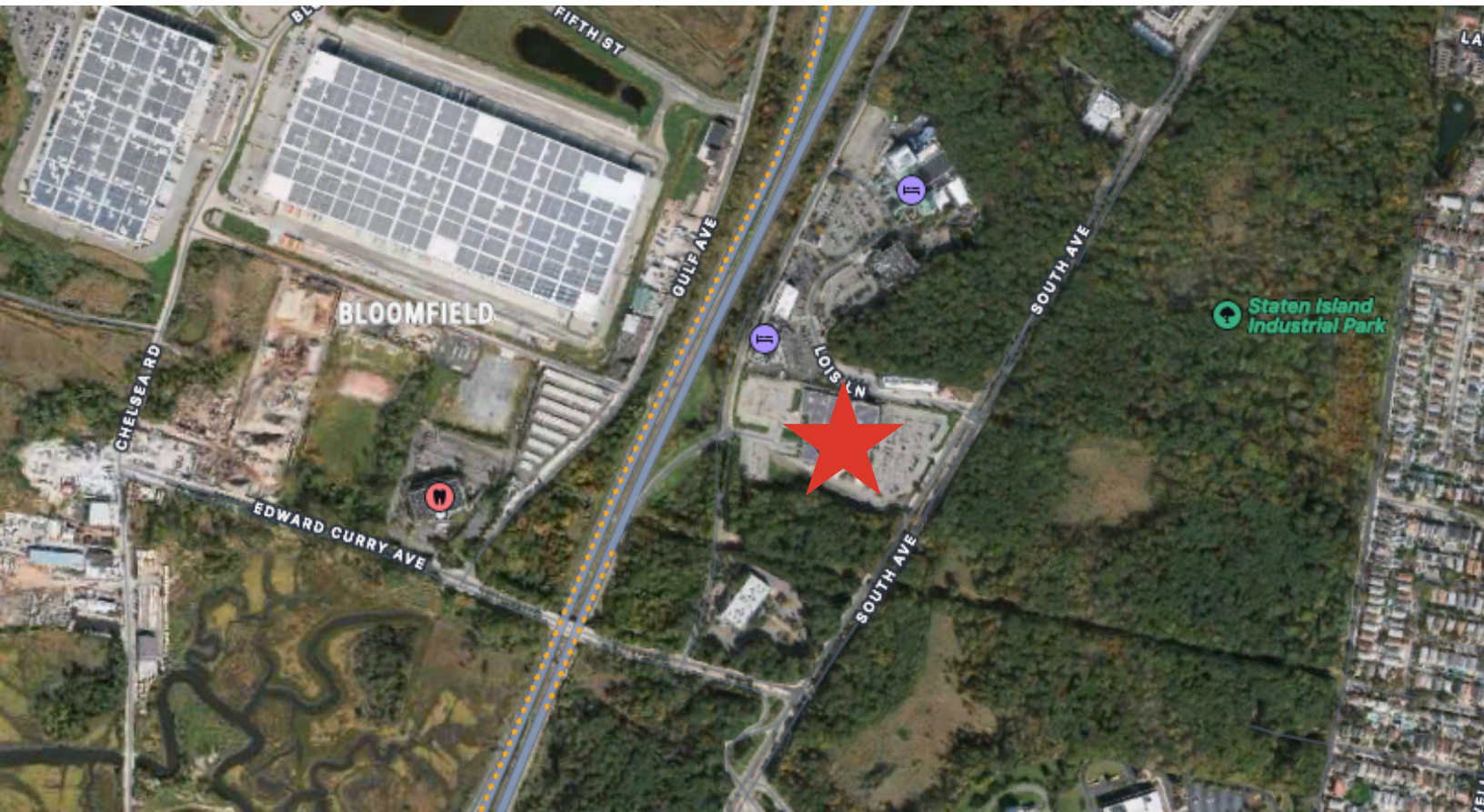
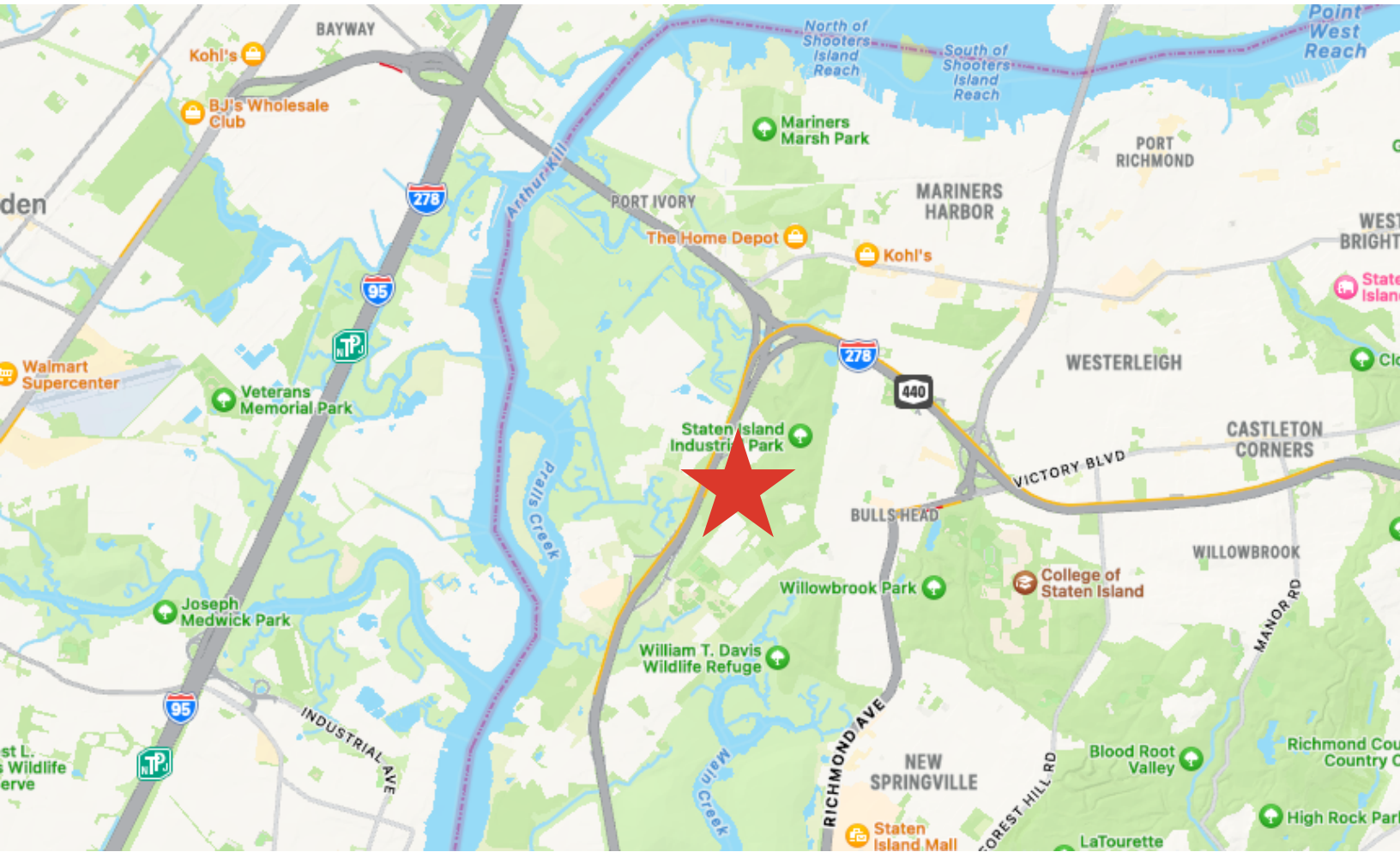


4TH FLOOR PLAN 34,261 RSF AVAILABLE



FOURTH FLOOR PROPOSED FLOOR PLAN

LOCATION MAP





B I O C
Commercial Real Estate

For Additional Information Please Contact:

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BIOC Commercial Real Estate, LLC

"In the Best Interest of Our Clients"