

# PRIME OFFICE SPACE AVAILABLE

## STEPS FROM THE STATEN ISLAND FERRY



### AVAILABLE SUITES



**7TH FLOOR:**      Suite 704 .....882 SF  
                         Suite 709 .....2,433 SF  
                         Suite 710 .....2,261 SF  
**Can Be Combined**      Total.....4,694 SF

**8TH FLOOR:**      Suite 800 .....6,899 SF  
                         Suite 810 .....1,996 SF  
**Can Be Combined**      Total.....8,895 SF

**GROUND:**      Suite 100 .....6,143 SF  
**Arrange Possessions**  
**Separate Street & Lobby Entrance**



#### **BUILDING FEATURES**

- 10-story first class modern office building in burgeoning tech area.
- Valet parking in enclosed onsite garage.



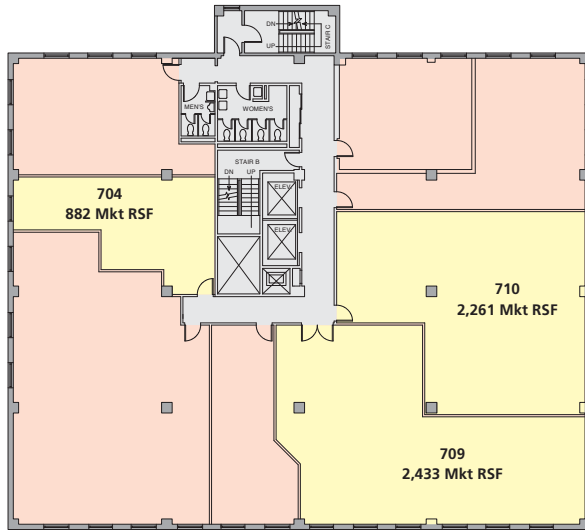
#### **LOCATION/TRANSPORTATION FEATURES**

- One block from Staten Island Ferry/ Rapid transit hub to Manhattan, Federal & NY State Courts & Staten Island Borough Hall.
- Convenient to Manhattan, Brooklyn, New Jersey, Verrazano Bridge and the Bayonne Bridge.
- Close to new developments including Lighthouse Point, Empire Outlets, and the Staten Island Yankees Stadium.



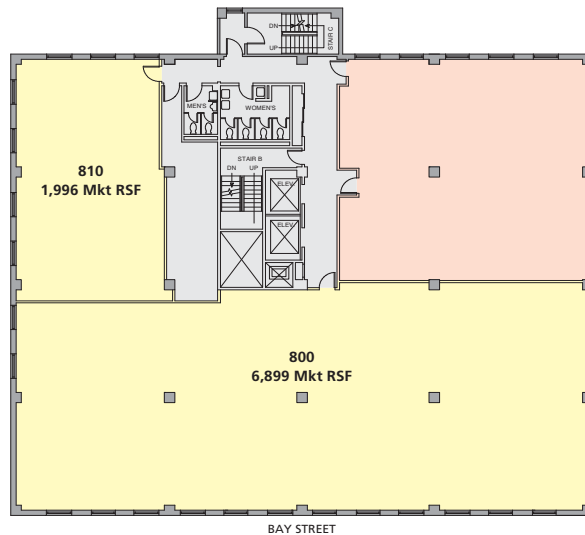
**STATEN ISLAND'S PREMIER OFFICE PARK | STEPS FROM THE STATEN ISLAND FERRY**

**Available Suites Floor Plans**



**7th Floor:**  
Suites 704  
882 RSF

**7th Floor:**  
Suites 709 & 710  
can be combined –  
4,694 RSF



**8th Floor:**  
Suites 800 & 810  
can be combined –  
8,895 RSF

