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CoStar Top 20 Power Broker

Maintaining Your Property Like a Professional

Perhaps you do not have a full-time property manager to maintain your property, but you, or whoever will be responsible for day-to-day maintenance, should think like one. Whether your maintenance staff is in-house or outsourced, your maintenance manager must have sufficient knowledge of maintenance operations to effectively oversee contracted work and make sure it is done in a competent and timely manner.



The first step is a maintenance policy and procedures manual. This will ultimately be a collection of everything that could or should be done to maintain the property. You can start with any documents that you may have inherited when you purchased the building. You probably had an engineering inspection before closing, and you may have had subcontractor inspections as well. These reports and recommendations can be the start of on-going checklists.

Each of the major systems of your building should have their own calendared checklist. They include:

1. *Roof and structure*
2. *Heating, Ventilation and Air-Conditioning (HVAC)*
3. *Plumbing – including storm water drainage and sanitary systems*
4. *Electrical*
5. *Fire Safety – including fire sprinklers, fire extinguishers, and fire alarms*
6. *Security*
7. *Paving*
8. *Landscaping*

Your building may have other requirements as well, such as elevator maintenance and inspection. The most important goal is to fully understand the systems of your building and develop a plan for handling the short term and long term maintenance requirements. Do not hesitate to ask your contractors for their recommendations on maintenance. However, use that information to

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Garden OB/GYN Leases Office Space in Plainview, NY

Garden OB/GYN (Garden City) has leased 10,698 square feet of office space at 131 East Ames Court in Plainview, New York. David Hunt of Hunt represented the landlord, Anton Cerrone Associates, in the lease negotiations. The tenant was represented by Daniel Brandel of CBRE, Inc. "Construction for Garden OB/GYN has already begun," said David Hunt. "We expect to be able to deliver occupancy in January, 2015.

Garden OB/GYN is a healthcare group that focuses on obstetrics and gynecology services, with locations throughout Long Island and New York City. Obstetrical services include complete pregnancy care, ultrasound and doppler, genetic screening & testing, fetal echocardiography, multiple gestations, high risk pregnancy and infertility treatment.

The suite is part of a 14,484 square foot building, leaving only one remaining suite of 3,786 square feet available. "The remaining suite will be finished to suit for our next tenant," said David Hunt.



Conference Held on Economic Incentives for Businesses

On Wednesday, October 29, 2014, Anthony Manetta, Steven Elliot Cohen and David Hunt presented, "How to Secure the Economic Incentive Benefits Your Company Deserves," at a conference that took place at Carlyle At The Palace in Plainview, New York. The event was sponsored by Astoria Bank.

The two-hour conference gave attendees an opportunity to become educated on subjects related to economic benefits offered by town, county and state departments. The attendees were able to learn the path leading to obtaining these economic benefits with regard to commercial real estate acquisition. "Understanding the steps to take in the process of acquiring economic benefits gives potential building owners the proper path to follow," said Laura Greatsinger of Astoria Bank.



Hunt Named Exclusive Leasing Agent for 242 Route 110, Farmingdale, NY

Hunt Corporate Services, Inc., has been named the exclusive leasing agent for 18,500 square feet located at 242 Route 110, Farmingdale, NY.

The available unit is a retail & industrial building, located within a high traffic volume area of Route 110, and is within easy access of major roadways on Long Island. The building itself features 5,000 square feet of renovated showroom and office space, floor-to-ceiling picture windows and four loading docks.

"The potential client who would benefit from this property is a national retailer who desires exposure along one of Long Island's busiest retail corridors," said Andy Dorman, Senior Director at Hunt. "The building features a new custom facade, beautiful showroom, one hundred feet of linear frontage with curb appeal, and stands out among other buildings along Route 110."



Hunt Named Exclusive Leasing Agent for 625 Locust Street, Garden City, NY

Hunt Corporate Services, Inc., has been named the exclusive leasing agent for 13,045 square feet of industrial space located at 625 Locust Street, Garden City, NY by Anton Cerrone Associates. This 38,500 square foot industrial building is situated on 2.28 acres, located in the Uniondale/Garden City office complex near Nassau Coliseum and Roosevelt Field Shopping and Restaurant Center.

The 13,045 square foot "flex" space features 5,991 square feet of office space, one loading dock and one drive-in door. The extensive parking allows for heavy office, R&D use. All units in the building have separate entrances and separate metered utilities. The one story building features gas heat, updated exteriors, plenty of parking and fire-protection sprinklers.

"The space available could be leased for a wide range of uses including laboratory, engineering, research and development, as well as traditional office space," said David G. Hunt.



Hunt Named Exclusive Leasing Agent for Office Space in Plainview, NY

Hunt Corporate Services, Inc., has been named the exclusive leasing agent for 2,500 square feet of office space located at 777 Old Country Road, Plainview, NY.

The office suite on the second floor consists of four offices, two bullpen areas, one private bathroom with shower, and kitchenette. The office also includes elevator access. The building is located two blocks from the Seaford-Oyster Bay Expressway, and minutes from the Long Island Expressway and Northern State Parkway.

"The layout of the suite makes it very attractive to any professional group and the location on Old County Road, near major highways, make it very accessible for both employees and clients," said Chuck Syage of Hunt."



Hunt Named Exclusive Leasing Agent for 100 Terminal Drive, Plainview, NY

Hunt Corporate Services, Inc., has been named the exclusive leasing agent for 7,000 square feet of office space located at 100 Terminal Drive, Plainview, NY.

The 14,000 square foot building features modern wrap-around windows, on-site management, central air-conditioning and is in close proximity to the Long Island Expressway and Northern State Parkway. The 7,000 square feet of available office space is divisible to 1,225 square feet. The space has a combination of private offices and general work areas, conference rooms, and access to kitchenette.

"At \$16 per square foot plus energy, 100 Terminal Drive offers the most affordable office environment in Nassau County," said Andy Dorman, Senior Director at Hunt. "The affordability and location makes this office space a winning combination."



A Hunt Project Summary

Modernizing an Old Exterior!

Hunt Construction Services, Inc. was hired by the owner to renovate the exterior of the office building at 1175 Walt Whitman Road in Melville. The exterior was outdated and in disrepair. He wanted to repair it and give it an updated look.

First, the main entrance was addressed. The exterior doors were updated with entry keypads for security purposes, and the glass curtain wall was replaced with fabricated framing and glass.

Next, was the replacement of the metal panel system on the top edge of the facade. It had noticeable discoloration and wear, and the soffit of the roof was exposed. The soffit was repaired and the metal panel system was replaced with



a dark blue brake metal paneling that gives the building a clean look and stands out amongst other buildings in the area.

Then, small holes and cracks located on the exterior stucco surfaces were sealed. The walls were painted with a white topcoat and the brick piers were covered with brake metal panels to accentuate the colors of the walls and the roof facade.

Finally, two new LED-illuminated signs were added, and the existing LED spotlights were replaced. The signage included a new circuit with a time clock for controlling the lights during the day and night hours.

Now, the building has an updated fresh new look!





INDUSTRIAL or RETAIL

Featured Properties - December 2014

516-937-1000 - www.huntcorp.com



**242 Route 110, Farmingdale
FOR LEASE**

18,500 square foot retail/industrial building available. Floor-to-ceiling picture windows. Renovated 5,000 square foot showroom and offices. Great visibility on Route 110. High traffic count. Four loading docks.



**100 Christopher Street, Ronkonkoma
FOR SALE**

20,000 square foot free-standing industrial building for sale. Located a short distance from Veterans Memorial Highway and five minutes from the LI Expressway. 18' ceiling height, gas heat, sprinklers, one drive-in door, two loading docks and ample parking.



**625 Locust Street, Garden City
FOR LEASE**

13,045 square feet of industrial "flex" space available. Space features 5,991 square feet of office space, 14' ceiling height, one loading dock, one drive-in door, gas heat and sprinklers. Extensive parking.



**99 Seaview Boulevard, Port Washington
FOR LEASE**

8,900 square feet available. 3,204 square feet of office space. 21' warehouse ceiling height. One overhead loading door. Sprinklers, sewers and gas heat. Located 2.8 miles to Northern State Parkway and the LI Expressway.



**175 Central Avenue, Farmingdale
FOR LEASE**

12,500 square feet available. Fully air-conditioned. Plenty of office and R&D space. Located five minutes from the LI Expressway, Route 110 and Southern State Parkway. Owner will finish to suit.



**125 Newtown Road, Plainview
FOR LEASE**

15,410 square feet of industrial/warehouse space available. Clear span warehouse with no columns. Separate entrances and utilities. Two loading docks, one drive-in door. Extensive parking allows for heavy office and R&D use. One block off the LI Expressway, Exit 46.



**245 Newtown Road, Plainview
FOR LEASE**

15,028 square feet available. The space features 22' ceiling height, 3,200 square feet of office space, gas heating, one loading dock and one drive-in door. Located on the LI Expressway Service Road.



**265 Executive Drive, Plainview
FOR LEASE**

10,944 square feet of industrial flex space available. Space features 6,930 square feet of office space, 14' ceiling height, one loading dock, gas heat, sprinklers. Extensive parking. Immediately off the LI Expressway Service Road.



**55 West Ames Court, Plainview
FOR LEASE**

20,985 square feet of office, lab and warehouse space available. Separate entrance and utilities. One loading dock and one drive-in door, fully sprinklered, sewers and gas heating.



**160 Terminal Drive, Plainview
FOR LEASE**

20,000 square foot industrial building available. Building features approximately 25% office space, loading dock and overhead doors, sprinklers, sewers and gas heat. One block off the LI Expressway. Will divide to 6,000 square feet.



**2717 Oceanside Road, Oceanside
FOR LEASE**

3,295 square feet of warehouse/distribution space available. 18' ceiling height in part. Partial mezzanine for office and/or warehouse use. Oversized drive-in door. Easy access to all points south shore Nassau County.



**137 Commercial Street, Plainview
FOR LEASE**

8,627 square feet available. Office finished to suit. Separate entrance and utilities. 17' ceiling height, one loading dock, sprinklers, sewers and gas heating. Abundant parking.



OFFICE or RETAIL Featured Properties - December 2014

516-937-1000 - www.huntcorp.com



50 Karl Avenue, Smithtown FOR LEASE

Suites ranging from 1,309 to 5,273 on the third floor. Owner will build to suit. Generous parking. 24/7 access to the building. Zoned for medical or any professional use. On-site management.



1121 Walt Whitman Road, Melville FOR SALE

39,250 square foot free standing, four-story, office building in the Melville Corporate Corridor, minutes from Northern State Parkway and the LI Expressway. Decked and covered parking. Up to 22,000 square feet can be made available immediately to a user/buyer.



99 Seaview Boulevard, Port Washington FOR LEASE

20,235 square feet available on the third floor, divisible to 3,000 square feet. Finished to suit. On-site cafe projected. **PRICED UNDER \$20 PER SQUARE FOOT.** Located 2.8 miles to Northern State Parkway and LI Expressway.



55 West Ames Court, Plainview FOR LEASE

4,040 square feet of office space available in 90,215 square foot "flex" building. Fully sprinklered, sewers, gas heating. Separate entrance and utilities. Located one block off the LI Expressway. **SACRIFICE SUBLEASE!**



131 East Ames Court, Plainview FOR LEASE

3,786 square feet available. Tenant suite will be designed and built to suit. Excellent location near LI the Expressway and Northern State Parkway. Good for medical/flex/pharmaceutical use.



245 Newtown Road, Plainview FOR LEASE

3,410 and 5,538 square foot office suites available. Air-conditioned, gas heating, sprinklers, separate entrance and utilities. Can be combined or leased separately. Very low loss factor. Frontage on the LI Expressway Service Road!



1565 Franklin Avenue, Garden City FOR LEASE

1,000, 2,000 & 4,500 square foot office suites available. Individual suites finished to suit. Located near Old Country Road, two blocks from the LIRR Mineola Station. Great parking! **Entire building of 12,000 square feet can be made available.**



147 East Second Street, Mineola FOR LEASE

2,500 square feet office space available on the first floor. 2,867 square feet of office space available on the second floor, (divisible to 1,947, and 920 square feet). Reserved parking. Short distance to LIRR and Jericho Turnpike, Old Country Road and Glen Cove Road.



1121 Walt Whitman Road, Melville FOR LEASE

1,783, 3,157 and 3,700 square feet available on the fourth floor in a 39,250 square foot office building minutes from Northern State Parkway and the LI Expressway. Corner location with many windows. Suites finished to suit.



777 Old Country Road, Plainview FOR LEASE

2,500 square feet of office space on the second floor. Space features four offices and two bullpen areas, private bathroom with shower and kitchenette.



100 Terminal Drive, Plainview FOR LEASE

7,000 square feet of office space available. Divisible to 1,225 square feet. Great window line. Fully sprinklered, sewers and gas heat. High parking ratio. On-site management.



2635 N. Jerusalem Road, East Meadow FOR SALE User / Investor

6,000 square foot, five-unit industrial building with retail frontage. Three 1,200 square foot units and two 1,500 square foot units. **Occupy all or part.**

Comparable Sales

Recent Sales

City	Address	Property Type	Size SF	Office SF	Acres Total	Sold Price/SF
Hempstead	298 Fulton Avenue	Office	10,800		0.12	\$97.22
Freeport	178 Hanse Avenue	Industrial/	33,432		1.62	\$65.81
East Patchogue	240 Hedges Avenue	Industrial	10,677		0.88	\$44.49
Melville	175 Broadhollow Road	Office/Investment	183,218		7.2	\$72.32
Bridgehampton	269 Butter Lane	Industrial	25,000		3.24	\$224.00
Huntington Station	33 Walt Whitman Road	Office/Investment	100,157			\$81.37
Westbury	111 Magnolia Avenue	Industrial	15,000		0.70	\$65.00
Wyandanch	105 Wyandanch Avenue	Industrial	32,350		2.6	\$108.19
Mineola	329 Sagamore Avenue	Industrial	21,700	3,750	.49	\$69.12
Garden City Park	55 Herricks Road	Industrial	12,554	6,250		\$47.79
Farmingdale	215 Daniel Street	Industrial	130,000		6.7	\$88.46
Lynbrook	330 Hendrickson Avenue	Industrial	12,000		.66	\$100.00
Oyster Bay	180 South Street	Office Industrial	10,377		.80	\$125.28

Maintaining Your Property Like a Professional (Continued)



develop your own checklist. And make sure that all your contractors are licensed, insured and qualified.

When we manage properties, our two major imperatives are to make safety an absolute priority and concentrate on fixing problems right the first time. You will actually lower your maintenance costs over the long term by establishing and maintaining optimal conditions from the first day. As an example, a major cause of expensive HVAC repairs is not replacing filters on a regular basis. We also recommend that you know, and prominently post, the location of all water and gas shut off valves, as well as the main electrical circuit breakers. Plans for the building should also be accessible.

These are the basic steps a professional property manager would take to manage the risk and lower the long-term operating costs of an office building. If you would rather concentrate your energies elsewhere, professional property management and maintenance firms, can do all of this for you. At Hunt Construction Services, Inc., our maintenance department acts as out-sourced property manager for our clients in exactly this manner.

Property Spotlight...

Industrial/Flex Building For Sale



150 Marine Street Farmingdale, New York

5,892 square foot building situated on 0.39 acre plot located off Route 110 in Farmingdale, New York (Suffolk County). Easy access to all major highways. Excellent opportunity for a contractor who can benefit from office space and warehouse space.

- 5,892 square feet of industrial "flex" space
- Approximately 2/3 office, 1/3 warehouse
- Two-story building with pitched roof
- 40 car parking (potential income source)
- One overhead garage door
- Central air-conditioned offices

Contact: Tom Hanik at 516.937.1000

Three Building Portfolio - two retail buildings and one industrial building. Can be sold separately or all inclusive.

575 Hempstead Turnpike, Elmont, New York

7,092 square foot retail building on the corner of Hempstead Turnpike and Hillsboro Avenue.

- 7,092 square foot building
- 11,500 Lot (110' x 115')
- One overhead door



571 Hempstead Turnpike, Elmont, New York

7,393 square foot retail building on corner of Hempstead Turnpike and Rockmart Avenue.

- 7,393 square foot building with mezzanine
- 11,500 Lot (110' x 115')
- One overhead door



19 Hillsboro Avenue, Elmont, New York

3,156 square foot industrial building located one lot south of Hempstead Turnpike.

- 3,156 square foot building with mezzanine
- 4,000 square foot lot (40' x 100')
- One overhead door



Contact: Chuck Syage or Andy Dorman at 516.937.1000



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THIS ISSUE:

Maintaining Your Property Like a Professional
Comparable Sales
Modernizing an Old Exterior!
Available Properties

December 2014



Commercial Interiors Are Our Specialty!



BEFORE

It never hurts to get another bid!
Call for a free consultation.

From interior painting
and carpeting to full
retail and office space
build-outs, we do it all.

**We coordinate all trades
and keep it all running
smoothly!**



AFTER

516-937-1000



Call Rob Ciurleo, Senior Managing Partner, 516 937-1000 for a free consultation and quotation. www.huntcsi.com