



# OFFICE/MEDICAL OFFICE FOR LEASE

1150 South Avenue, Staten Island, New York

**60,542 RSF**  
**Available For Lease**



PRESENTED BY:

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# AVAILABLE SPACE OVERVIEW



## PROPERTY DESCRIPTION

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

## PROPERTY HIGHLIGHTS

Renovated Lobby and Entryway.

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

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 & 10,504 RSF

4th Floor - 34,261 RSF

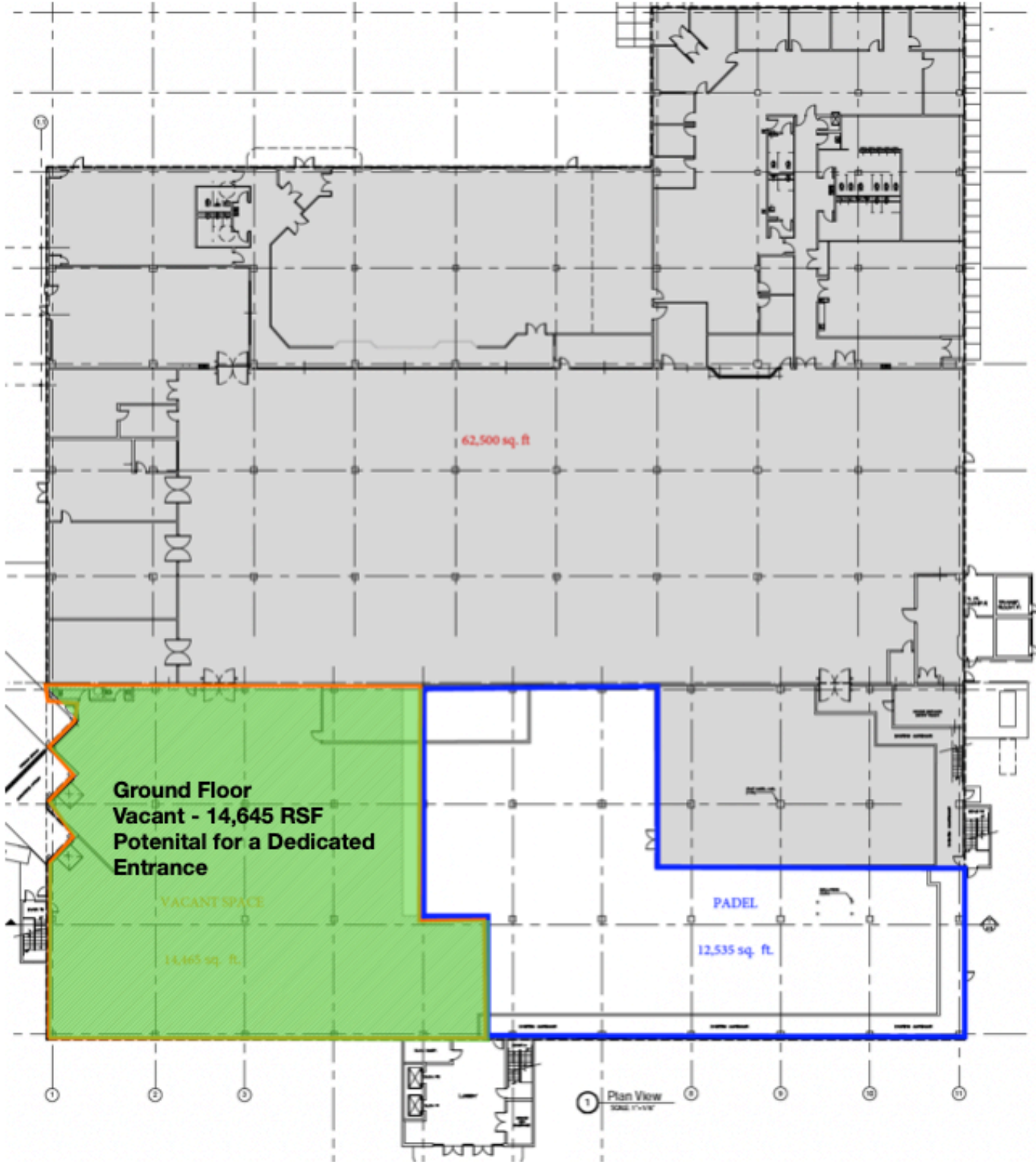
**Year Built:** 2001

**Elevators:** 2 Passenger Elevators

## ASKING \$25 PER SF NNN

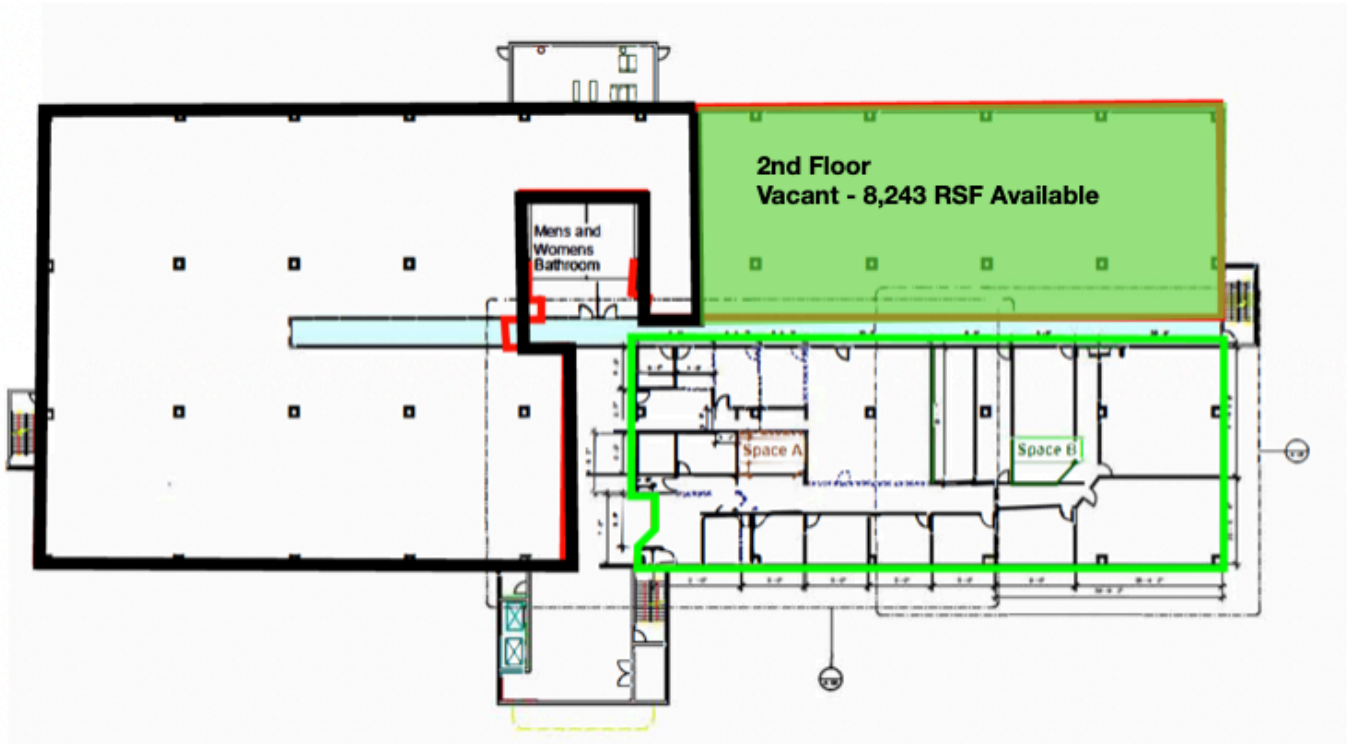
Please contact Jon D. Stravitz for additional information and questions at [jstravitz@biocre.com](mailto:jstravitz@biocre.com) or 212.252.8799

# GROUND FLOOR PLAN 14,645 RSF AVAILABLE



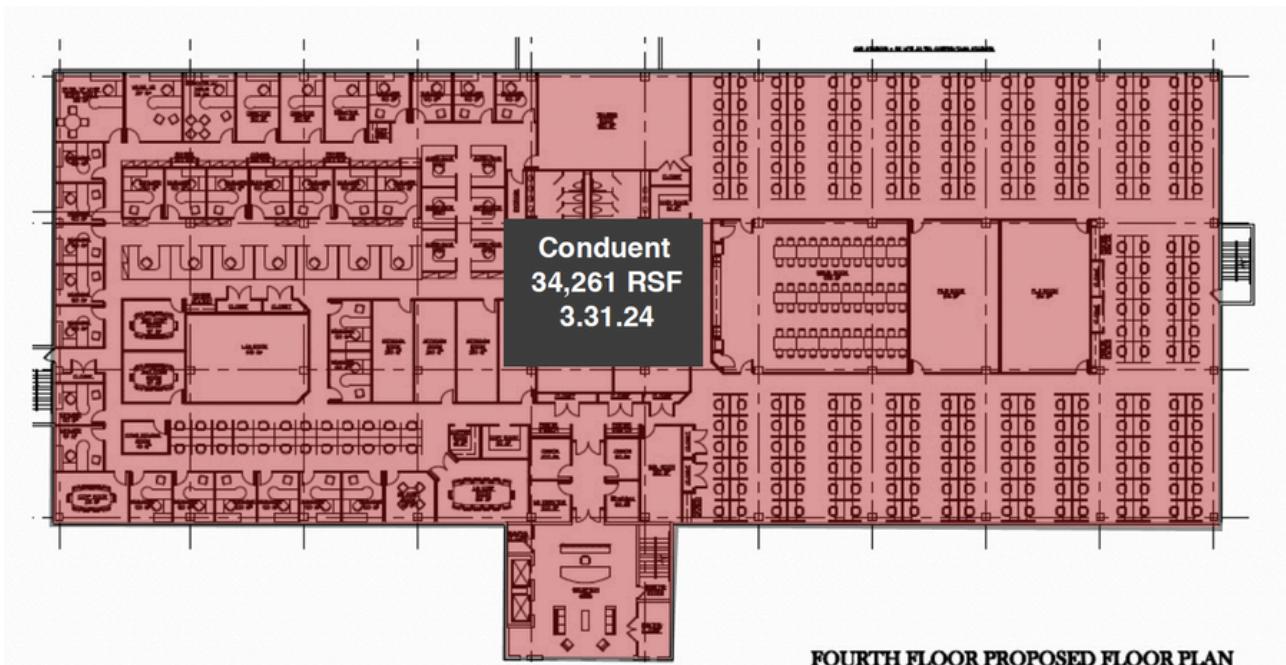
# 2ND FLOOR PLAN

## 8,243 RSF AVAILABLE



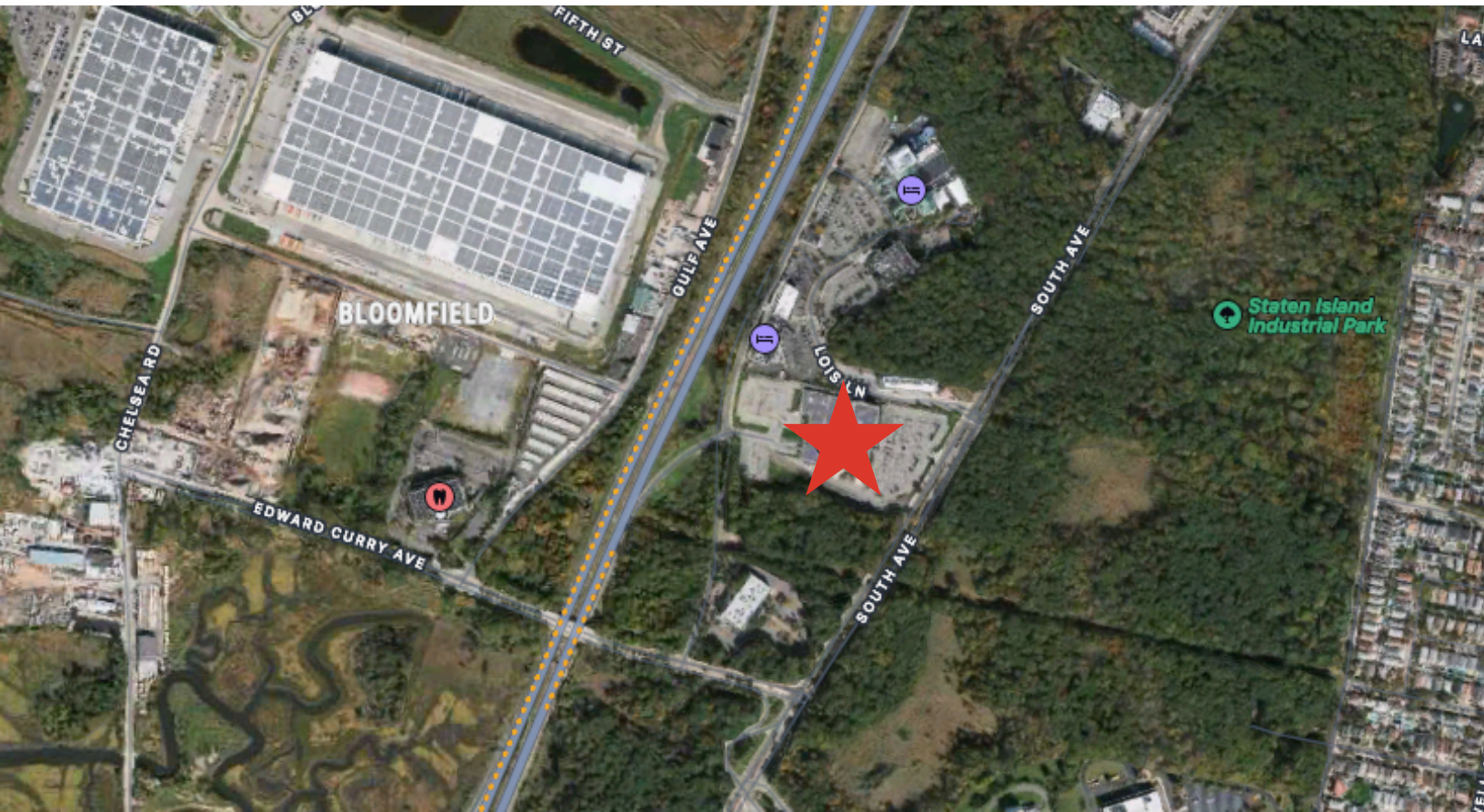
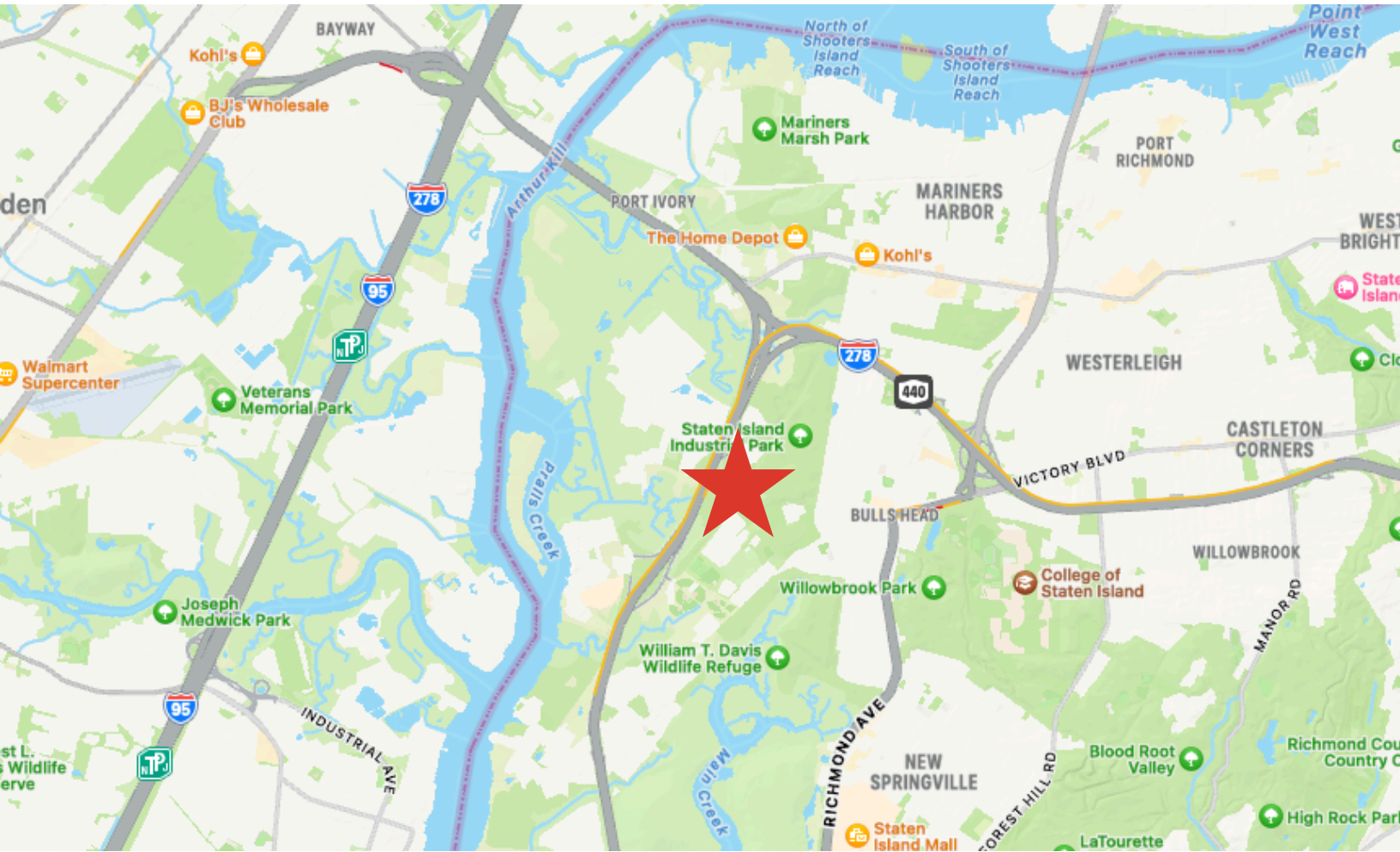
# 4TH FLOOR PLAN

## 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"*