

1493 HYLAN BLVD, STATEN ISLAND, NY

NEW YORK CITY CLASS "A" OFFICE BUILDING



AVAILABLE FOR SALE LEASEBACK

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- Award Winning 2018 Built Class A Office Space
- High end Finishes with no detail overlooked
- New York City Sale Leaseback
- Attractive Rent Increases over the term of the lease
- Absolute NNN
- 2.5 Miles from the Verrazano Bridge
- 4 Miles to the Staten Island Ferry
- 1.2 Miles from the Staten Island Expressway (278)



ASKING PRICE: \$3,750,000

SPACE/BUIDING DETAILS

ADDRESS:

1493 Hylan Blvd, Staten Island, NY

SPACE TYPE:

Office

RSF (RENTABLE SQSF):

4,631 SF

LISTING TYPE:

Sale Leaseback

LEASE TYPE:

Absolute NNN

USF (USABLE SQSF):

4,631 SF

ASKING PRICE:

\$3,750,000

ASKING CAP:

5.6 %

OPTIONS:

Two-5 Year Options

INCREASES:

10% Every 5 Years

NOI:

\$210,000.00

MONTHLY RENT:

\$17,500

TENANCY:

Single

PARKING:

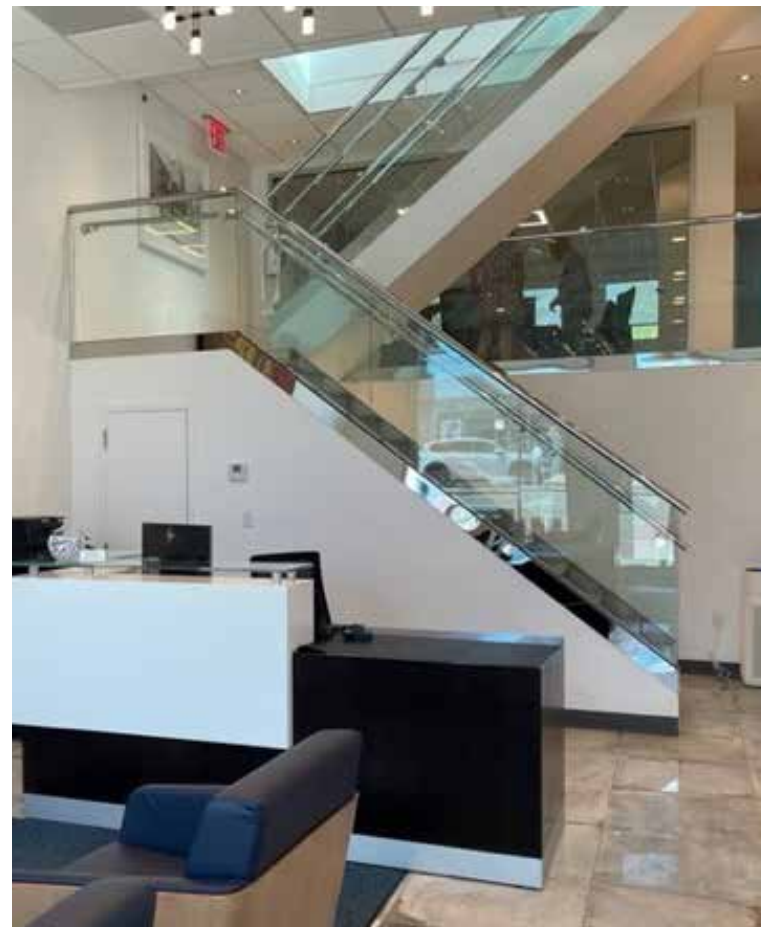
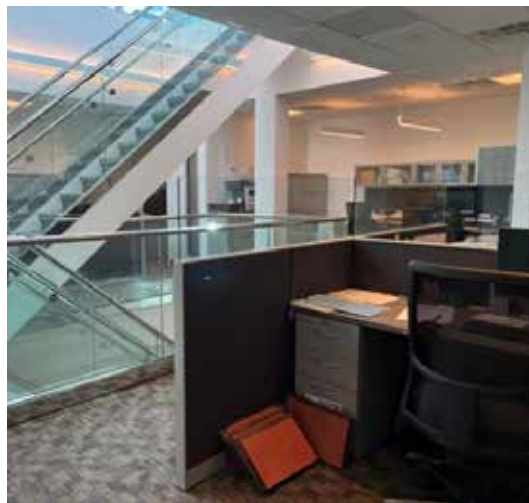
12 Spaces

ZONING:

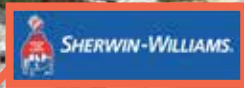
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LOT SIZE MEASUREMENT:

40' X 99.25'



Established in 1985, Angiuli & Gentile has provided legal services to the New York City metropolitan area for over 35 years. The partners Gary Angiuli and Annamarie Gentile have a combined 65 years of experience between themselves. The firm offers Estate Planning and Probate, Elder Law, Family Law, Social Security Disability, Workers' Compensation, Personal Injury, Business Law, and Real Estate Law. The firm services businesses and individuals. The firm is not dependent on one major client or individual instead earning revenue through multiple avenues. Revenue has seen consistent and healthy growth over the past years. The firm spends hundreds of thousands of dollars a year in advertising in the local New York metropolitan area. Both partners are established in the Staten Island community, serving on multiple boards of organizations and charities serving the people of Staten Island. The building was constructed in 2018 by the firm's partners to offer an office setting that matches the service clients received from the law firm. The office building received six awards from the Staten Island Chamber of Commerce, including the Chairman's award. Since occupying the office building, Angiuli & Gentile has seen a steady increase in business.



SITE

38,294



NORTH VIEW

HYLAN BOULEVARD, STATEN ISLAND, NY



Staten Island University Hospital
Northwell Health

Mazda
ISLAND MAZDA

ISLAND VOLKSWAGEN

ISLAND HYUNDAI

Tim Hortons

investors Bank

TD

citi

Wendy's

ISLAND TOYOTA

Island Kia

BURGER KING

SITE

38,294



SOUTH VIEW

HYLAN BOULEVARD, STATEN ISLAND, NY

RENT SCHEDULE

Lease Year	Monthly	Yearly	Rent PSF
1	\$17,500.00	\$210,000.00	\$45.52
2	\$17,500.00	\$210,000.00	\$45.52
3	\$17,500.00	\$210,000.00	\$45.52
4	\$17,500.00	\$210,000.00	\$45.52
5	\$17,500.00	\$210,000.00	\$45.52
6	\$19,250.00	\$231,000.00	\$50.08
7	\$19,250.00	\$231,000.00	\$50.08
8	\$19,250.00	\$231,000.00	\$50.08
9	\$19,250.00	\$231,000.00	\$50.08
10	\$19,250.00	\$231,000.00	\$50.08
Average	\$18,375.00	\$220,500.00	\$47.80

*Square Feet at 4,631 | *10% Increase every 5 years

CAP RATE AVERAGE

Lease Year	Annual Rent	Yearly	Cap Rate
1	\$210,000.00	\$3,750,000	5.60%
2	\$210,000.00		5.60%
3	\$210,000.00		5.60%
4	\$210,000.00		5.60%
5	\$210,000.00		5.60%
6	\$231,000.00		6.16%
7	\$231,000.00		6.16%
8	\$231,000.00		6.16%
9	\$231,000.00		6.16%
10	\$231,000.00		6.16%
Average NOI	\$220,500.00	Avg Cap Rate	5.88%

*Assumed Rent at \$17,500/MO | *10% Increases Every 5 Years



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FOR MORE INFORMATION, PLEASE CONTACT:

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