

# 1000 WOODBURY

NEW OWNERSHIP \ NEW VISION \ NEW SPACES





## Building Information

Building/Address	1000 Woodbury Road, New York, NY 11797	
Year Built	1984 (Renovated 2026)	
Location	East side of Woodbury Road	
Tax Block & Lot	Block/Lot- 13-116-16- Zone LI	
Transportation	Nearest LIRR Station – Syosset 1.9 miles	
Landlord Entity	TKF Burnside Woodbury Owner LLC	
No. of Floors	Four (4) floors with one lower level below-grade	
Building Area	Gross Building Area 283,760 sqft	
Entrances	Two (2) entrances on the North and south side of the building	
<b>LOBBY</b>		
Structure	Concrete Foundation, Steel framing; Façade: Concrete panels, metal and glass curtain wall	
Floor Loading Capacity	Floors 1 to 22 - 120 pounds per square foot live load	
Floor Heights:		
Basement	Provide finished ceiling height and slab to slab. 12ft Slab to slab	
Ground Floor	8ft 6in	
Floors 2 - 4	8ft 6in for floors 2-4	
Column Spacing	Provide On center column spacing. Varies 22ft 8inches to 23ft ¼ inches from north and south direction - 28 ft ¼ inches from east to west direction	
Windows	Curtain wall systems are located on the north and south with double-paned tinted glazing and spandrel panels in metal frames	
<b>AMENITIES</b>		
Meeting Rooms	Large conference room	Capacity 50; Full technology suite for A/V presentations.
	Smaller Conference Room	Capacity 35; Full technology suite for A/V presentations.
	Combined Conference Room (Large and Small)	Capacity +/-100; Full technology suite for A/V presentations
	Training Room	Capacity +/-45; Full technology suite for A/V presentations
Fitness Center	5,000 SF Fitness Center located on Lower Level with full locker rooms and tile showers	
Golf Simulator / Lounge	State of the art Trackman golf simulator. Lounge area with seating	
Café' and Coffee / Drink Bar	Seating for +/-100	
Building Lounge	Atrium seating area for building tenants and guests	
Parking spots	958 regular spots, 20 ADA spots	



- **290,000 SF Class-A Building**
- **Direct Access to the Long Island Expressway, Northern State Parkway and Route 135**
- **Retail, Restaurants and Lifestyle Amenities Minutes Away**
- **Strong Tenant Roster with On-Site Property Management**

#### BUILDING AMENITIES

- Full Service Café
- Conferencing Center
- Fitness Center
- Training Room (newly renovated)
- Building Upgrades Underway

#### AVAILABLE SPACE

<b>Suite 209*</b>	2,219 RSF
<b>Suite 210*</b>	4,353 RSF
<i>*Suites can be combined</i>	6,572 RSF
<b>Suite 213</b>	2,938 RSF
<b>Suite 300**</b>	11,209 RSF
<b>Suite 302**</b>	20,097 RSF
<b>Suite 303**</b>	5,089 RSF
<i>**Currently one suite</i>	36,395 RSF
<b>Suite 401 New Pre-Built</b>	3,124 RSF
<i>Other Availabilities include suites from 2,219 RSF up to 36,395 RSF</i>	

# Lounge and Collaboration Areas



Cafe



New Coffee Bar

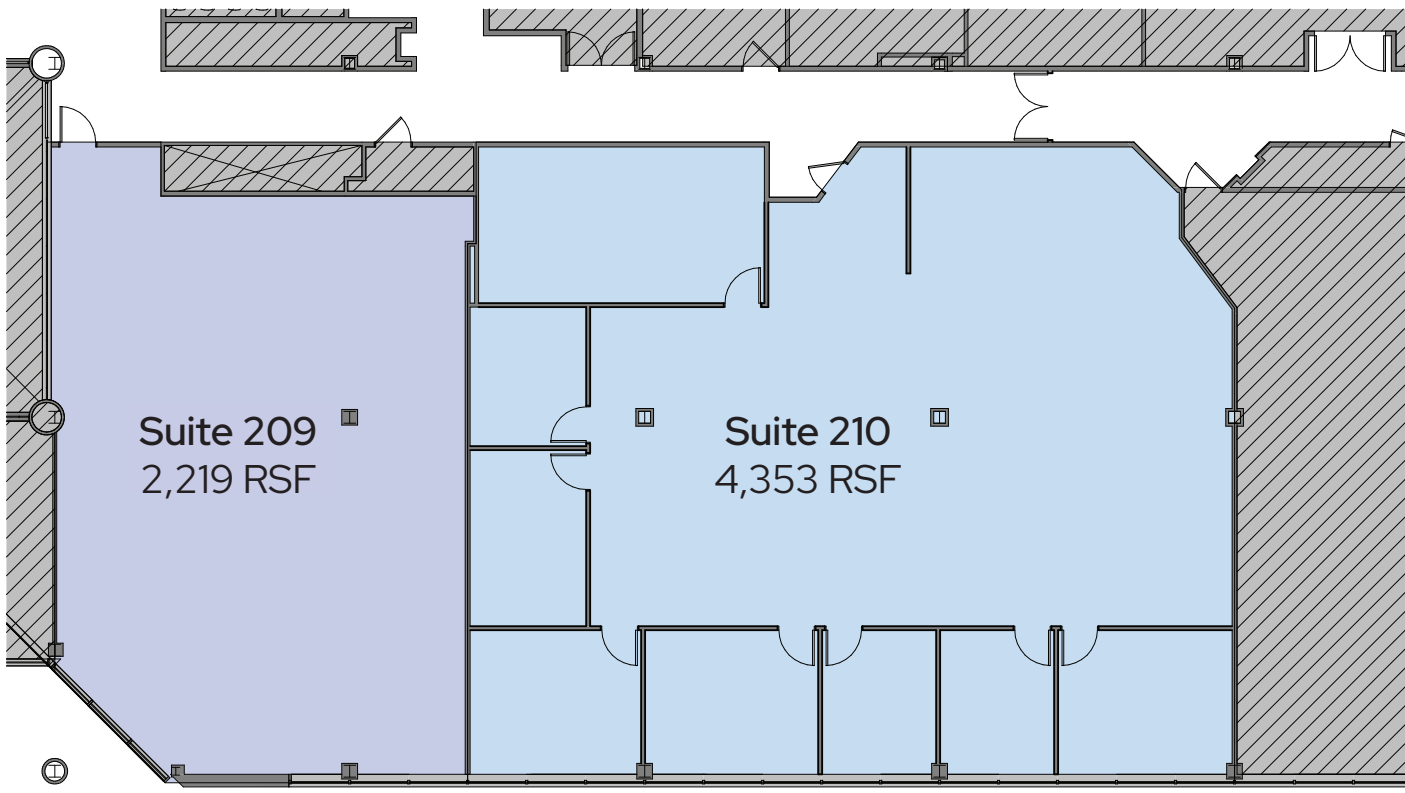
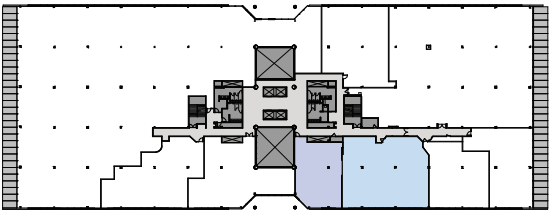


# Renovated Building Training Center

Available for all tenants use



# Floor Plan \ \ Suite 209 & 210

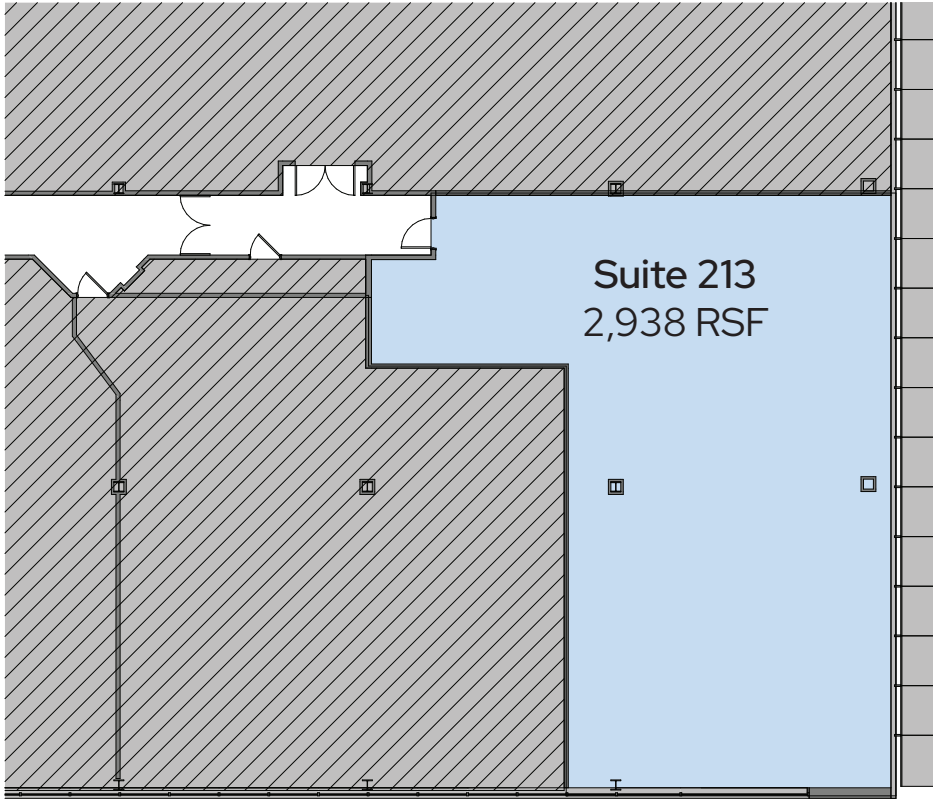
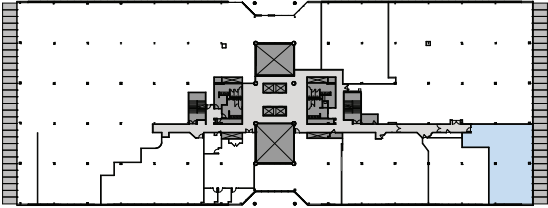


Suite 209  
2,219 RSF

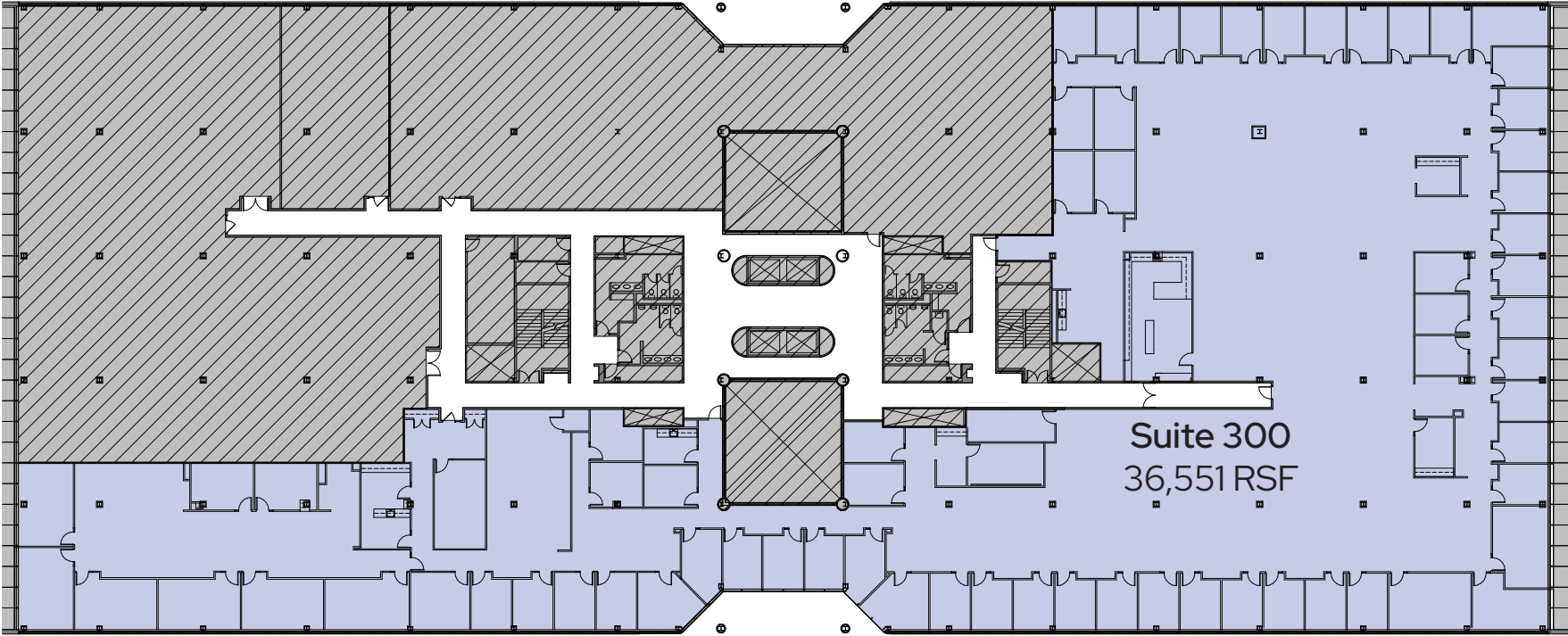
Suite 210  
4,353 RSF

*Suites can be combined to 6,572 RSF*

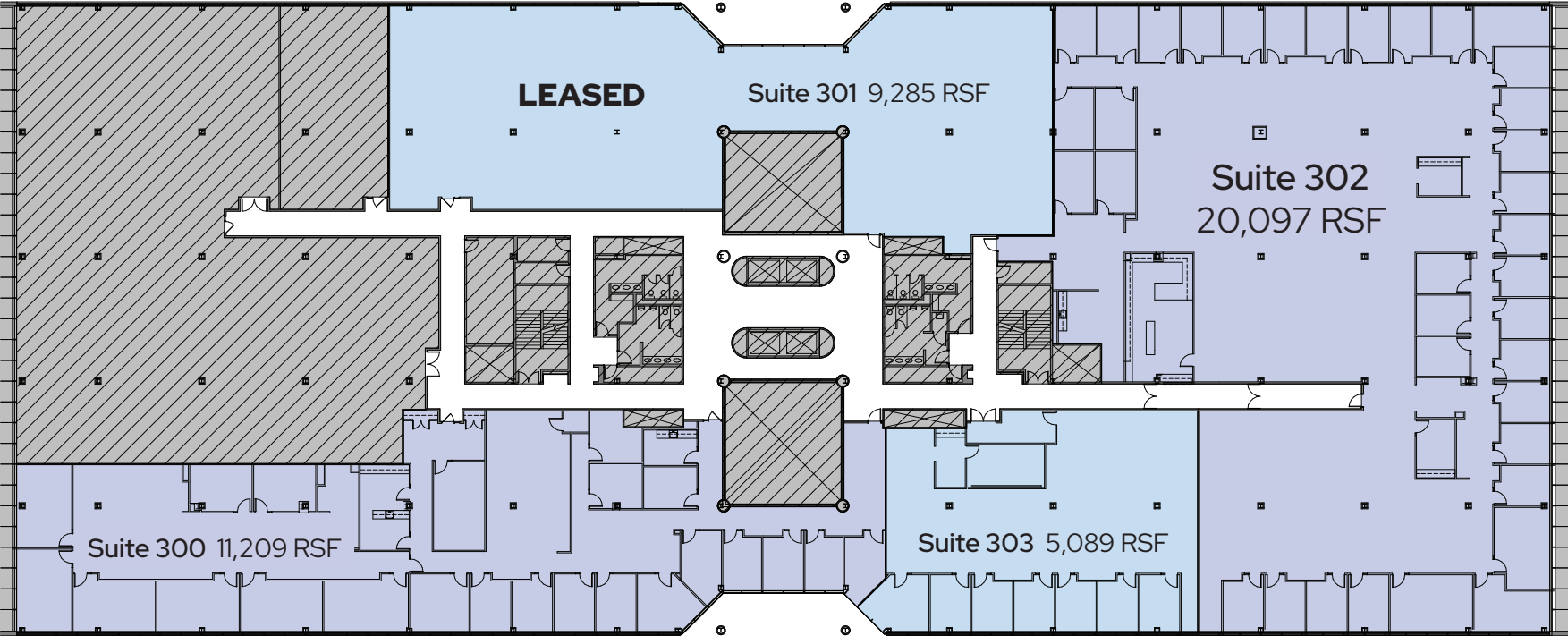
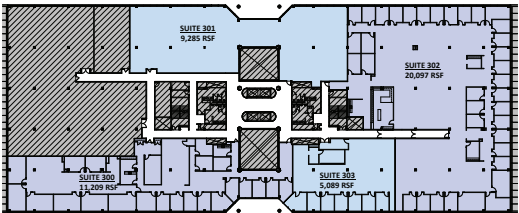
Floor Plan \ \ Suite 213



# Floor Plan \ \ Suite 300

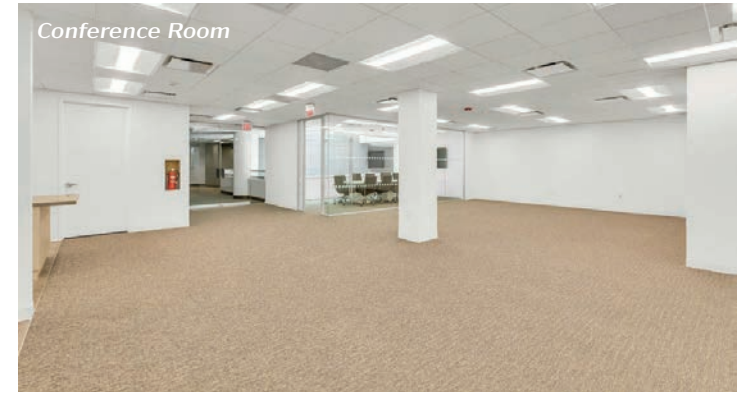
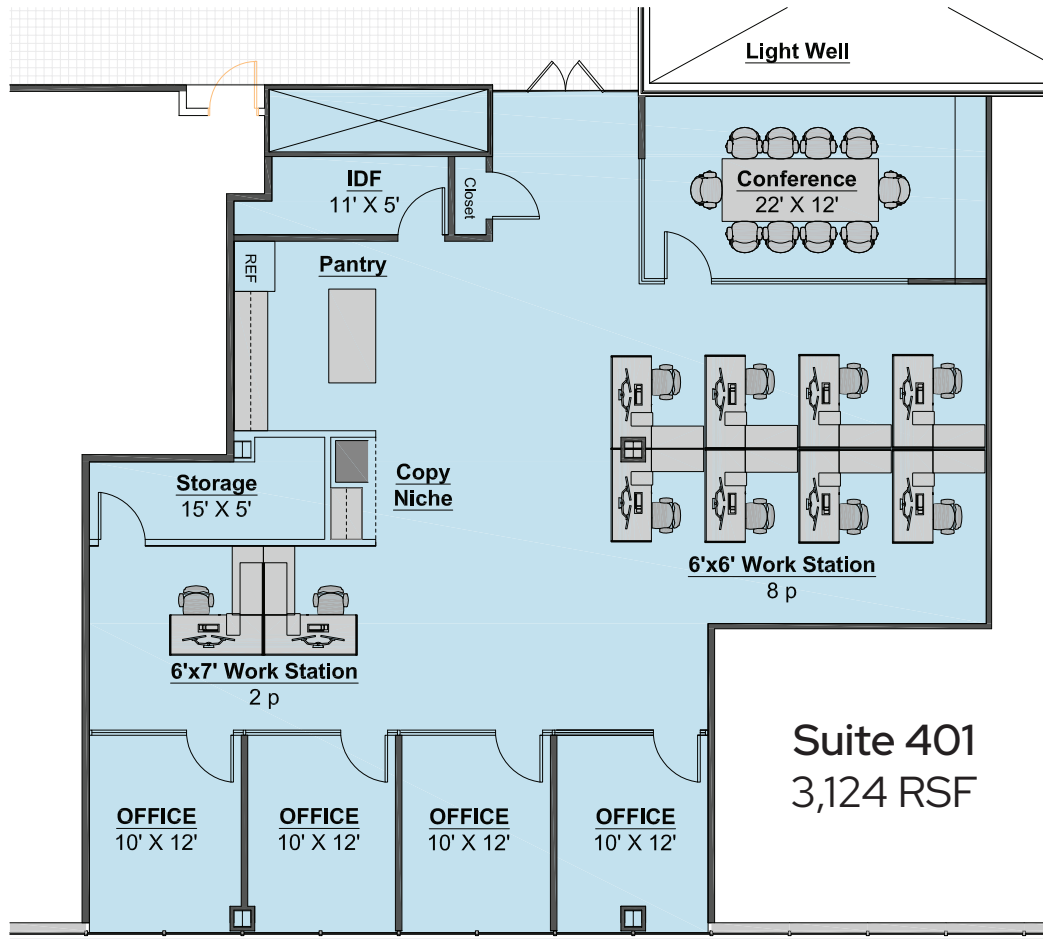
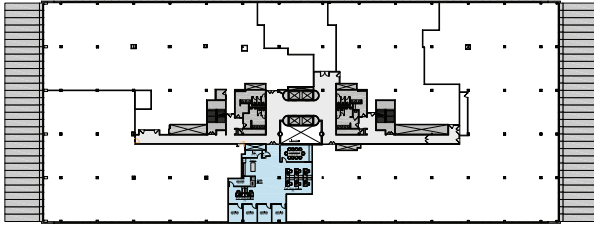


# Floor Plan \ \ Suite 300, 302 & 303



*Other divisions possible*

# Floor Plan \ \ Suite 401 \ Pre-Built Plan



# New Above-Standard Build-out



# Mid-Level Upgrade with Glass Fronts



# Building Standard



# Tenant Conference Rooms



# Building Exterior Parking Area

Direct Access to the LIE, Northern State & Rt 135. Abundant On-Site Parking, Surrounded by Beautiful Landscape and Green Areas



NORTHERN STATE PKWY

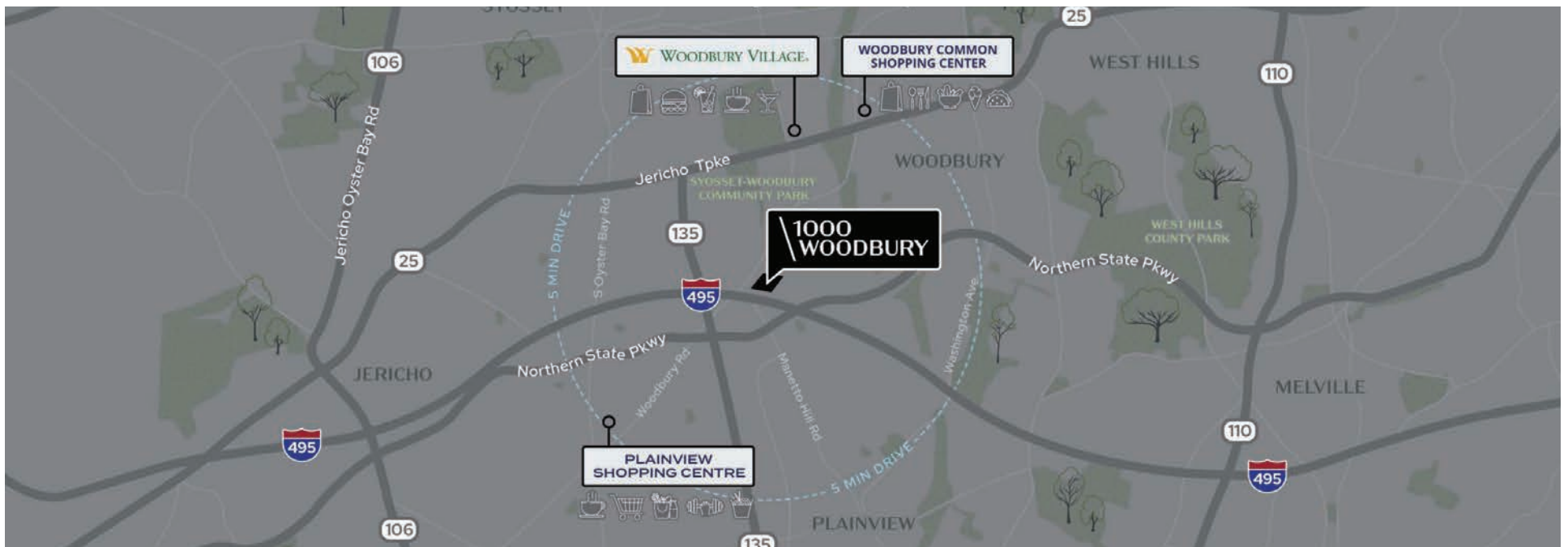
LONG ISLAND EXPRESSWAY

NY STATE ROUTE 135

WOODBURY ROAD

958 REGULAR SPOTS, 20 ADA SPOTS

# Area Map \ Woodbury, NY



OWNERSHIP

# TKF Burnside

REAL ESTATE PARTNERS

TKF Burnside Real Estate Partners is an accomplished real estate investment and operating company led by Ric Clark and Dennis Friedrich, both former C-suite executives and long-time colleagues at Brookfield, who together previously managed one of the largest global real estate portfolios (\$200B AUM). With over 65+ years of combined experience and expertise, they operated, repositioned and developed iconic properties across a broad range of asset classes in five continents.

Together they have formed TKF Burnside Real Estate Partners to continue their real estate partnership. TKF Burnside's investment strategy is to acquire high-quality or high-potential undercapitalized and underperforming real estate assets with a focused turnaround strategy to enhance value and achieve outperformance within the office, multifamily, retail and mixed-use sectors.

[tkfburnside.com](http://tkfburnside.com)





# 1000 WOODBURY

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OWNERSHIP  
**TKF Burnside**  
REAL ESTATE PARTNERS

**NEWMARK**

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