

275 WILD AVENUE

Infill Redevelopment off Staten Island Expressway

Medical, Office and School Use

55,000 SF - 87,000 SF With 550 Car Parking

98,000 Average Daily Traffic

NEWMARK



EXECUTIVE SUMMARY

Ground Floor

55,000 SF with 29 foot ceilings

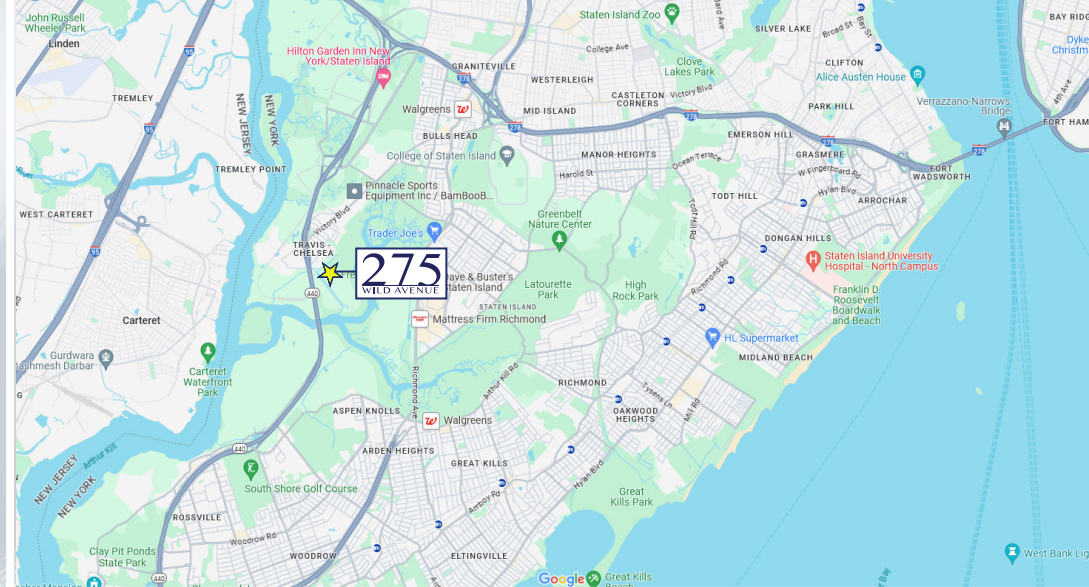
Second Floor

Potential for up to 34,000 SF

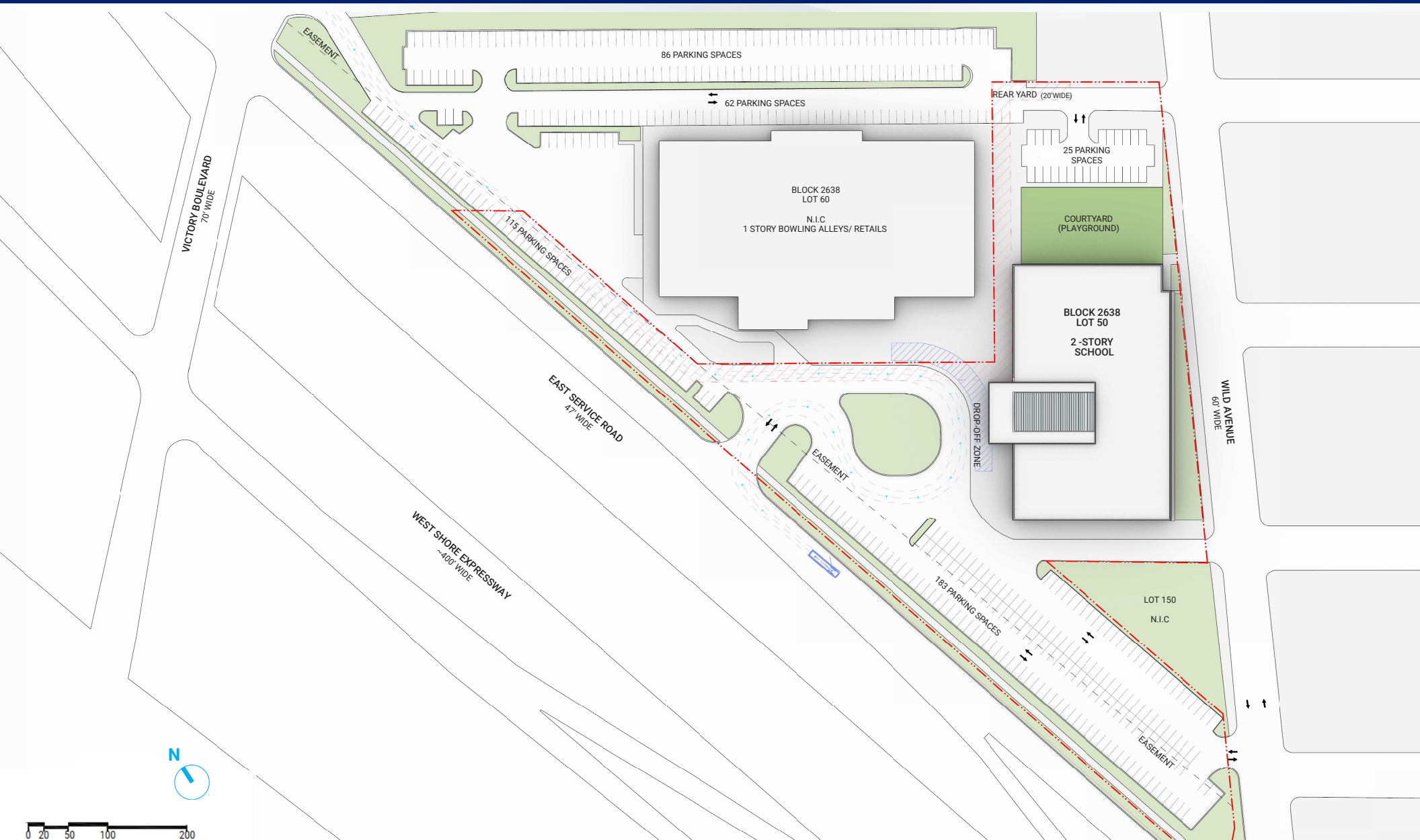
Wide Column Spacing

Expansive Parking Area

Existing Full Gymnasium and Pool

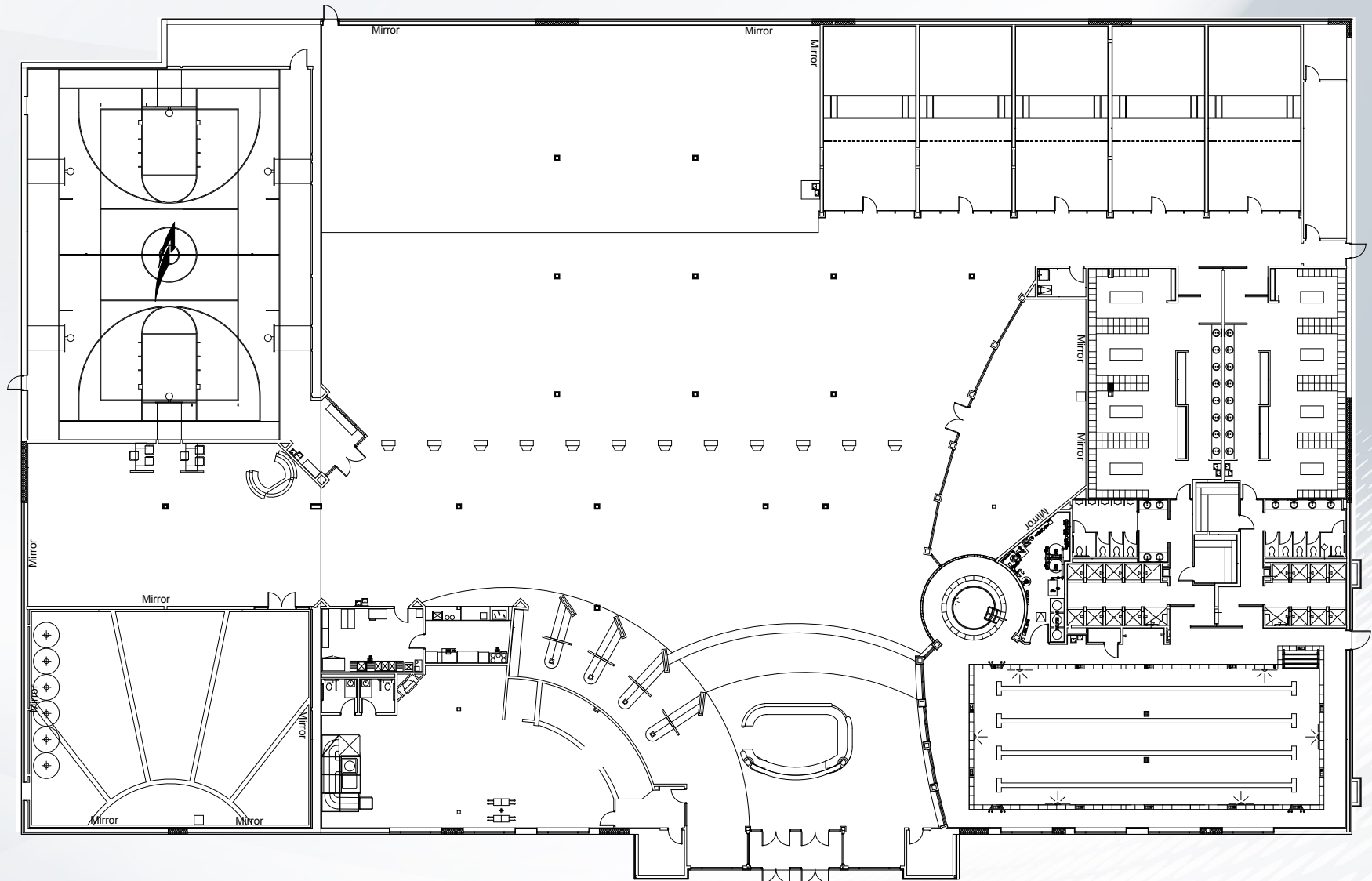


SITE PLAN



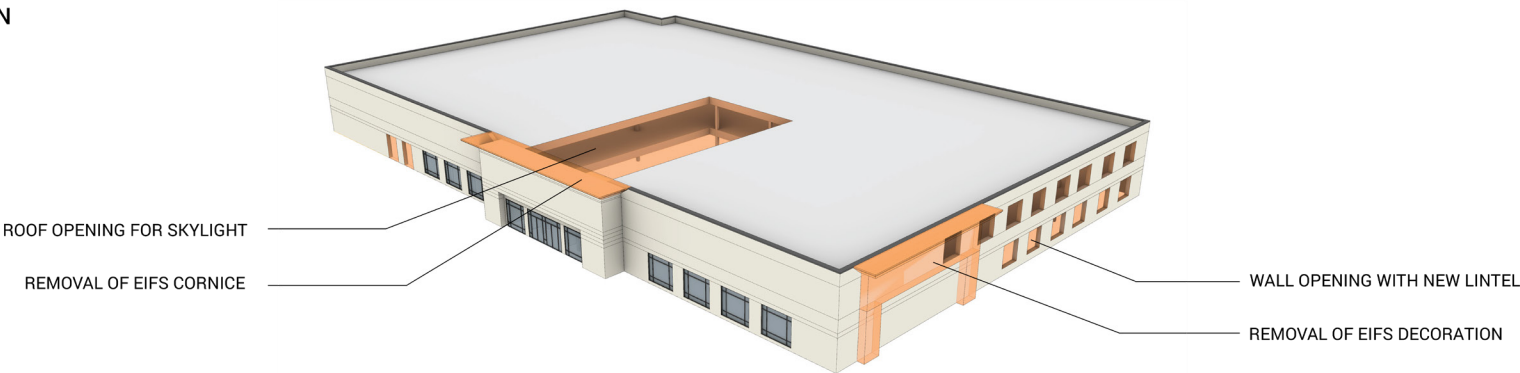
EXISTING GROUND FLOOR PLAN

55,000 SF WITH 29 FT CEILING

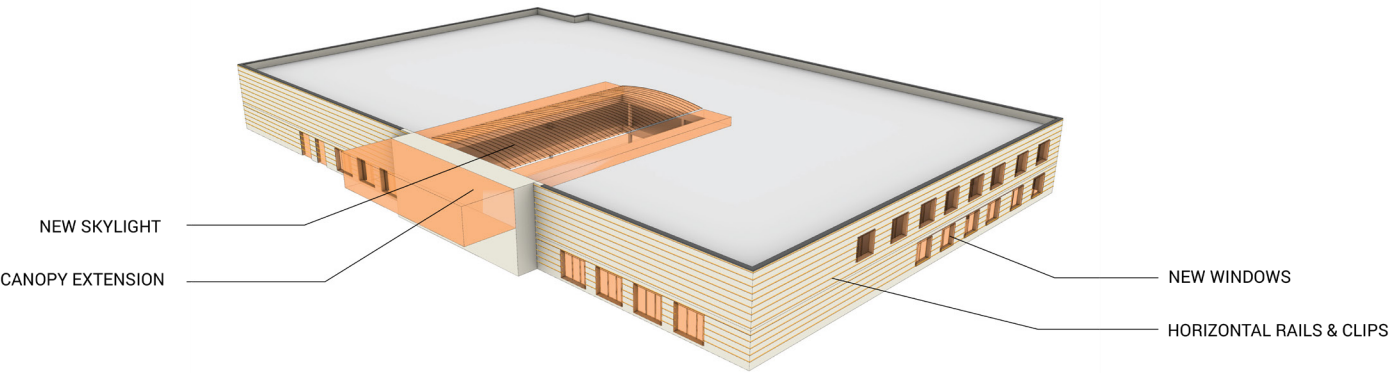


REDEVELOPMENT CONCEPT

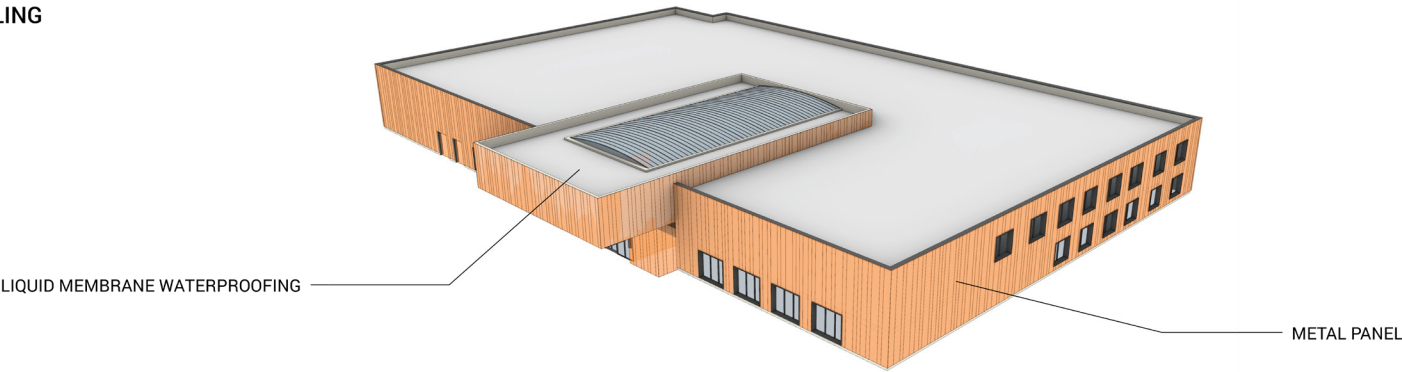
STAGE 1 DEMOLITON



STAGE 2 FENESTRATION



STAGE 3 PANELING



SCHOOL TEST FIT

OPTION 2 - 1ST LEVEL PLAN

55,000 SF

Room Breakdown			
Room Name	# Of Rooms	Net SF	Occ. Load
Classroom	30	696 - 744 SF	34 - 38
Special Ed.	2	763 SF	38
Lab	8	724 - 986 SF	15 - 20
Music Room	1	1,073 SF	54
Art Studio	1	866 SF	43
Network Workroom	1	866 SF	43
Library	1	5,723 SF	229
Multi-purpose Room	1	5,612 SF	374
Cafeteria	1	4,529 SF	377
Kitchen	1	1,588 SF	8
Teacher/Office	6	310 - 613 SF	4 - 6
Nurse Room	1	480 SF	4
Storage	10	93 - 620 SF	0

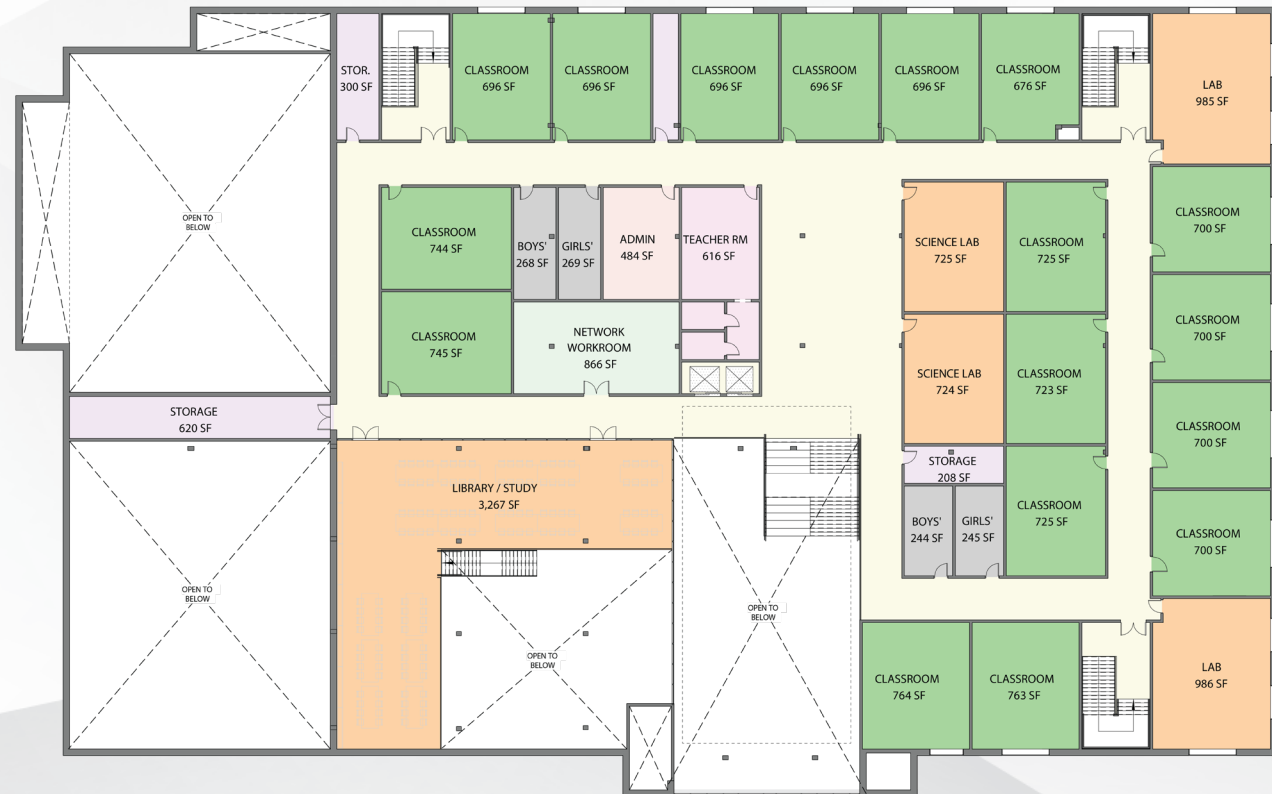


SCHOOL TEST FIT

OPTION 2 - 2ND LEVEL PLAN

UP TO 34,000 SF

Room Breakdown			
Room Name	# Of Rooms	Net SF	Occ. Load
Classroom	30	696 - 744 SF	34 - 38
Special Ed.	2	763 SF	38
Lab	8	724 - 986 SF	15 - 20
Music Room	1	1,073 SF	54
Art Studio	1	866 SF	43
Network Workroom	1	866 SF	43
Library	1	5,723 SF	229
Multi-purpose Room	1	5,612 SF	374
Cafeteria	1	4,529 SF	377
Kitchen	1	1,588 SF	8
Teacher/Office	6	310 - 613 SF	4 - 6
Nurse Room	1	480 SF	4
Storage	10	93 - 620 SF	0



MEDICAL TEST FIT

OPTION 2 - 1ST LEVEL PLAN

Room Breakdown			
Room Name	# Of Rooms	Net SF	Occ. Load
Reception	2	337 SF	4
Admin Office	4	125 - 144 SF	2
MD Office	24	109 - 133 SF	2
Exam Room	32	110 SF	2
Nurse Station	4	159 - 224 SF	3
Treatment	2	155 SF	2
MAMMO / Ultrasound	4	117 SF	2
X-Ray	1	635 SF	7
MRI	1	682 SF	7
CT	1	647 SF	7
Control / Reading	3	150 SF	2
Changing Room	9	69 - 86 SF	1
Physical Therapy	1	1,736 SF	18
Phlebotomy	1	1,731 SF	18
Conference Room	3	149 - 194 SF	20

Room Breakdown (Wellness Center)			
Room Name	# Of Rooms	Net SF	Occ. Load
Basketball Court	1	5,239 SF	349
Swimming Pool	1	4,218 SF	84
Gym	1	1,568 SF	105
Group Fitness, Yoga	3	1,048 SF	70
Therapy	4	780 SF	8
Community Room	2	786 SF	52
Child Care	1	1,396 SF	40



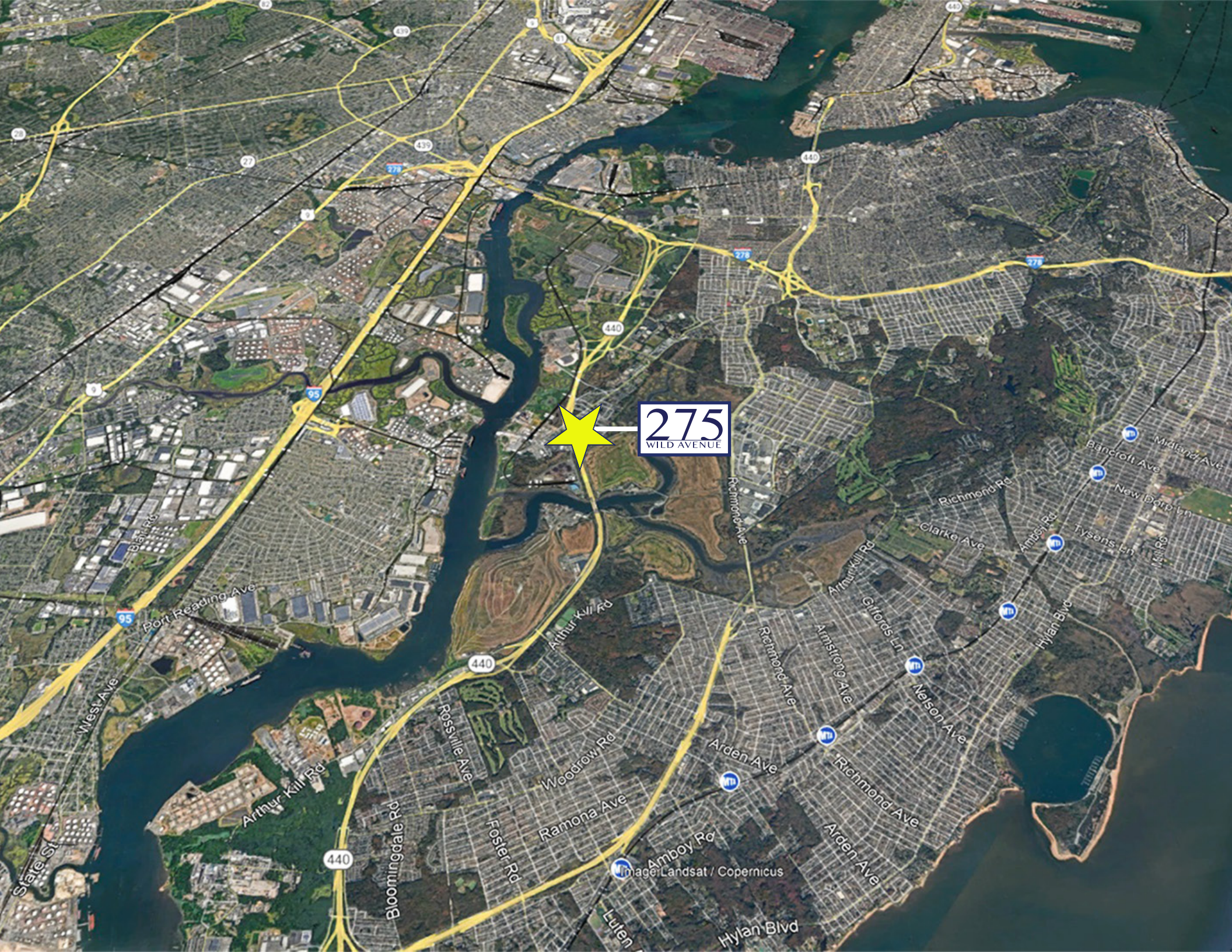
MEDICAL TEST FIT

OPTION 2 - 2ND LEVEL PLAN

Room Breakdown			
Room Name	# Of Rooms	Net SF	Occ. Load
Reception	2	337 SF	4
Admin Office	4	125 - 144 SF	2
MD Office	24	109 - 133 SF	2
Exam Room	32	110 SF	2
Nurse Station	4	159 - 224 SF	3
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WILD AVENUE

Map labels include:

- Highways: 95, 440, 275, 439, 27
- Streets: West Ave, Port Reading Ave, Arthur Kill Rd, Rossville Ave, Woodrow Rd, Ramona Ave, Foster Rd, Bloomingdale Rd, Richmond Ave, Clark Ave, Tysens Ln, Hylan Blvd, Nelson Ave, Arden Ave, Richmond Ave, Giffords Ln, Armstrong Ave, Amboy Rd, Luten, Hylan Blvd, Bancroft Ave, Midland Ave, New Dorp Ln, Tysens Ln, Hylan Blvd, Nelson Ave, Arden Ave, Richmond Ave, Giffords Ln, Armstrong Ave, Amboy Rd, Luten, Hylan Blvd, Bancroft Ave, Midland Ave, New Dorp Ln
- Other: Image Landsat / Copernicus



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WILD AVENUE

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NEWMARK

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