

ONE

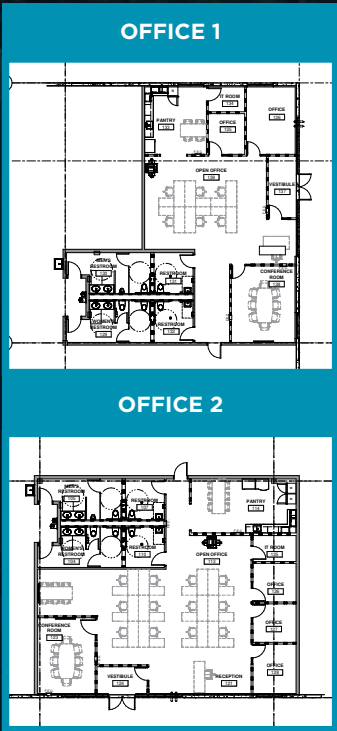
NASSAU PLACE

1 NASSAU PLACE | STATEN ISLAND, NEW YORK

331,700 SF FOR LEASE

DIVISIBLE | READY FOR OCCUPANCY





1 BLOCK TO

 ARTHUR KILL
 TRAIN STATION

 FITNESS
 CENTER &
 AMENITIES
 NEARBY

 SHOPPING
 CENTER &
 RESTAURANTS
 NEARBY

SITE PLAN

Available SF: 331,700 SF

Office Size: ±4,500 SF

Ceiling Height: 36' Clear

Column Spacing: 56' X 50'

Sprinkler: ESRF

Loading: 60 Loading Docks,
 2 Drive-In Doors

Parking: 174 Car Spaces

1 Block to Arthur Kill station
 for commuters from NYC

**NYC Industrial & Commercial
 Abatement Program (ICAP)**

**NYC Relocation & Employment
 Assistance Program (REAP)**

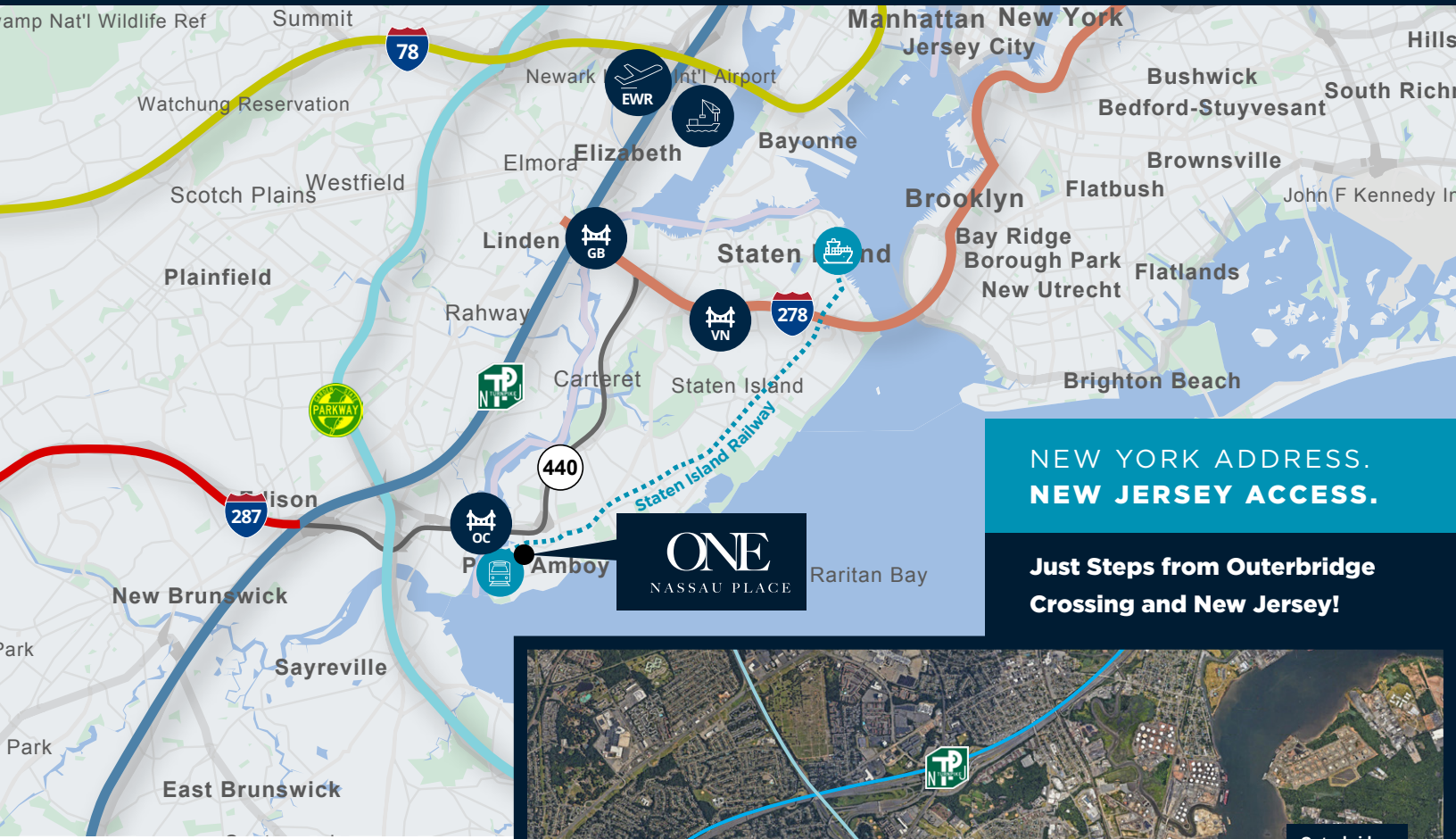
Provides a 12-year tax credit (refundable in the first 5 years) of \$3,000 per job per year for each job relocated to Staten Island.

HIGHWAY CONNECTIVITY

Within 50 miles drive, you can reach many of New Jersey and New York's core regional submarkets, airports, and freight ports. Also, convenient access to the northeast corridor, stretching from Boston to Virginia.

Arthur Kill Train Station	1 min	0.3 mi
Outerbridge Crossing	3 min	0.6 mi
Goethals Bridge	16 min	10.3 mi
Verrazzano-Narrows Bridge	22 min	15.9 mi
Newark Liberty Airport	24 min	16.6 mi
Port Newark/Elizabeth	33 min	21.6 mi

Staten Island Ferry by Train 39 min



**NEW YORK ADDRESS.
NEW JERSEY ACCESS.**

Just Steps from Outerbridge Crossing and New Jersey!



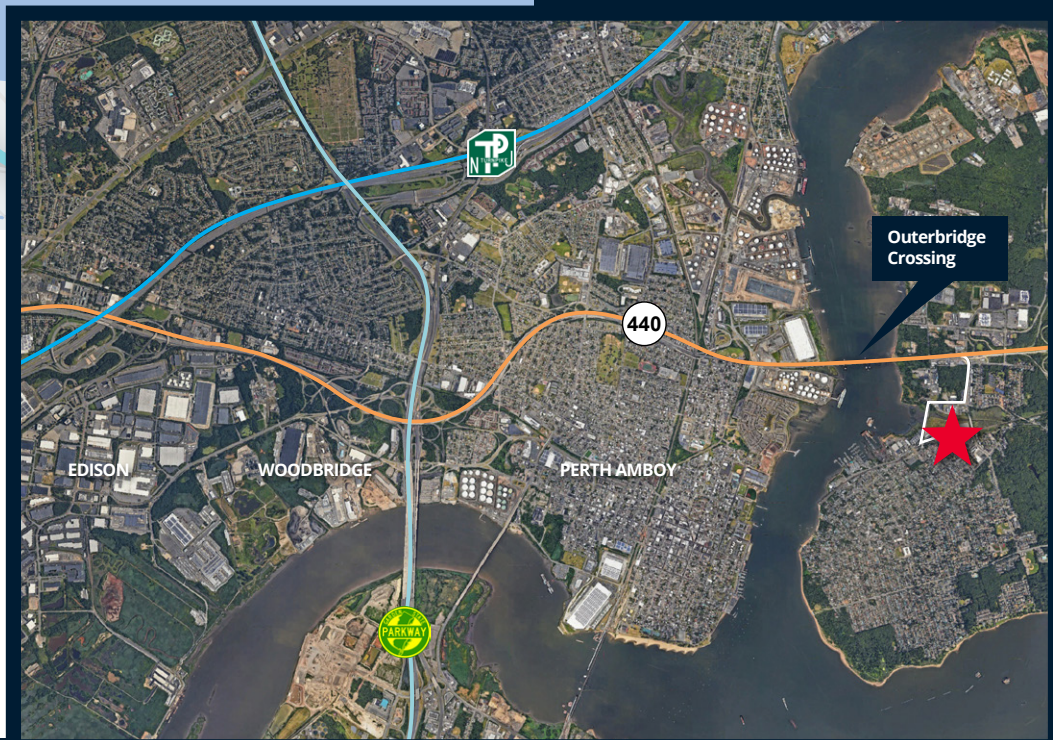
22 Minutes
to Newark Airport



22 Minutes
to Port of Newark

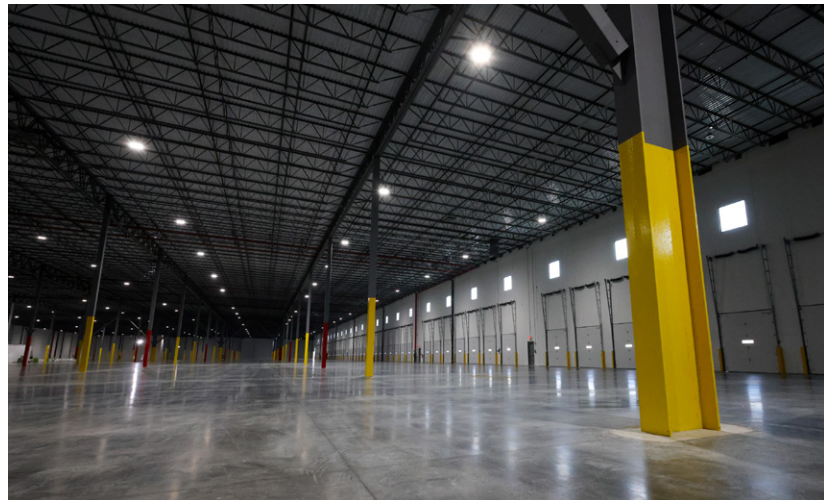


40 Minutes
to Midtown NYC



ONE

NASSAU PLACE



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