

1000 WOODBURY

NEW OWNERSHIP \ NEW VISION \ NEW SPACES





- **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

Suite 209¹	2,219 RSF
Suite 210¹	4,353 RSF
Suite 213⁴ (Pre-built)	2,938 RSF
Suite 300²	11,602 RSF
Suite 301³	5,773 RSF
Suite 303²	8,982 RSF

Notes:

1. Suites can be combined **6,572 RSF**
2. Suites can be combined **20,584 RSF**
3. Can be combined with adjacent **1,634 RSF** space to **7407 RSF**
4. Furniture provided by tenant

Lounge and Collaboration Areas



Cafe



New Coffee Bar

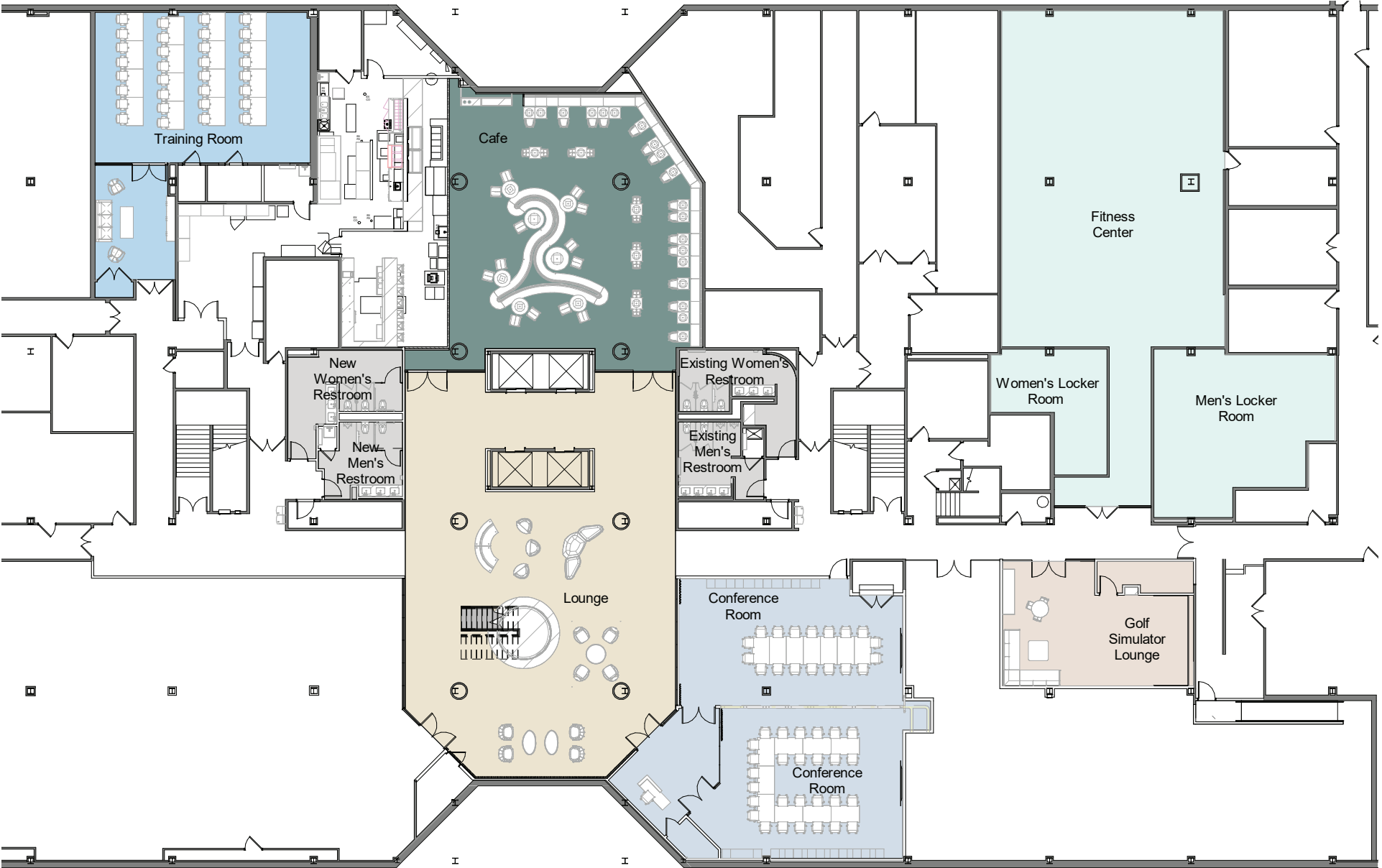


Renovated Building Training Center

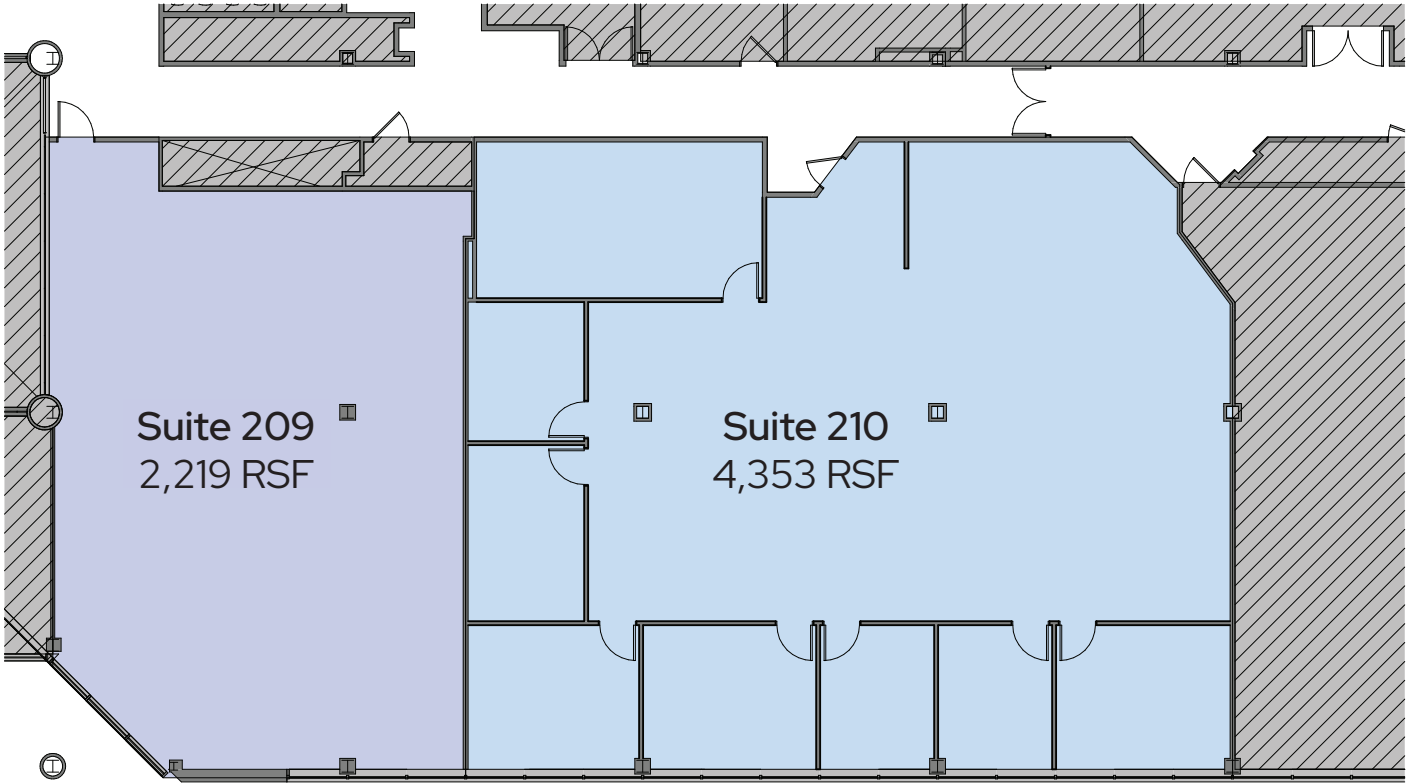
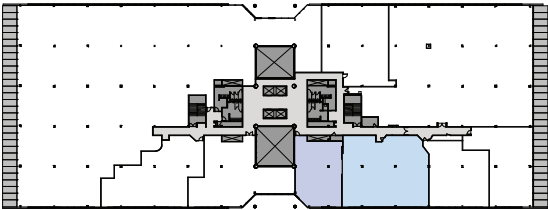
Available for all tenants use



Amenity Level Floor Plan

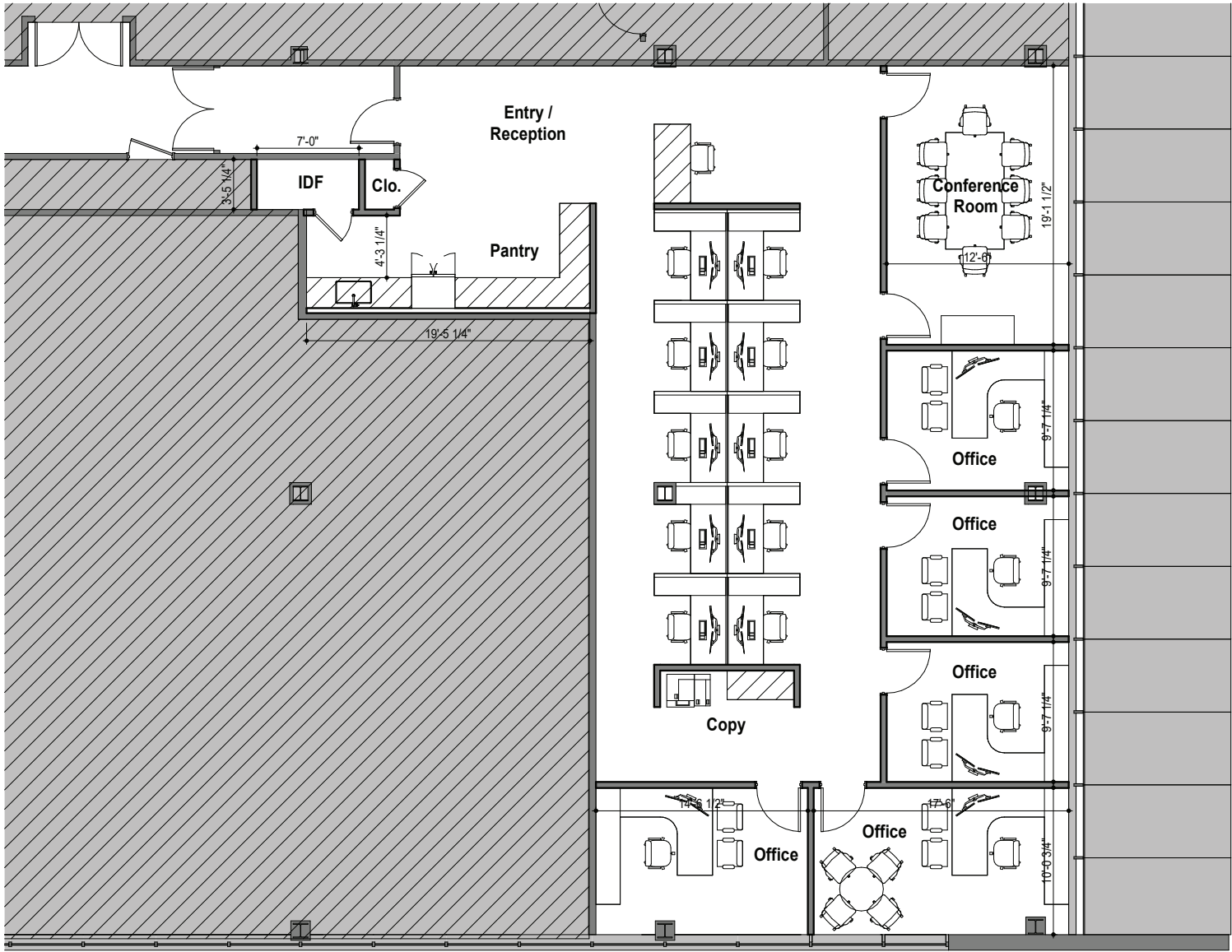


Floor Plan \ Suite 209 & 210



Suites can be combined to 6,572 RSF

Floor Plan \ Suite 213 Pre-built (Occupancy December 2026)



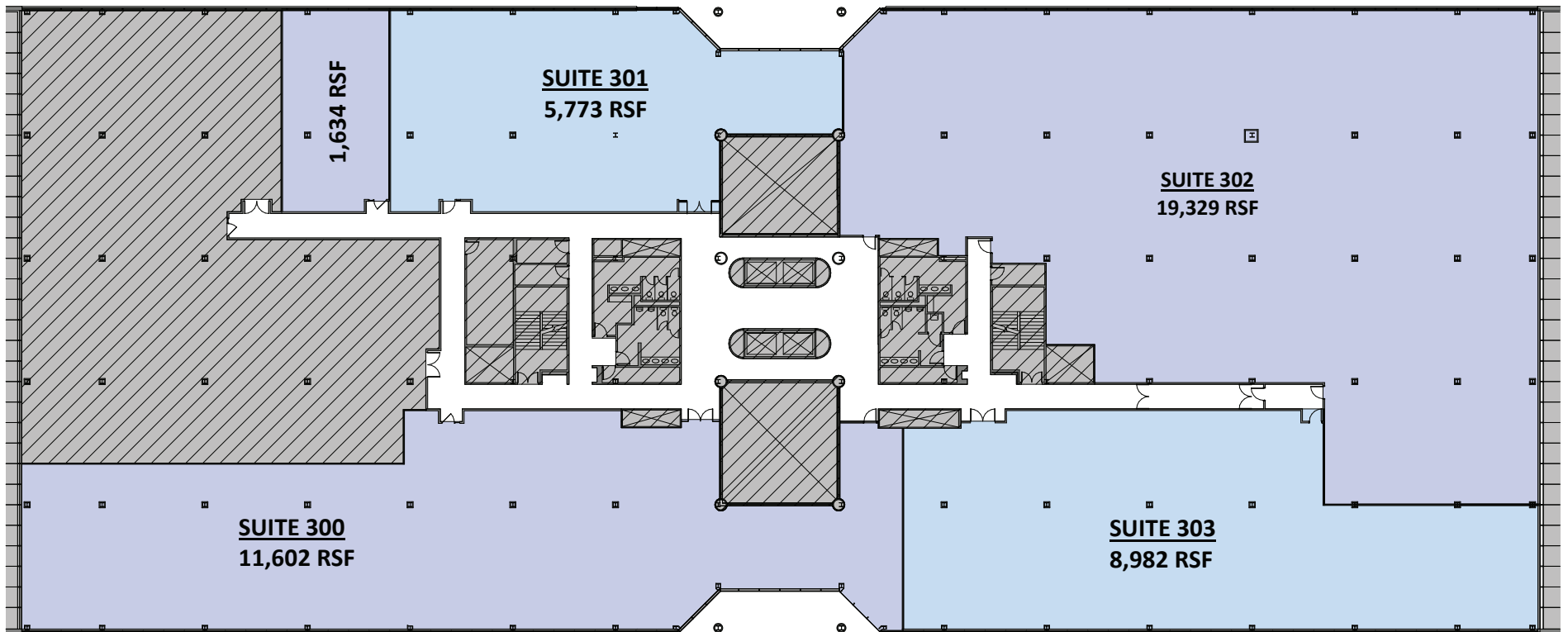
Furniture provided by tenant

Floor Plan \ Suite 300, 301, 303 (Build Layout)



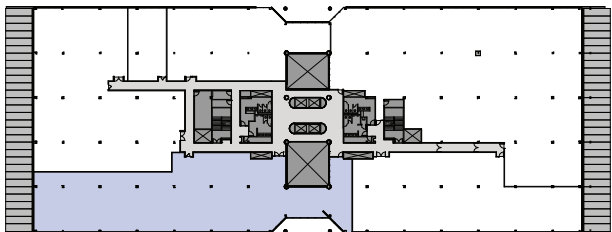
*Suites 300 and 303 can be combined to 20,584 RSF
Suite 301 can be combined with adjacent 1,634 space to 7,407 RSF*

Floor Plan \ Suite 300, 301, 303 (Empty Layout)

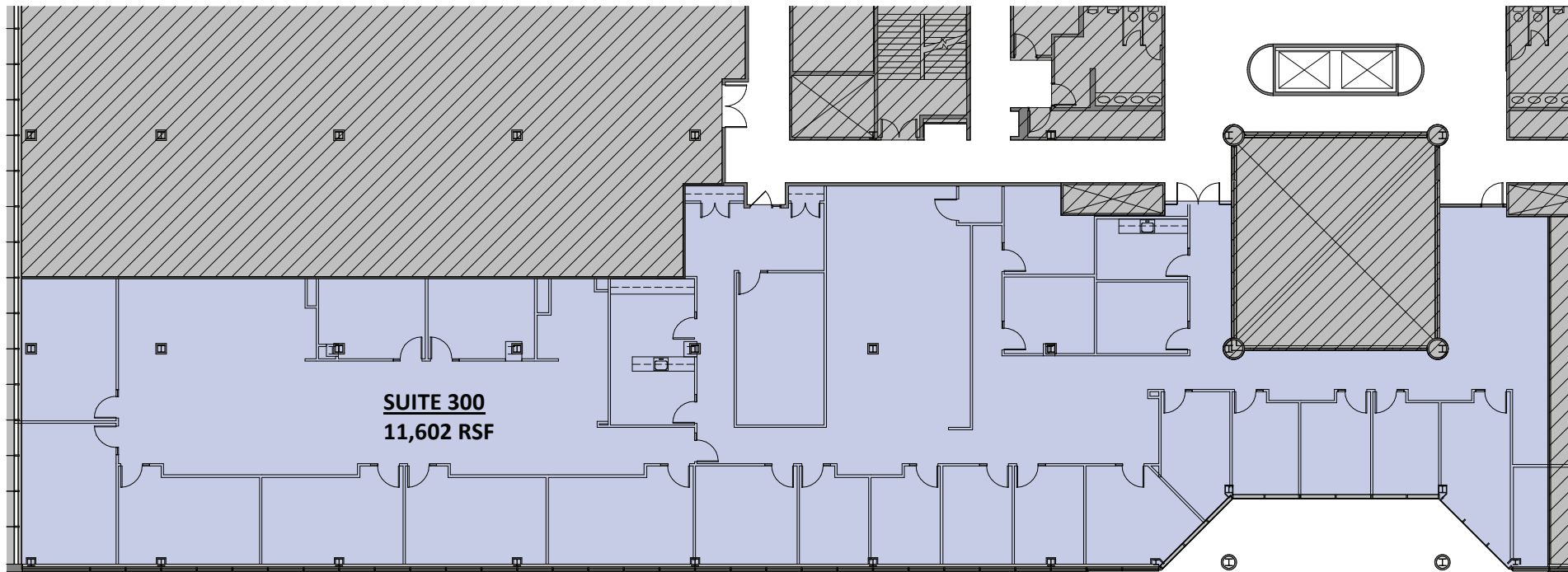


*Suites 300 and 303 can be combined to 20,584 RSF
Suite 301 can be combined with adjacent 1,634 space to 7,407 RSF*

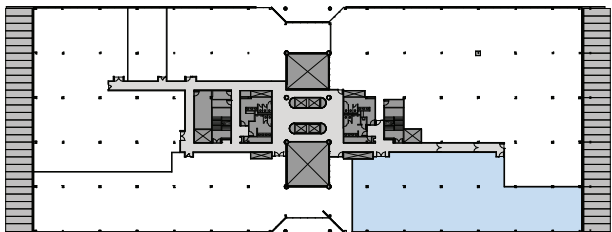
Floor Plan \ Suite 300



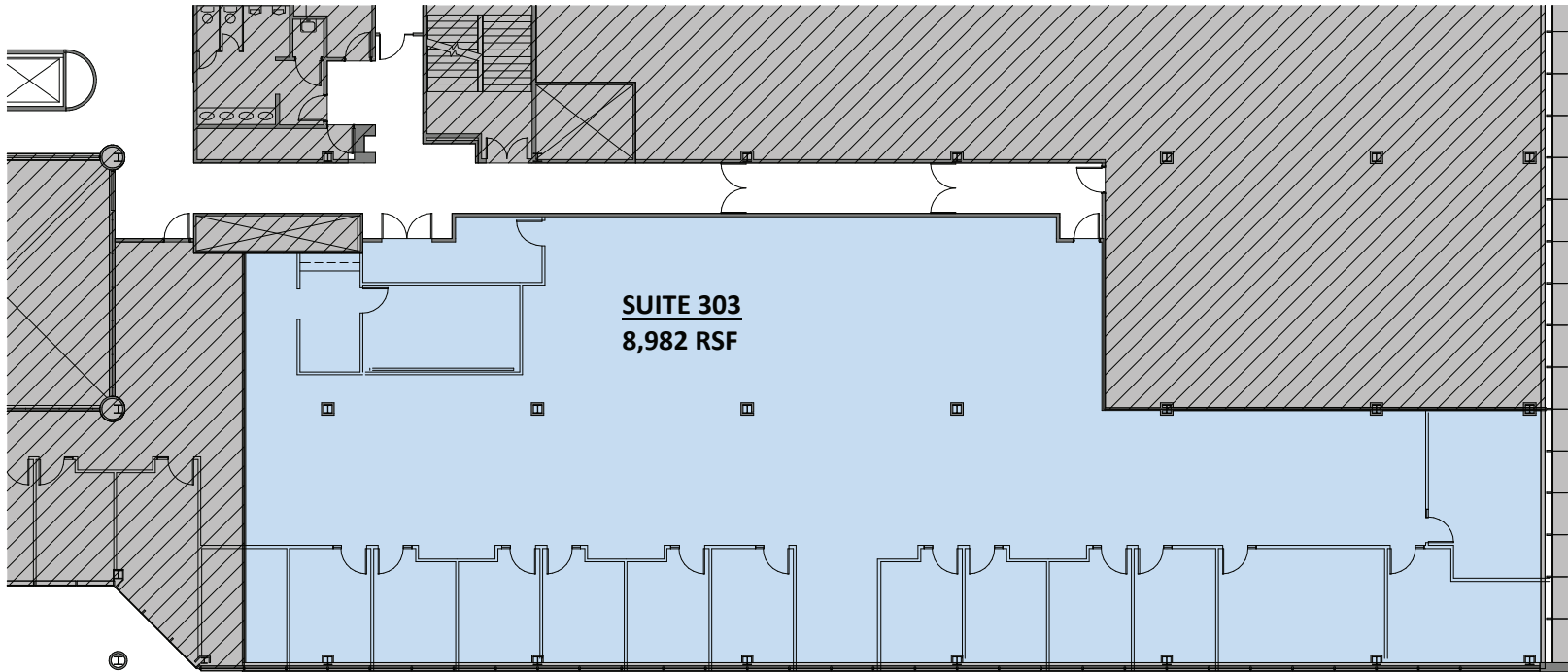
KEY PLAN



Floor Plan \ Suite 303



KEY PLAN



SUITE 303
8,982 RSF

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

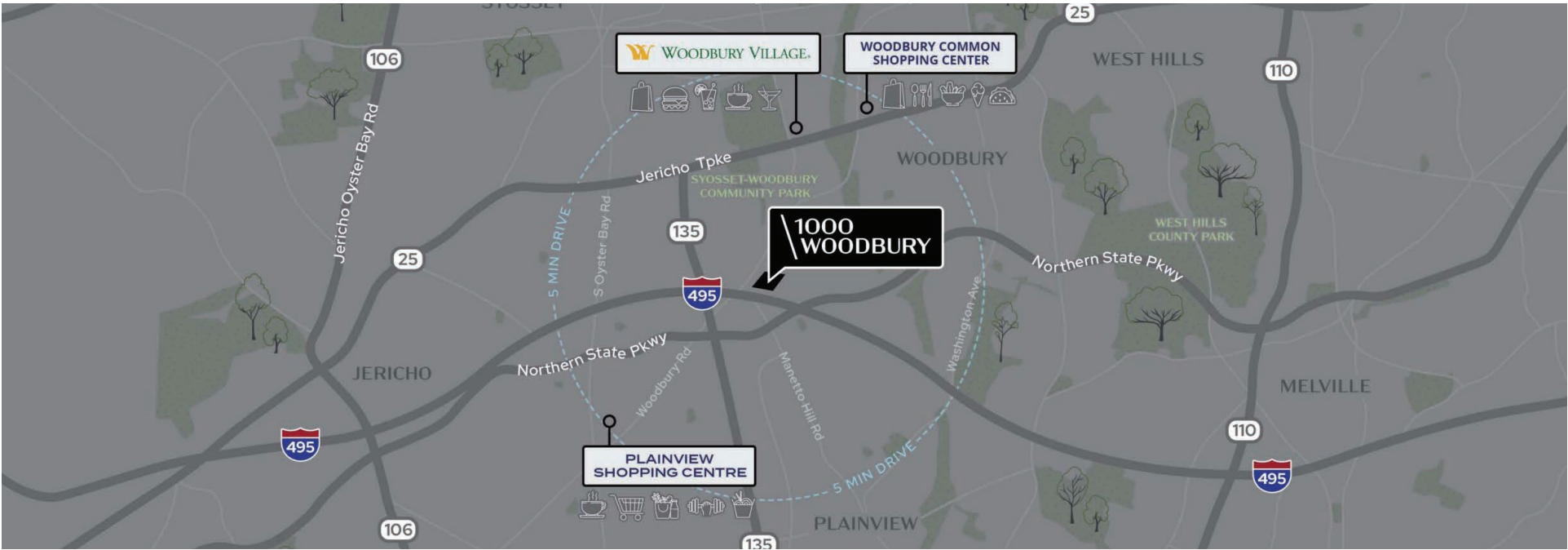
1000 WOODBURY

STAR GROUP	
MMP&S	PURULATOR
PERLSON	WORLD INSURANCE
XAVIER UNIVERSITY	CONTINUITY CENTERS
FBEH CPA	

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TKF Burnside
PROPERTIES

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





1000 WOODBURY

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REAL ESTATE PARTNERS

NEWMARK

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