



AUCTION

Thursday, August 2 (New Date)

Class A Office Building

1535 Richmond Avenue, Staten Island, NY 10314

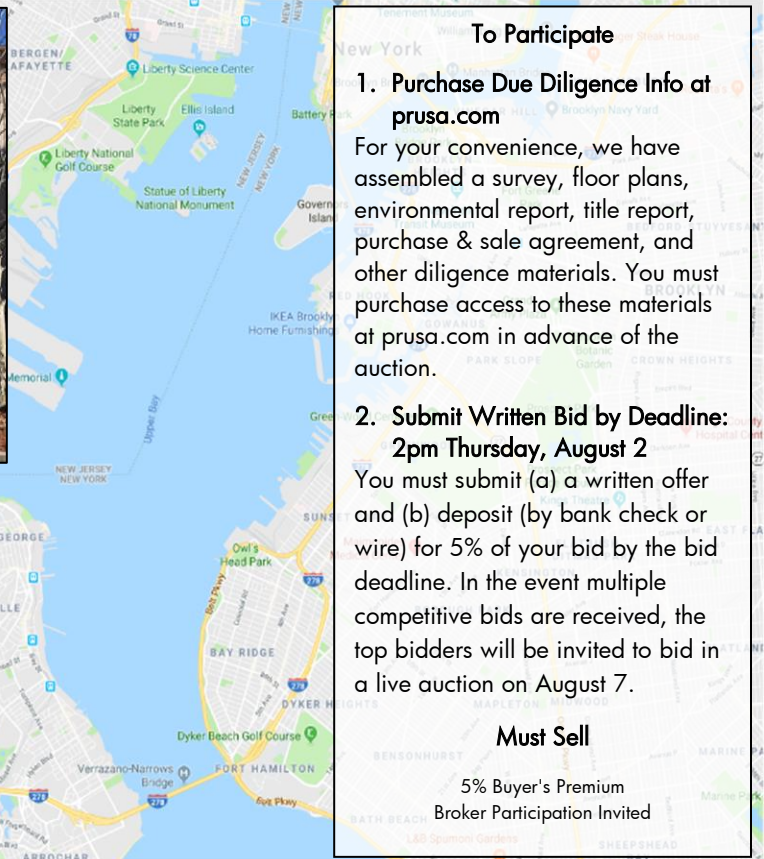
Property Highlights

- Class A office building. Delivered vacant. Past tenant (Santander Bank) paid \$960,000/year rent, triple-net (NNN).
- Located on heavily-trafficked Richmond Avenue near intersection of Morani Street and along one of Staten Island's busiest retail corridors, offering immediate access to I-278 and Route 440, just 20 minutes from Brooklyn and 15 minutes from New Jersey.
- Building features cast-in-place reinforced concrete foundation (100 lbs. psf load); 3" thick granite with insulated gold dust glass on exterior; thermally broken aluminum and insulated glass windows and doors; 2 separately enclosed stairwells; 2 hydraulic passenger elevators; and building-wide Culligan drinking water purification system.
- Certificate of Occupancy permits 454 occupants.

Property Information

Block/Lot	1548/100
Zoning	C1-2/R3-2
Lot Dimensions	130'9" x 292'3" (Irr.)
Lot Area	55,544 sq ft (Approx.)
Built	2002
Stories	3 Floors of Office Space (including cellar)
Building Dimensions	120'3" x 110'11"
Building Size	39,896 sq ft (Approx.)
Floor Plates	13,200 sf/floor (Approx.)
FAR	1.0
Parking Spaces	89 (4 disabilities compliant)

Previous Rent \$960k/Year NNN • NAME YOUR PRICE!

To Participate

- 1. Purchase Due Diligence Info at prusa.com**
For your convenience, we have assembled a survey, floor plans, environmental report, title report, purchase & sale agreement, and other diligence materials. You must purchase access to these materials at prusa.com in advance of the auction.
- 2. Submit Written Bid by Deadline: 2pm Thursday, August 2**
You must submit (a) a written offer and (b) deposit (by bank check or wire) for 5% of your bid by the bid deadline. In the event multiple competitive bids are received, the top bidders will be invited to bid in a live auction on August 7.

Must Sell
5% Buyer's Premium
Broker Participation Invited

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