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HFF brokers sale of 141,000 s/f office complex

May 01, 2018 - Long Island



Jose Cruz, HFF

Rockville Centre, NY Holliday Fenoglio Fowler, L.P. (HFF) has completed the sale of 100 Merrick Rd., a 141,000 s/f, two-building office complex. The HFF team represented the seller, a NY investment advisory firm and procured the buyer, Valley East Management, LLC. The team representing the seller included senior managing director Jose Cruz, managing directors Kevin O’Hearn and Jeffrey Julien and senior directors Stephen Simonelli and Michael Oliver.

100 Merrick Rd. is the largest office complex in the downtown area and within walking distance of the LIRR Rockville Center train station. It also has easy access to main thoroughfares, including Sunrise Highway, Southern State Parkway, the Belt Parkway and the Meadowbrook Parkway. 100 Merrick Road is 93 percent leased to a variety of tenants in the legal services, medical/healthcare and accounting industries. The most notable tenant is Northwell Health, which recently leased a portion of the first floor in the east building. The five-story property includes an on-site café, tenant storage and on-site parking.

“This successful transaction demonstrated the continued demand for suburban office product that has a competitive advantage within it’s submarket and provides a strong and dependable yield,” said O’Hearn.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540