



## **Swig Equities, LLC completes \$1.5 million in capital improvements at 825 East Gate Blvd., Garden City**

January 12, 2015 - Long Island

According to Kent Swig, president of Swig Equities, LLC, \$1.5 million in capital improvements have been completed at 825 East Gate Blvd.

"We are proud to reintroduce this property to the L.I. community and future tenants," said Swig. "We know this is a highly desirable location for corporate and general office occupancy and look forward to welcoming our new tenants."

Over the past year, Swig Equities took over management of this 80,000 rentable s/f property and oversaw more than \$1.5 million in comprehensive building wide renovations and improvements which included: renovated lobby and entrance canopy; renovated elevators and mechanicals; upgraded electrical service; backup dual fuel generator insuring uninterrupted power to all tenants; upgraded HVAC systems; new roof; new security and fire/life safety systems; upgraded emergency generator; new outdoor lighting; new signage; new tenant corridors; upgraded bathrooms; and a resurfaced parking area.

"We have essentially created a new 21st century commercial building to serve Long Island's growing needs as a corporate center. The improvements that we have managed over the past year clearly have made 825 East Gate into a class A commercial property," said Jonathan Dean, senior vice president, Swig Equities.

Amenities of the property, in addition to the capital upgrades, include: a caf  /restaurant on the ground floor; glass elevators overlooking lobby atrium; on-site building manager; walking distance to Hyatt Place Hotel and East Gate Shopping Center; direct access to Meadowbrook Parkway and Roosevelt Field.

"We look forward to actively leasing this property in the coming months and are extremely encouraged by the very positive response that we have had to date from the Long Island brokerage community," said David Sargoy, director, Brown Harris Stevens, exclusive leasing agent.

Current tenants include a number of law firms, a security consulting company, and an insurance brokerage firm among others. Availabilities range in size from 1,000 to 7,800 rentable s/f.

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