



GHP reveals \$6 million capital program underway at the 220,000 s/f Northern Westchester Executive Park

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GHP Office Realty, LLC, a major owner of office, flex and retail properties in the tri-state region, revealed an extensive \$6 million capital program is underway. The 26-acre campus, now known as the Northern Westchester Executive Park, is a 220,000 s/f property consisting of 2649 Strang Blvd., a 68,000 s/f, three-story medical office building. 2651 Strang Blvd. is a one-story 150,000 s/f technology/medical/laboratory/call center building, which also houses Mercy College's Yorktown Campus.

The renovation work at 2649 Strang Blvd. has commenced and will include a new state-of-the-art fitness center for tenants of the Park as well as a café. The newly renovated common areas, which boasts a beautiful three-story atrium, will have new wood flooring, carpeting, wall paper, paint, and updated stairways.

and railings and new elevator lobby areas. There will be new signage throughout the Park. 2649 Strang's current tenant roster contains some of the highest quality healthcare providers such as ENT & Allergy Associates, Hudson Valley Hematology, North Shore-Long Island JHS, Northern Westchester County Dental, Hudson Valley Oral Surgery and Dialysis Clinic, Inc. Vacant suites have been renovated and there are currently availabilities of 1,000 square feet up to 12,000 square feet. Renovations have also commenced at 2651 Strang Boulevard, a one-story flex type building, which is also home to Mercy College's Yorktown campus, including demolition of 100,000 square feet of flex, office, medical, lab, technology and call center space with a very low loss factor. New windows and a state-of-the-art heating and ventilating system are being installed, earning the building an EngeryStar rating. Utility costs to tenants will be drastically reduced and approximately 30% lower than other similar buildings in the market. Also available for tenants of 2651 Strang will be monument signage, exclusive entrances and awning branding. There is currently 5,000 square feet up to 100,000 square available for lease.

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