



## **Fisher of Feil Org. leases 6,600 s/f to Tiny Treasures**

April 14, 2015 - Long Island

Tiny Treasures Child Care has signed a lease for 6,600 s/f at Sunrise Business Center, according to The Feil Organization, the building's owner and manager. This is the first commercial location for Tiny Treasures Child Care, which is slated to open this April.

Robert Fisher, director of commercial leasing, represented The Feil Org. in-house, with Brian Palumbo and Michele Frankel providing legal counsel. Source One Commercial Real Estate Services, Inc. represented Tiny Treasures Child Care and Ernest Maler, Jr., Esq. provided legal counsel.

"The combination of a ground floor location, outdoor space, and a large density of potential clients in the building made Sunrise Business Center the ideal location for our child-care facility," said Jennifer D'Ambrosio, director and owner of Tiny Treasures. The facility will feature fenced-in, outdoor play areas for infants, waddlers, toddlers and preschoolers, as well as a private nursing room, home-style furnishings, and an enhanced security system. All staff are certified in infant/child CPR and first aid.

"We are pleased to offer another valuable amenity to our tenants at Sunrise Business Center and we hope that the convenience of an on-site child-care center will help attract new tenants as well," said Fisher.

Sunrise Business Center is located at 3500 Sunrise Hwy., a hamlet in the Town of Islip in Suffolk County. The center is situated 65 minutes from Manhattan and 5 minutes from MacArthur Airport. It provides efficient north-south access via Veteran's Memorial Highway and is in close proximity to the Sagtikos Parkway, the Southern State Parkway, and the Long Island Expressway (I-495). Long Island Rail Road's Great River Station is at the site.

Located on a 40-acre, campus-like setting, Sunrise Business Center was acquired by The Feil Organization in 2012. It is comprised of four buildings: three large interconnected two-story buildings and one smaller single-level freestanding building. The four buildings total 389,490 s/f. Other tenants at Sunrise Business Center include Saint Joseph's College, Netsmart Technologies, Inc., National Response Corporation, Essential Freight Systems, University Support Services, LLC, and Verizon Communications Inc.

Sunrise Business Center is equipped with CCTV, securely monitored by guards, and has 24/7 card access to all building entries. Tiny Treasures Child Care uses biometric sign-in and sign-out and coded door locks for additional security.