



Weiss of T. Weiss Realty offers solutions to NYC businesses

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Craig Weiss

Melville, NY With businesses re-opening after a months-long COVID-19 hiatus, a local office landlord is offering solutions to New York City businesses whose employees may fear commuting and riding elevators in the city's skyscrapers.

"Despite the re-opening of New York City, there remains pandemic-fueled anxiety about public transportation and dense urban offices," said Craig Weiss, president of T. Weiss Realty Corp., a family-owned developer, landlord and manager of commercial real estate. "We offer office space, furnished or unfurnished, on both a long-term or short-term basis, to businesses grappling with the question of bringing workers back to Manhattan."

He said, "Opening a satellite office on Long Island can provide a New York City business with enough space to let workers spread out and avoid commuting into the city and crowding into elevators."

T. Weiss Realty owns four class-A office buildings in the area and operates TOTUS Business Centers, which offers private and virtual offices for short or long-term use by small businesses, or as satellite offices for larger companies for short terms.

In addition to being close to employee's homes, rents for traditional offices on Long Island are considerably less expensive than comparable New York City space. At the end of the first quarter of 2020, rent for class A offices in buildings in prime locations with many amenities averaged \$31.71 per s/f on Long Island, compared with an average rent in Manhattan of \$92.41 per s/f, according to JLL.

"Employees working in offices on Long Island don't have to endure long elevator rides or waits. Our buildings are no taller than four floors," said Weiss, noting that "even with protocols to reduce office densities being taken in urban, high rise office buildings, there is still higher density as compared to suburban office buildings."

For businesses seeking short-term solutions, TOTUS offers offices in class-A buildings for commitments of one year or less. TOTUS provides furnished individual offices with closeable doors

rather than “hot desking” solutions offering clients their own office environment.

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