



Island Associates broker five leases totaling 11,373 s/f

October 05, 2021 - Long Island

Smithtown, NY Island Associates negotiated the following transactions:

181 Freeman Avenue - Islip, NY

Island Associates negotiated a lease agreement with Iglesia Cristo Te Ama Church for 3,930 s/f at 181 Freeman Ave., Islip. The landlord was represented by Island Associates, while the tenant was represented by Brown Harris Stevens Commercial Real Estate. This long-term lease included obtaining public assembly permits and a buildout to meet the tenant's needs. Iglesia Cristo Te Ama is joining Golds Gym and Dance Connection at this 80,000 s/f building.

490 Wheeler Road - Hauppauge, NY

Island Associates leased 2,000 s/f of office space located at 490 Wheeler Rd., Hauppauge, to Practice Provider Corp. for their medical billing and medical practice support business. Both landlord and tenant were represented by Roger Delisle of Island Associates. The long-term lease included a full build-out and the tenant took occupancy September 1st.

Island Associates negotiated a lease extension for 2,600 s/f of office space located at 490 Wheeler Rd., Hauppauge, occupied by Magii Inc. for their personal finance business. Both landlord and tenant were represented by Delisle. The long-term lease extension includes a partial upgrade to the space and secures Magii will continue to be a successful long term tenant of the building.

Lawrence Densen and Christopher Mayor closed a lease between, 420 Wantagh Ave. Associates. and PNJ Acai Bowls Inc. (SoBol). Founded in 2014, SoBol is a cafe that specializes in acai bowls, green bowls, fruit smoothies & beyond, created on the belief that eating healthier alternatives should

never be a chore. With this 10-year lease, SoBol's is joining McDonalds, King Kullen, Golds Gym, Duncan Brands, Taco Bell, 7-11 and other tenants, currently clients of Island Associates .

Island Associates negotiated a lease extension with Subway Restaurant for their 1,250 s/f at the BrentCity Shopping Center. Both landlord and tenant were represented by Island Associates. Subway is co-tenants with a large group of tenants at the 150,000 s/f shopping center which includes Gala Supermarket, Popeye's Chicken, Checkers Hamburger, Suffolk County Health Center and over a dozen other tenants. Subway has operated at BrentCity for over 20 years and will be doing a remodel of the entire interior of the store.

Island Associates negotiated a lease agreement with Achille Apparel Inc. for 1,563 sq/ft at the Dolphin Plaza Shopping Center in Miami Gardens, Fla. Both landlord and tenant were represented by Delisle. Achille Apparel is joining a large group of tenants at the 98,000 s/f shopping center which includes Winn Dixie Supermarket, Planet Fitness, Foot Locker, Ashley Stewart Womens Clothing, Little Caesars Pizza, and over a dozen other tenants. Achille Apparel Inc. sells mens clothing and opened to the public in September 2021.

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