



## **Feil Org. and JLL complete 13,233 s/f lease to DAY-OP Center**

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Woodbury, NY Minor out-patient surgical procedures will soon become much more convenient for Nassau County residents, as the DAY-OP Center of Long Island Inc. has just signed a lease for the entire building located at 225 Froehlich Farm Blvd., according to The Feil Organization, the building's owner and manager.

DAY-OP Center will occupy 13,233 s/f at the single-story, freestanding building and will be building an Article 28 surgery center at this location. Designed by New York state law to facilitate patient access to primary care services in long-term care facilities and nursing homes, Article 28 centers are diagnostic and treatment centers and outpatient clinics of general hospitals that can provide off-site services to patients if certain criteria, including requiring a pre-existing clinical relationship between a patient and primary care professional or clinic providing these services are met.

The Feil Org. will be transforming the building with a full renovation which will include upgrading the exterior façade, site work and providing interior tenant improvements which will also include mechanical updates.

225 Froehlich Farm Blvd. is part of the six-building medical office portfolio, which The Feil Org. acquired in 2018. Totaling 192,916 s/f, the portfolio also includes 800 Woodbury Rd., 65 Froehlich Farm Blvd., 105 Froehlich Farm Blvd., 175 Froehlich Farm Blvd., and 99 Sunnyside Blvd.

"We are excited to bring DAY-OP Center of Long Island to our Woodbury medical office portfolio. Their presence and excellent reputation should have an immediate impact in the marketplace," said Timothy Parlante, director of leasing at The Feil Org., who represented the landlord in the lease. DAY-OP Center was represented by JLL's Eric Launer and Dawn Mirko.

The complex is located just off Interstate 495 (the Long Island Expressway) and the Northern State Parkway in the heart of a major office corridor in Nassau County. The portfolio is home to several medical practitioners of varying specialties and service companies, including Catholic Health Services, Hospice Care Network, NYU Grossman School of Medicine, ExamWorks Inc., and Premier Care Dental.

Located near four major hospitals (Northwell Health Plainview Hospital, Northwell Health Syosset Hospital, Nassau University Medical Center, and St. Joseph Hospital), 225 Froehlich Farm Blvd. is close to hotels, restaurants and retail. It is also less than 10 minutes from the Cold Spring Harbor and Syosset stations of the Long Island Railroad, and close to Long Island MacArthur, John F.

Kennedy International, and LaGuardia Airports.

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