



## **Valanzano and D'Orazio of Colliers lease 1,526 s/f**

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Patchogue, NY Colliers has arranged a lease for Affiliated Agency Insurance in the New Village at Patchogue, a mixed-use development. Colliers senior managing directors Maria Valanzano and Steven D'Orazio represented both the tenant and landlord, TRITEC Real Estate Co.

Established in 1997, Affiliated Agency Inc. delivers quality insurance solutions to individuals across New York. Specializing in business, home and auto coverage, the company's experienced team of insurance professionals are committed to ensuring customers and their loved ones are protected. Affiliated Agency Inc. will be moving from its current Patchogue location at 475 East Main St. to the New Village development.

Affiliated Agency Inc. has leased 1,526 s/f at 1 Village Green Way.

within New Village, which offers 300 apartments, 45,000 s/f of retail and 17,000 s/f of office space. Completed in 2014, the New Village at Patchogue has embraced and enhanced the existing historic Main St. The development has helped to create a new sense of place for Patchogue, hosting community events while also reactivating the local retail sector.

"Patchogue is a modern community bursting with rich history, where local culture meets metropolitan lifestyle," said Chris Kelly, vice president of marketing at TRITEC. "The transformative New Village project has helped Patchogue continue to move forward and we're proud to highlight that existing retail space in downtown Patchogue is 95% leased, compared to a vacancy rate of 50% before the development. This rapidly-growing community and the great setting of New Village provides an excellent spot for Affiliated Agency's new location."

"New Village has enhanced the local neighborhood and its convenient locations means you'll never need to search far for a new restaurant or something to do," said Christine Johnson from Bozzuto, the award-winning property manager of the apartments at New Village at Patchogue. "The residences at New Village also offer spacious apartments with sleek contemporary designs as well as modern shared facilities such as cozy club-rooms and courtyards with outdoor fire pits. The New Village has genuinely become a part of the community where residents, tenants and community members all congregate."

Located at Patchogue's famous Four Corners, the New Village is near Zagat-rated restaurants, historic theaters and music venues. The village of Patchogue overall is booming with several new shops and restaurants that have both visitors and locals flocking to the revitalized town. In 2019,

Patchogue was added to the national list of Great Neighborhoods by the American Planning Association.

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