



CBRE arranges 74,679 s/f long-term lease for FAA at 1 Old Country Road

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Carle Place, NY CBRE completed a 74,679 s/f office lease for the Federal Aviation Administration (FAA) at 1 Old Country Rd. The 309,000 s/f property owned by DBD Realty Group was redesigned to offer a modern workplace that meets high tenant health and wellness standards. The FAA will relocate its administrative headquarters from One Aviation Plaza in Jamaica, and will occupy one and a half floors of 1 Old Country Rd.

The CBRE team of Vincent LaManna, Richard Freel, Maria Kobe and Ralph Guiffre represented the FAA and negotiated the long-term lease in direct negotiations with building ownership.

“We were tasked with finding new space for one of the region’s most important federal agencies with a strict mandate to reduce costs while also remaining in close proximity to JFK and LaGuardia airports,” said LaManna.

After a three-year search period, multiple market surveys, site offerings and evolving circumstances due to the pandemic, CBRE identified several locations that would compete for the FAA’s tenancy, leading to the eventual lease award at 1 Old Country Rd.

The recently renovated property has a new HVAC and building management system, a recent modernization of the elevator system, updates to the lobby and common area spaces (including touchless ADA bathrooms), conference center, landscaped courtyard, café and a multi-million-dollar parking garage rehabilitation that met the high parking ratio, security, and EV charging capability requirements of the FAA.

More importantly, the property was specifically redesigned to provide the safest and healthiest workspace possible through heat sensing/thermal cameras in the lobby to monitor the temperature of all individuals entering the building, regular electrostatic cleanings to disinfect all common areas and a planned installation of UV lighting in the HVAC ductwork that will purify the building's air. The property is registered with the U.S. Green Building Council and is currently undergoing LEED certification. 1 Old Country Rd. will soon be completely modernized with "Green" upgrades such as higher efficiency systems, increased daylighting, solar power, new windows with less solar heat gain/loss, EV charging stations, reduction in hardscape, and elimination of volatile organic compounds usage.

Employees can enjoy access to nearby dining and retail amenities as the building is situated near the Roosevelt Field Mall. The immediate area also provides for dining options such as the Capital Grill, Starbucks, Ben's Kosher Delicatessen, Vincent's Clam Bar, Grand Lux Cafe, Bagel Boss Café, Tropical Smoothie Café, Panera Bread, Red Lobster, Ruth Chris's Steak House, and more.

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