



## **Philips International begins renovation on 45,330 s/f office condos.**

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Philips International, a leading New York City-based real estate investment, development and management company with a national portfolio of diversified assets, has begun a comprehensive, multi-million dollar conversion/capital improvement program to create 99 Office Condominiums at 99 West Hawthorne Ave. Additionally, the CBRE team of Kelly Koukou and Mark Greenspan will market the property to prospective condominium buyers. Mark Stumer of Mojo Stumer Associates is the architect.

When renovations are completed for this condominium conversion, 99 Office Condominiums will be a 45,330 s/f, seven-story building boasting a dramatic new lobby and common area, and for sale office condominium suites ranging from 1,000 s/f to full floors of 7,486 s/f.

"99 Office Condominiums is one of the select few buildings in Long Island where professionals or companies can purchase office condominiums that allow them to completely control their own space," said Michael Pilevsky, managing director of Philips International.

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