



FEIL OFFICE PORTFOLIO

SUNRISE BUSINESS CENTER



Sunrise Business Center is ideally located on Sunrise Highway in Great River, a hamlet in the Town of Islip in Suffolk County.

The 389,490 square foot complex is comprised of four buildings: three large interconnected two-story buildings and one smaller single-level freestanding building. SBC features desirable amenities that include substantial parking availability; a 181-seat, full-service café; an 11,428 square foot state-of-the-art digital conference facility; and an enhanced security system for tenant safety. SBC's unique campus-style environment makes it a coveted office location for tenants throughout Long Island and features a diverse mix of tenants that includes Verizon, Suffolk County Health Department, USS-St. George's University, Netsmart Technologies, and St. Joseph's College.

The exceptional location provides efficient east-west access via Sunrise Highway and the Southern State Parkway, and north-south access via Veterans Memorial Highway. SBC is also in close proximity to the Sagtikos Parkway and the Long Island Expressway (I-495). The Great River Long Island Railroad station is within walking distance and just over an hour train ride from Manhattan. MacArthur Airport is also nearby (7 miles) providing regional air service.

Picturesque central Suffolk County is one of Long Island's most desired office locations offering a growing and abundant, well-educated population. 500,000 people reside within a 10 miles radius and the County population is expected to be four times Nassau County's by 2016.



GREAT RIVER
SUFFOLK COUNTY
LONG ISLAND



THE FEIL ORGANIZATION

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