

FEIL OFFICE PORTFOLIO

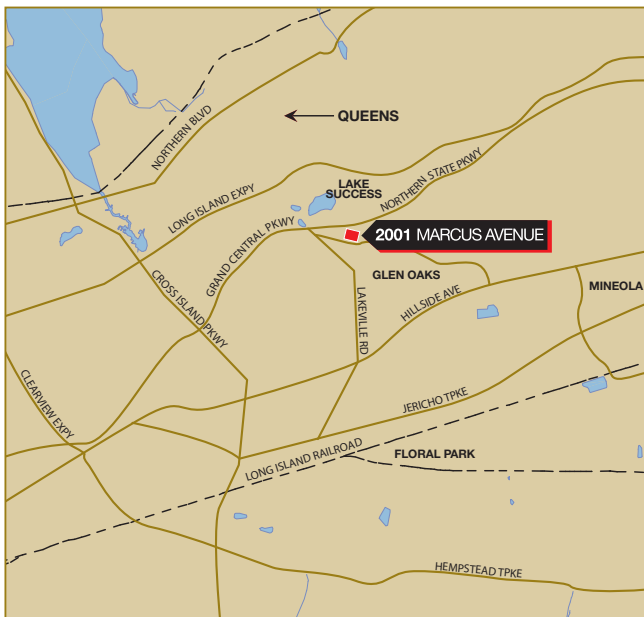
2001 MARCUS AVENUE



2001 Marcus Avenue is strategically located in Lake Success, New York, one of Long Island's most stable office markets. Just 15 minutes from Midtown Manhattan, this 214,000 square foot building is situated in a centralized and vibrant commercial real estate corridor of Long Island bordering both Nassau and Queens Counties. 2001 Marcus Avenue is a mere 15-minute drive to both LaGuardia and Kennedy Airports and is also in very close proximity to many major roadways intersecting the area such as the Long Island Expressway (I-495), the Cross Island Parkway, and the Northern State Parkway. Several Long Island railroad commuter stations are a short drive away providing access to many Long Island destinations and New York City.

This 3-story modern and exceptionally equipped building was built in 1978. Amenities include covered parking and a ground floor atrium styled café. Recent renovations included an extensive lobby upgrade, installation of a state-of-the-art energy management system, modernization of elevators, new roof, fire alarm upgrade and garage rehabilitation. Many medical and professional service tenants maintain space within the building.

2001 Marcus Avenue is an exceptional property with modern conveniences, a superior location, and beautiful outdoor landscaping. Current tenants include Quest Diagnostics, Labcorp, and AT&T Wireless.



LAKE SUCCESS
NASSAU COUNTY
LONG ISLAND



THE FEIL ORGANIZATION

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