

WOODBURY MEDICAL AND PROFESSIONAL OFFICE BUILDINGS

65, 105, 175, 225 FROEHLICH FARM ROAD, 800 WOODBURY ROAD, 99 SUNNYSIDE BOULEVARD

BUILDING FACT SHEET



GENERAL DESCRIPTION

- Owner: Froehlich Associates LLC
- Years Completed: 1978-1987
- Year Renovated: 2024
- Total Rentable Area: 196,430 RSF
- Parking: 4/1,000 SF parking ratio

AREA AMENITIES

- Location: At the Cross section of Woodbury Rd and Sunnyside Blvd. with frontage on Froehlich Farm Blvd. Located directly off exit 46 of the Long Island Expressway; and exit 38 of the Northern State Parkway

HEATING, VENTILATION & AIR CONDITIONING

- Air Conditioning: Packaged units
- Hours of Operation: Monday-Friday 8am-6pm; Saturday 9am-1pm. Tenants have access 24/7

CONSTRUCTION DETAILS

- Number of Floors: 5 single story buildings and one two story building (99 Sunnyside Blvd.)
- Typical floor size: Ranging from 14,000-60,000 RSF
- Typical Slab Height: 10'5" - 12'0"

ORIGINAL DESIGN & CONSTRUCTION

- Frame: Steel
- Exterior Finish: Metal-framed curtain wall system, consisting of tinted glazing and spandrel panels, brick veneer

ELECTRICITY

- General:
 - 65, 105, 175 Froehlich Farm Blvd & 800 Woodbury Rd - 480V; 1200 Amps.
 - 225 Froehlich Farm Blvd - 120/208V; 1200 Amps
- Electric Closets: All buildings have a main electrical closet
- Distributions: Most tenants are direct metered

ADA COMPLIANCE

Building entrances, lobbies, elevators, and restrooms are all ADA compliant

TELECOMMUNICATIONS

Telephone and internet services are available through various providers (Verizon, Optimum) servicing the building

FIRE SAFETY

Buildings are fully equipped with horn strobe fire alarm systems

PASSENGER ELEVATORS

- Number: 1 (99 Sunnyside Blvd)

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