

YORK FACTORY AT MANHASSET

1440 NORTHERN BOULEVARD
MANHASSET, NY



YORK FACTORY

THE FUTURE OF WORK IS HERE

CBRE



THE VISION

Both enterprises and employees require spaces that meet their needs today and allow for future evolution.

York Factory is created for enterprises seeking a solution for the modern workforce.

Our highly amenitized and inspiring workspaces are designed to optimize health, happiness and productivity.



THE OFFICE, REIMAGINED



York Factory's turnkey designs are built to maximize productivity, empowering employees to choose how and where they work best.

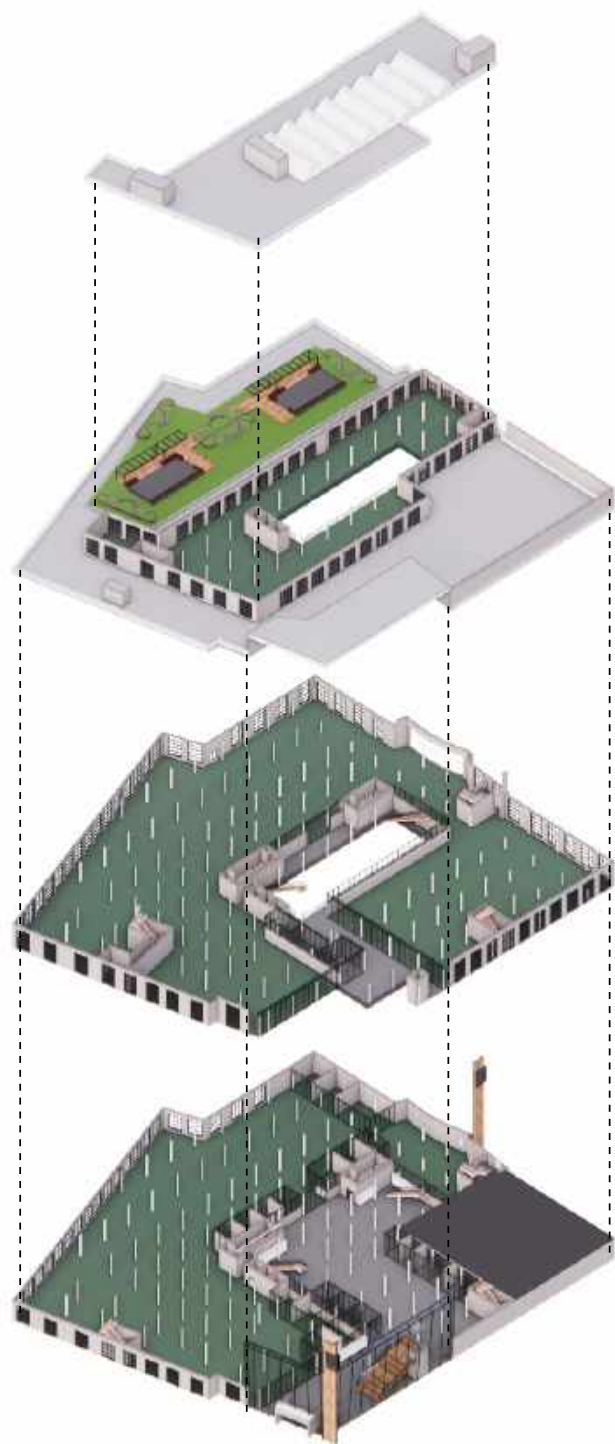


ROOF

THIRD FLOOR

SECOND FLOOR

GROUND FLOOR



SPECIFICATIONS

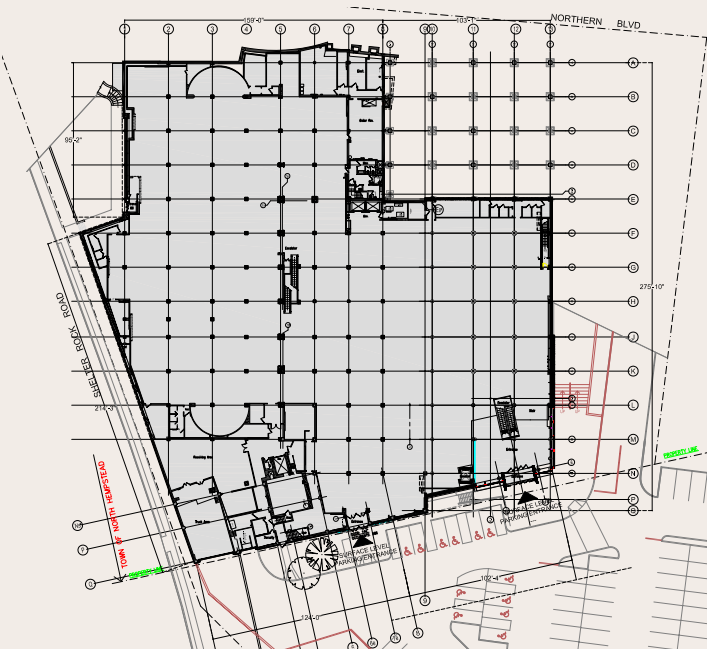
PROPERTY INFORMATION

Address	1440 NORTHERN BOULEVARD
City	MANHASSET, NY
Site Square Footage	161,726 SF
Floors	Three
Redevelopment Strategy	Adaptive reuse of former Lord & Taylor store
Planned Base Building Improvements	• Windows to be added • Addition of central atrium and sky lights • Installation of spacious internal staircase and circulation • New mechanical infrastructure and HVAC
Extensive Parking	570 parking spaces within ~500 feet of property entrances

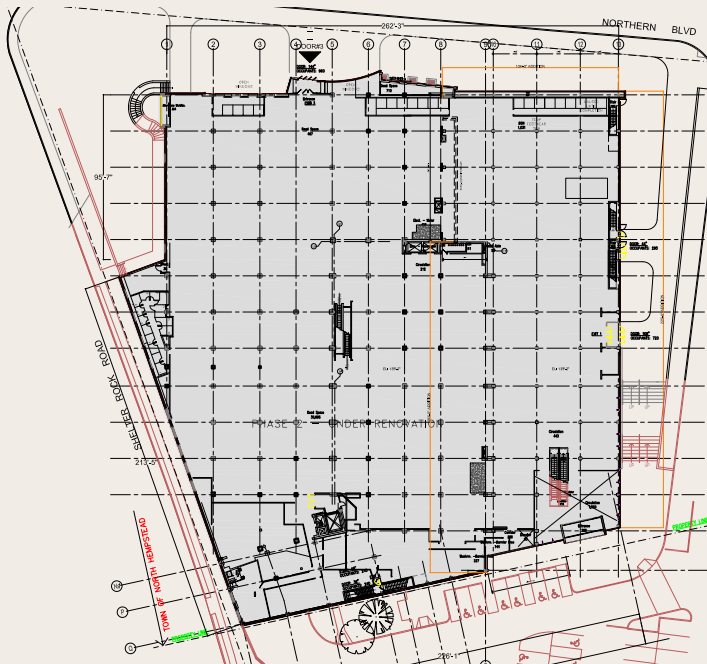
CORE & SHELL EXISTING CONDITIONS

- 65,000+ square feet floor plates
- Low-rise construction
- Ceiling heights over 11 feet
- Column spans over 30 feet
- New building systems to maximize employee health

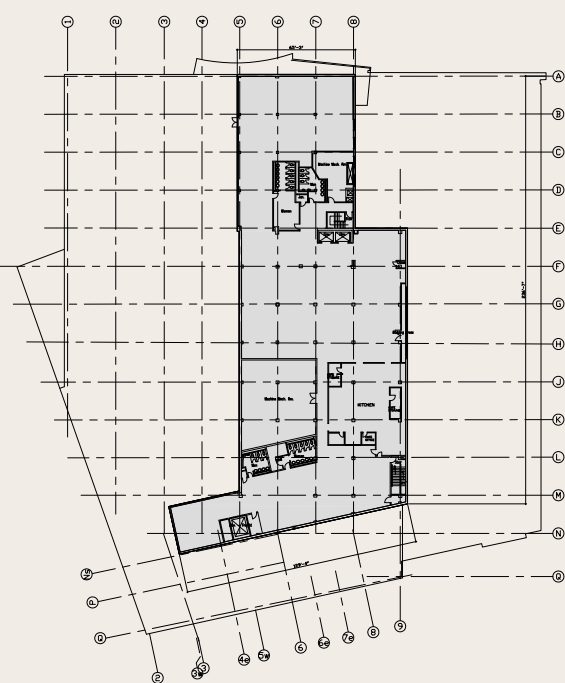
LEVEL 1 | 65,344 SF



LEVEL 2 | 74,675 SF

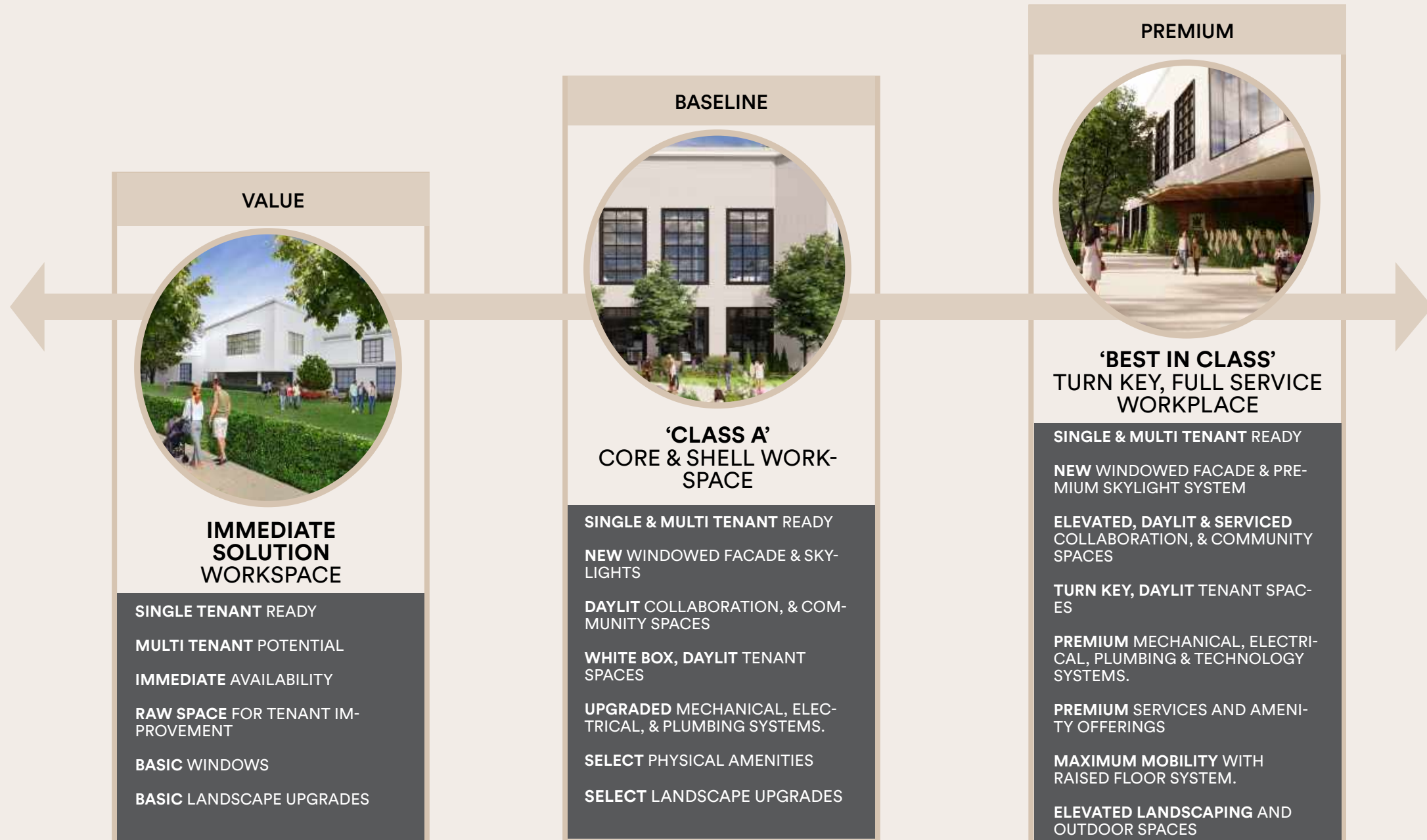


LEVEL 3 | 21,707 SF



DELIVERY SPECTRUM

York Factory will respond to end user needs & local market demands with a spectrum of offerings, ranging from “as-is” delivery to turnkey, premium workspaces with YF-operated services & amenities.



BUILT TO SUIT OPPORTUNITY

York Factory can provide varying levels of tenant fit out, amenities and services depending on local market demand and individual tenant preferences. Each site represents a potential bespoke opportunity for a tenant.



Aerial



Level 1



Level 2



Level 3



Creating a compelling office experience to bring employees together is more important than ever before.

York Factory will work with tenants to curate an exclusive amenities offering fit for their people.



AMENITIES

A prototypical York Factory may include:



WEEKLY EVENTS

Each York Factory location has a staff dedicated to planning events and programs for its members. This will include:

- Family Dinners
- Sports Teams
- Community Service Opportunities
- Happy Hours
- Lunch and Learns / Speaker Series
- Group Fitness Classes
- Classes and Trainings on topics such as mindfulness



CAFE

Cafe serving freshly roasted coffee, local beer & wine selections and health-conscious grab & go food



PHYSICAL & MENTAL WELLNESS CENTER

- Yoga & meditation studio
- Gym including weights & cardio machines, turf area for classes
- Locker Rooms: showers, saunas, changing rooms. Towel and toiletry service
- Small rooms for treatments (massage) or mental wellness sessions (coaching)



LIFE COACHING

One-on-one sessions to encourage high performance living among members.



MOBILE APP

A mobile application with the following capabilities:

- Building access
- Reserve a workspace (workstation, conference room, scrum room, quiet space, etc)
- Book an event
- Order from the cafe
- Order lunch to be delivered
- Order dry cleaning or groceries to be delivered
- Submit a service request (ex/ a light needs to be replaced)
- Chat with the concierge team
- Submit a service request



CHILD CARE

Opportunity to include full-time licensed child care programs



DOG CARE

Dog friendly work environments



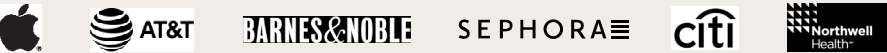
CONCIERGE & CONVENIENCE SERVICES

- Lunch and nearby restaurant food delivery
- Dry cleaning - drop off & delivery
- Grocery - drop off & delivery
- Organized rotating menu of conveniences such as IV, haircut, teeth whitening, shoe shining, etc.
- Traditional concierge services such as dinner reservations and ad hoc requests

A BUILT-IN AMENITIZED ENVIRONMENT

The site is directly connected to a stretch of Northern Boulevard commonly referred to as the Miracle Mile of Manhasset. York Factory Manhasset is within walking distance to a wealth of food & beverage, service retail, entertainment and wellness/fitness options.

SERVICES, RETAIL



Apple, King Kullen, Santander, Staples, Barnes & Noble, Santander, Citi, Northwell Health, Bank of America, Chase, Wells Fargo, FedEx, AT&T, Walgreens, Sephora, DSW Shoe Warehouse, Nordstrom Rack, Marshalls

FOOD & BEVERAGE



Starbucks, Whole Foods Market, Toku Modern Asian, Cipollini Pronto, TGI Fridays, Ihop, Dunkin Donuts, Benihana, Il Mulino, Limani, Landmark Diner



LOCATION

Manhasset is a prestigious northshore residential community located in Nassau County, Long Island. York Factory Manhasset represents an unparalleled opportunity for Class A workplace in an affluent, high-barrier-to-entry suburb of New York City. Located at the intersection of Northern Boulevard and Shelter Rock Road, the site is easily accessible from Route 495 and is walkable to the Manhasset LIRR train station. Less than 1 hour away from NYC via the LIRR, the site also provides easy access into the nearby city making this location prime for satellite office space.



TOTAL
POPULATION
3,558,406



DAYTIME
POPULATION
3,288,947



LABOR
FORCE
1,334,063



BACHELOR'S
DEGREE
21.4%



GRADUATE
DEGREE
15.2%



PROJECTED
POPULATION GROWTH
0.1%



MILLENIALS
AGE 21-34
24.2%



Demographics reflect the market's office trade area as determined by ESRI.

1440 NORTHERN BLVD.



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