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## **GHP OFFICE REALTY, LLC LEASES 41,675 SQUARE FEET AT THE NORTHERN WESTCHESTER EXECUTIVE PARK IN YORKTOWN HEIGHTS, NEW YORK**

### **White Plains, New York. May, 2017:**

GHP Office Realty, LLC, a major owner and manager of office, flex and retail properties in Westchester County is pleased to announce that it has leased 41,675 square feet of medical space to six different medical related tenants at both 2649 and 2651 Strang Boulevard, Yorktown Heights, NY. 2649 Strang Blvd is a Class "A" 66,000 square foot medical/office building and 2561 Strang Blvd is a 100,000 square foot flex, medical, office and technology building that are part of the 26 acre, 209,000 square foot Northern Westchester Executive Park (NWEPP).



Jamie Schwartz, executive vice president of GHP, represented NWEPP in all the transactions. He stated; "Since acquiring NWEPP (f/k/a the Taconic Corporate Park) a little over two years ago, we have invested millions of dollars in capital improvements to the building's systems and amenities as well as the common areas. Combined with GHP's innovative and proprietary marketing methods and tools, we have increased occupancy at NWEPP from 40% when we acquired the property to 85% with high credit tenants."

### The transactions were:

Northern Westchester Facility Project, LLC, leased 15,225 rentable square feet for 15 years on the ground floor at 2651 Strang Blvd for a state of the art, high end surgery center. The partners of the tenant include CareMount Medical, PC, the largest independent multispecialty medical group in New York State and is owned by Mt. Sinai Hospital, Merritt Healthcare Advisors, a leading provider of M&A consultative services for healthcare organizations across the country and individual physicians. Northern Westchester Facility Project, LLC was represented by Al Gutierrez and Ian Ceppos of Colliers International CT LLC.

ENT & Allergy Associates, LLP relocated from 5,338 rentable square feet on the second floor of 2649 Strang Blvd into 8,691 rentable square feet of state of the art medical and audiology space on the ground floor of 2651 Strang Blvd. Laurence London of Laurence London & Co, LLC represented ENT & Allergy Associates.

Northern Westchester County Dental, P.C., a dental spa providing family, cosmetic, orthodontics and specialty dental services, renewed its 6,300 rentable square foot lease on the third floor of 2649 Strang Blvd for 10 years.

New York Presbyterian Medical Group-Hudson Valley Hospital leased an additional 5,338 rentable square feet of medical space on the second floor of 2649 Strang Blvd for 10 years. This space is in addition to the administrative office space the hospital previously leased at the building. New York Presbyterian now occupies 25,000 square feet in the property.

Dialysis Clinic Inc., a leading dialysis provider that employs 5,000 people and serves over 15,000 patients within 28 states, leased 3,800 rentable square feet on the second floor of 2649 Strang Blvd to educate dialysis patients on how to perform dialysis at their home. This space is in addition to DCI's dialysis clinic on the first floor of the building.

David L. Lerner, DDS, P.C., a holistic dentistry practice, renewed its 2,321 rentable square feet on the second floor of 2649 Strang Blvd.

In addition to the new and renewing tenants above, NWEF is also the home to PCSB headquarters and Mercy College's Yorktown Heights campus.

2651 Strang Blvd has additional availabilities of approximately 5,000 rentable square feet up to a contiguous 26,000 rentable square feet where reasonable subdivisions will be considered. For additional information, contact Jamie Schwartz at (914) 641-4345 at [jschwartz@ghpoffice.com](mailto:jschwartz@ghpoffice.com).

GHP Office Realty was formed in 1999, and is headed by its principal owners Andrew Greenspan and James J. Houlihan. The company is a leader in the commercial real estate market in the New York metropolitan area specializing in the acquisition/sale, leasing and management of office, medical, retail, flex and industrial properties in the suburban markets of the tri-state area. The company currently owns and manages over 5 million square feet.