

ONE

NASSAU PLACE

1 NASSAU PLACE | STATEN ISLAND, NEW YORK

331,700 SF FOR LEASE

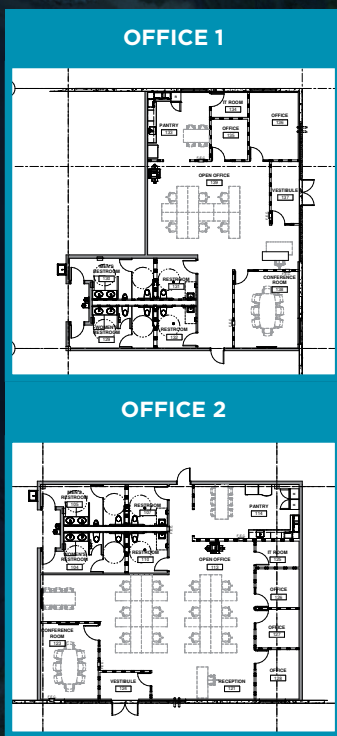
DIVISIBLE | READY FOR OCCUPANCY

OUTBRIDGE CROSSING
MINUTES TO NJ



WWW.ONENASSAUSI.COM





SITE PLAN

Available SF	331,700 SF
Office Size	±4,500 SF
Loading	60 Loading Docks 2 Drive-Ins
Parking	174 Car Spaces
Column Spacing	56' X 50'
Clear Height	36' Clear
Sprinkler	ESFR



1 Block to Arthur Kill station
for commuters from NYC



**NYC Industrial & Commercial
Abatement Program (ICAP)**



**NYC Relocation & Employment
Assistance Program (REAP)**

Provides a 12-year tax credit (refundable in the first 5 years) of \$3,000 per job per year for each job relocated to Staten Island.



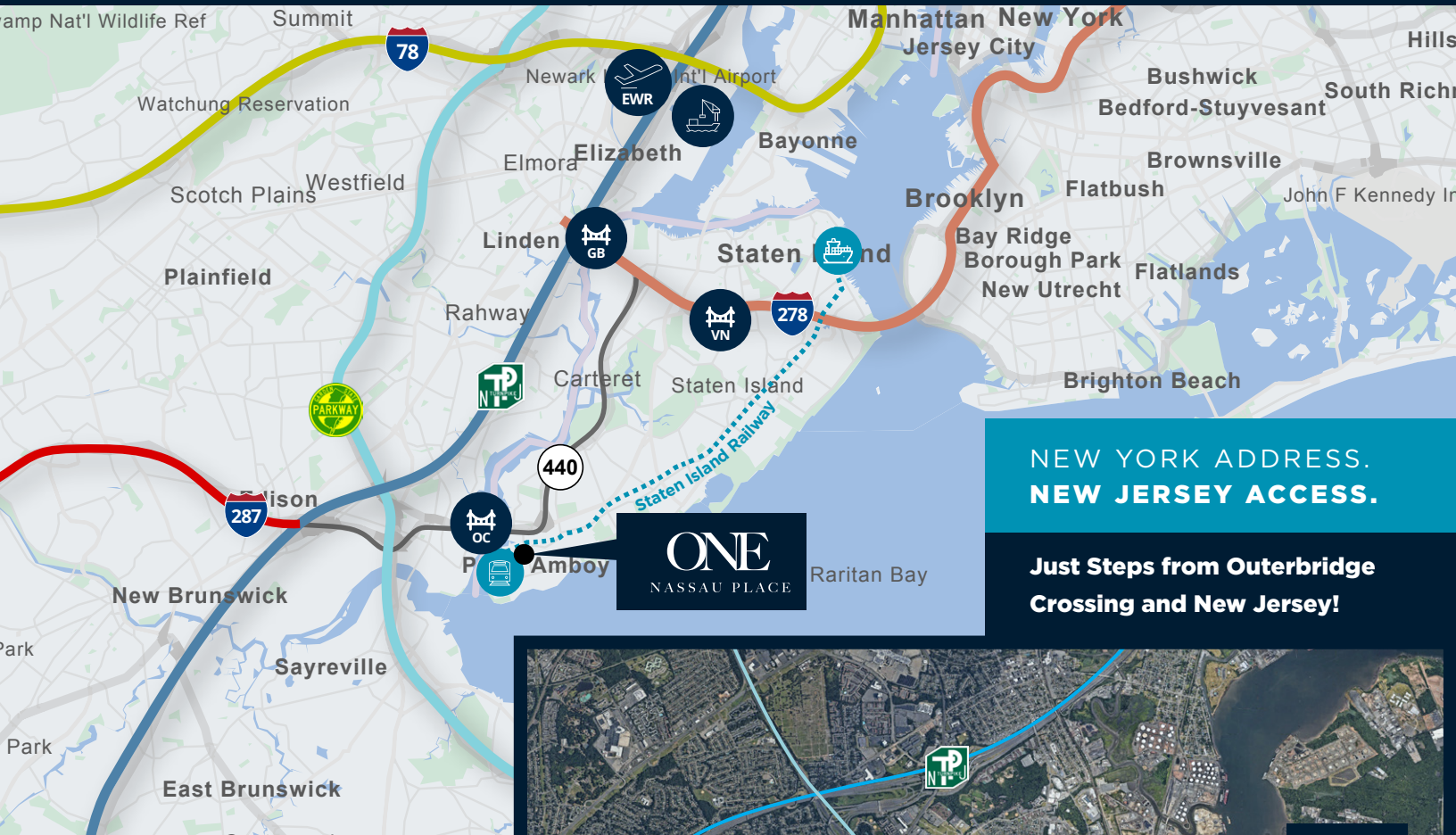
Film Production Incentives

NY offers a variety of state and city incentives that can help film/television productions lower costs & maximize the benefits of filming, producing, and operating in the market.

HIGHWAY CONNECTIVITY

Within 50 miles drive, you can reach many of New Jersey and New York's core regional submarkets, airports, and freight ports. Also, convenient access to the northeast corridor, stretching from Boston to Virginia.

Arthur Kill Train Station	1 min	0.3 mi
Outerbridge Crossing	3 min	0.6 mi
Goethals Bridge	16 min	10.3 mi
Verrazzano-Narrows Bridge	22 min	15.9 mi
Newark Liberty Airport	24 min	16.6 mi
Port Newark/Elizabeth	33 min	21.6 mi
Staten Island Ferry by Train 39 min		



NEW YORK ADDRESS.
NEW JERSEY ACCESS.

Just Steps from Outerbridge
Crossing and New Jersey!



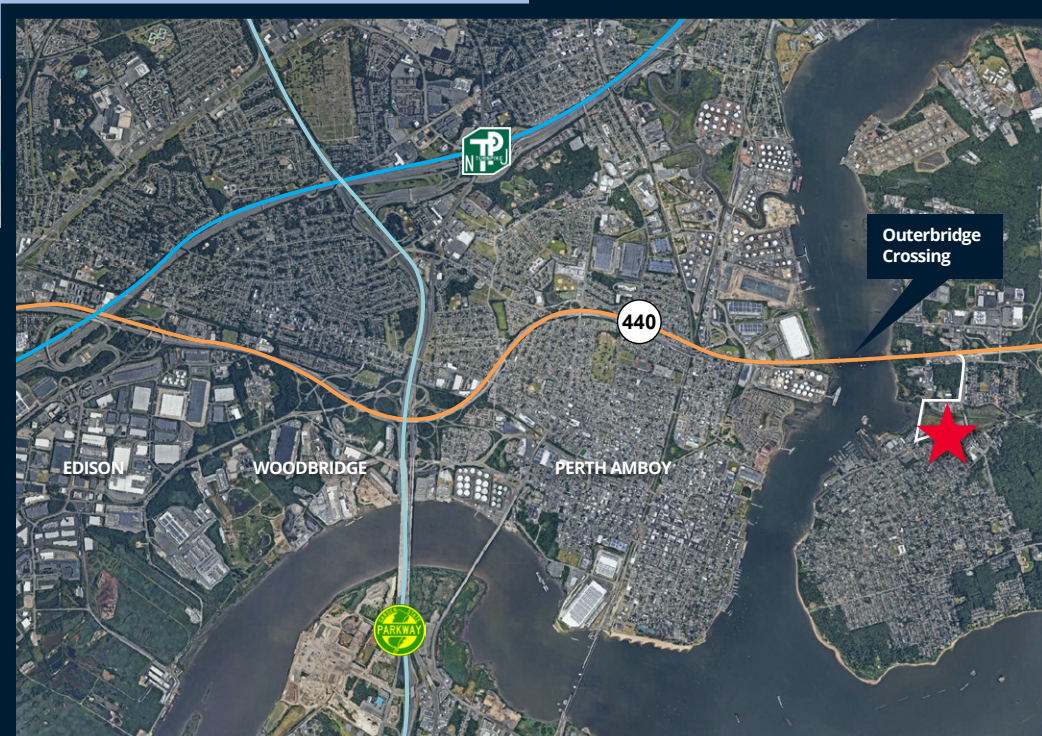
22 Minutes
to Newark Airport

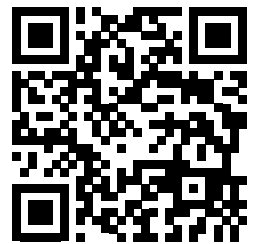
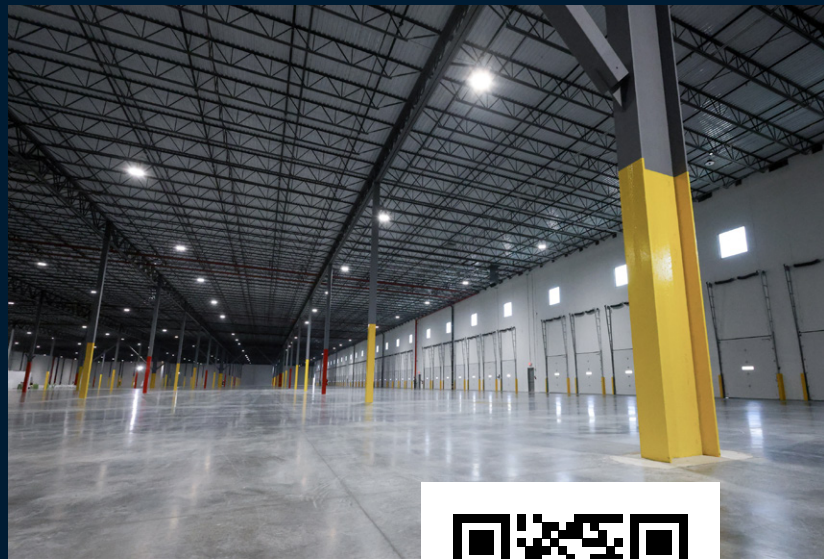


22 Minutes
to Port of Newark



40 Minutes
to Midtown NYC





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