

# Metropolitan doling out gas cards to brokers on Long Island

Metropolitan Realty Associates LLC really wants to drive leasing at its office buildings on Long Island.

A developer and owner of commercial properties based in Garden City, N.Y., Metropolitan is offering \$25 gas cards through Labor Day to commercial real estate brokers who tour the company's major Long Island office properties, one recently completed and two recently updated.

The properties are:

- Sunrise Business Center, a 388,500-square-foot, three-building, office complex at 3500 Sunrise Hwy., Great River. Public area and systems in two of the buildings were updated recently and a third building is now under construction. Sunrise Business Center is conveniently located just 2 miles from Southern State Park-

way and 5 miles from the Long Island Expressway.

- Jericho Atrium, a 145,000-square-foot Class-A office building also known as 500 N. Broadway. Metropolitan recently completed renovations of the interior and exterior common areas of the building. The Jericho Atrium is located just north of the Long Island Expressway and Northern State Parkway, next to the Birchwood Plaza Shopping Center, which has various restaurants and retailers, including Whole Foods Market.

- Medical Center at Garden City, a recently completed, 27,000-square-foot, Class-A medical property at 500 Endo Blvd, just off Meadowbrook Parkway.

"We understand that high gasoline prices make it increasingly expensive for the brokers to conduct

business," said Joseph A. Farkas, president of Metropolitan. "Our offer provides them with a no-excuses opportunity to learn firsthand about the improvements we have made to our properties and how these buildings are attractive to tenants of all sizes."

Leasing for the Sunrise and Garden City properties is handled by an exclusive leasing team at the Woodbury, N.Y. office of CB Richard Ellis that includes Ray Ruiz, C. Bruce Nelson, Marianne Dugan and Ryan Blaney. To arrange a visit to either Sunrise Business Center or the Medical Center at Garden City call members of the CBRE leasing team at (516) 677-1700.

Harris Rousso of Real Estate Strategies Ltd. is the leasing agent for the Jericho Atrium. The offer is good while supplies last.

## *CRESA launches green kickback*

CresaPartners, the international corporate real estate advisory firm that exclusively represents tenants and space users, with a local office in Melville, recently launched a new Green Initiative Program.

Through this new program, CresaPartners, will contribute up to 50% of their commission to their clients to help them fund green initiatives in their office space. "Going Green is important to members of our firm," said Rich Caputi, SIOR, managing principal of CresaPartners. "We are extremely proud to offer our clients our Green Initiative Program and look forward to helping the Long Island community become more conscious of our environment. Our goal is to give away at least one million dollars in green tenant improvements in the next 12 months." The United States Green Building Council has developed the LEED for Commercial Interiors (LEED CI) Rating System specifically for tenants who don't have control of their entire building, but still want to enjoy the tangible and intangible benefits of going green within their space.

Individuals who have earned the LEED Accredited Professional (AP) title, such as CresaPartners' vice president, Ralph Bonaccorso, SIOR, will be able to

