

Sutton Park

Location

465 Columbus Avenue
Valhalla, New York

Building Size

98,000 SF
Three Floors
Typical Floor 32,000 SF
Approvals for Two Additional Buildings
of 120,000 and 183,000 SF

Role

Acquisition
Property Owner
Repositioned
Property Management

Awards

BOMA Office Building of the Year

Building Status

Completed 2009

Overview

Sutton Park, purchased in 1987, is a 30-acre office park that has been designed by Stephen Potters Architects to meet the sophisticated standards of first-class Manhattan corporate headquarters buildings.

Building Features

Amenities include generous indoor and outdoor parking and an electronically controlled, magnetic card entry system at entrances and exits. The building is efficiently designed for flexibility to accommodate the small to large space user. Centrally located cores provide convenient access to common facilities. Major site enhancements include extensive landscaping, several ponds and an impressive entrance. Indoor and outdoor parking with approximately three spaces per 1,000 rentable square feet.

Investment

Sutton Park is a LDPG Combination Transaction property. When acquired, this office park had an existing building of 100,000 square feet and the potential of developing an additional 300,000 square feet. Site enhancements, improved operational systems and effective on-site management programs resulted in a fully leased building. Although complete approvals and plans were created, the leasing market did not support additional development, and the project was sold without new construction.

Owner and Developer

Louis Dreyfus Property Group, Apollo Real Estate Investment Fund
Louis Dreyfus Properties has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Its portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.

Architect

Master plan by Stephen Potters Architects



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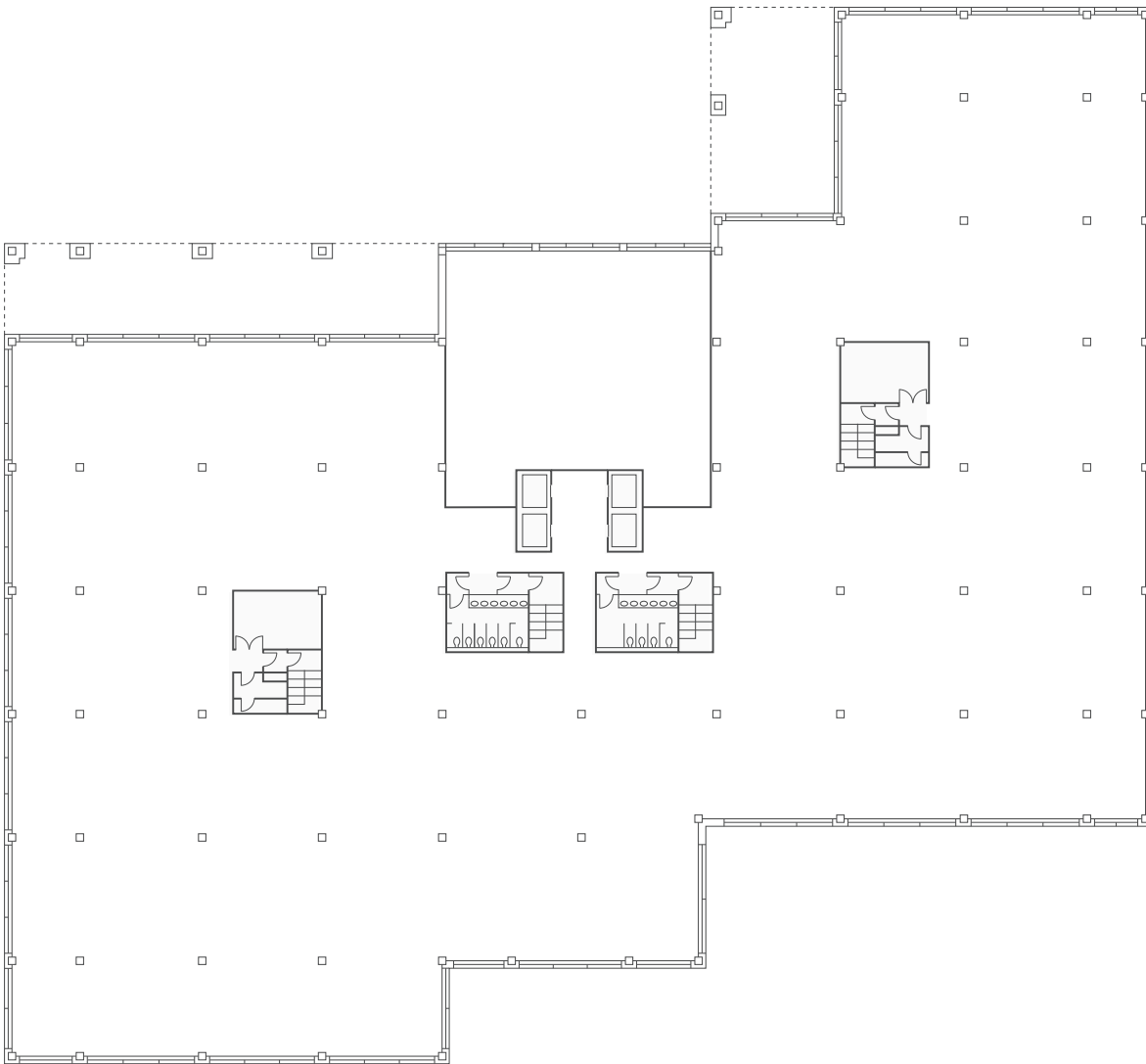
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Typical Floor

32,000 SF



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