



# Lighthouse Point

5 Bay Street  
Staten Island, NY



# Offering Summary



PreReal is proud to introduce up to 25,000 SF of Class A office space for lease in Triangle Equities' Lighthouse Point! The project will be home to a state of the art mixed use development with over 100 residential apartments, retail shops, restaurants, office, and more. The site is ideally located on the Bay Street waterfront adjacent to Empire Outlets and the Staten Island Ferry terminal. Convenient location to the Courthouse and the largest concentration of office space on Staten Island. Easily accessible to the Staten Island train, SI Ferry, local buses and the new Fast Ferry.

Featured for lease is a minimum of 10,000 SF and up to a total of 25,000 SF of newly constructed office space. The space features a private lobby entrance and elevator up to an open floor plan ready for your desired design and build out. Located on the second floor, this space offers breathtaking views of the Manhattan skyline and NY harbor. Owners will build to suit!

Unique opportunity to build your business in the most coveted location and project the Borough has to offer.



# Lease Highlights

|                |                 |
|----------------|-----------------|
| Building Class | A               |
| Rentable SF    | 10,000-25,000   |
| Year Built     | 2022            |
| Parking        | Underground Lot |



Private Lobby Entrance



Elevator Access



ADA Accessible



Newly Constructed Office



Built to Suit



Spectacular Signage Opportunity



Perfect for office, medical, school and more





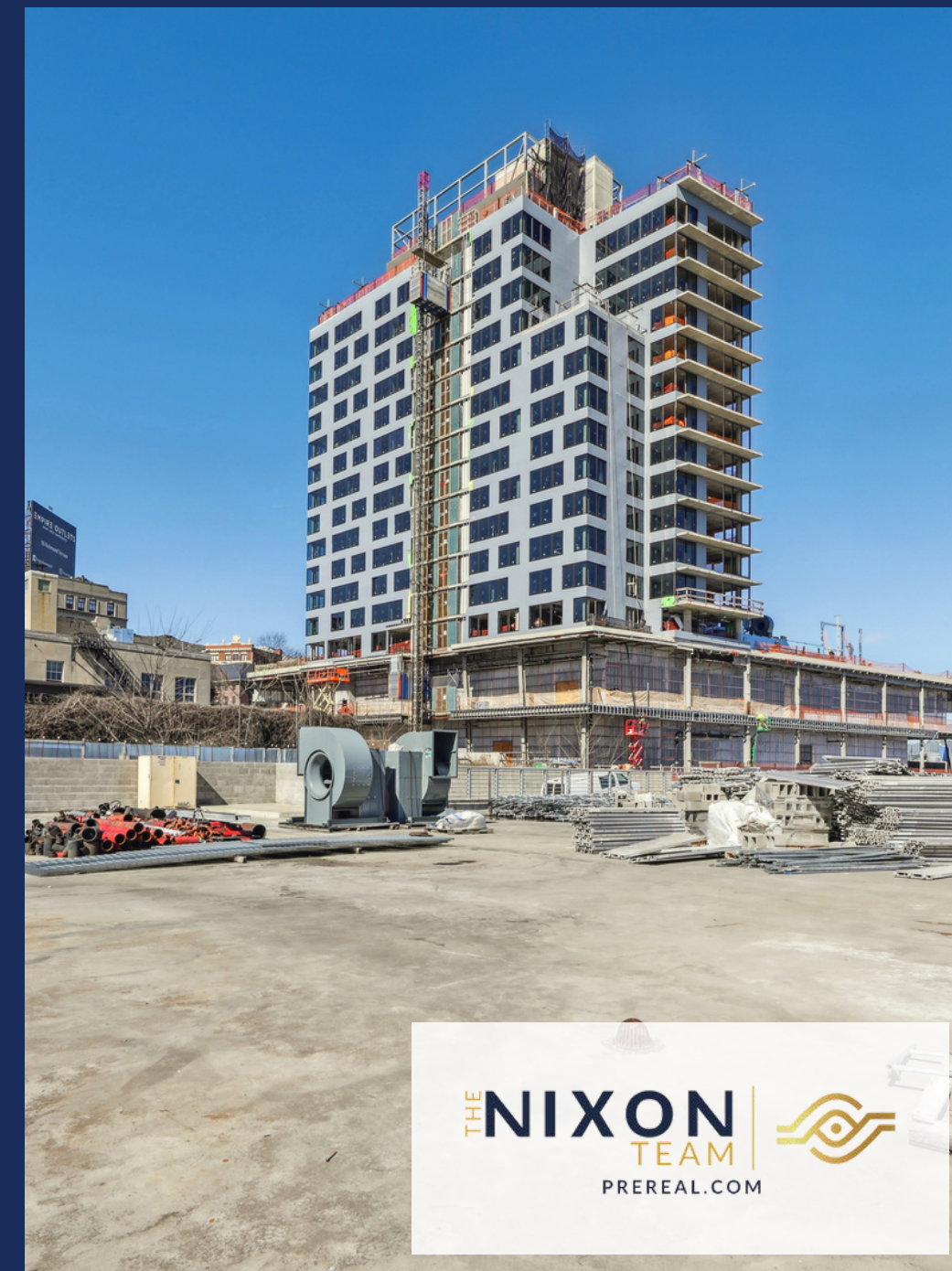
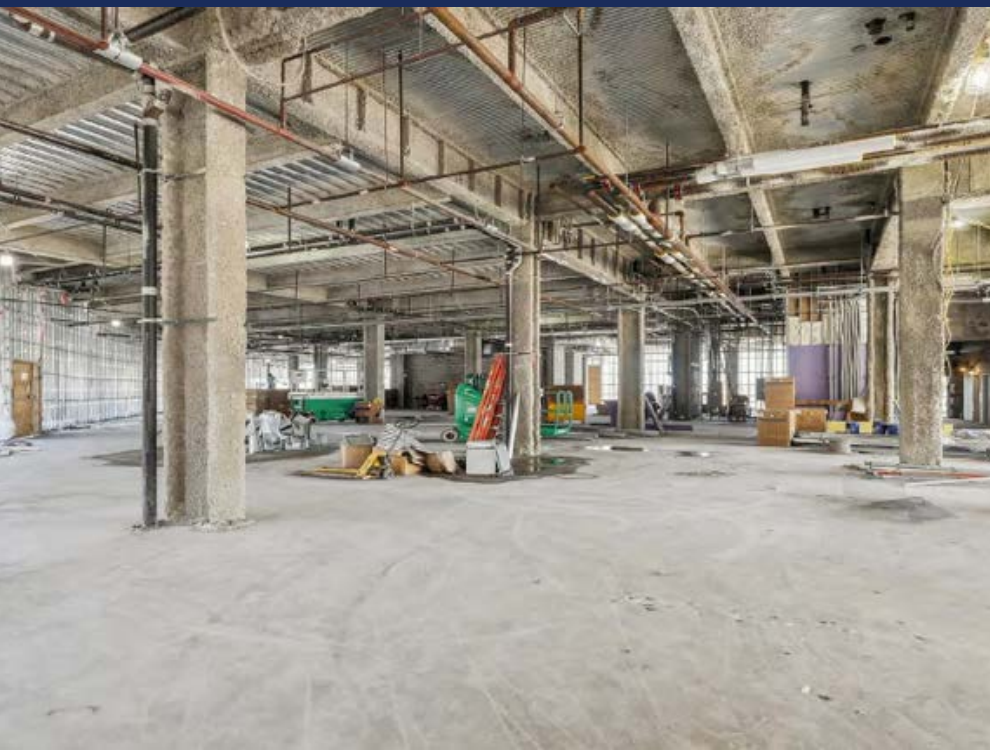
WELCOME





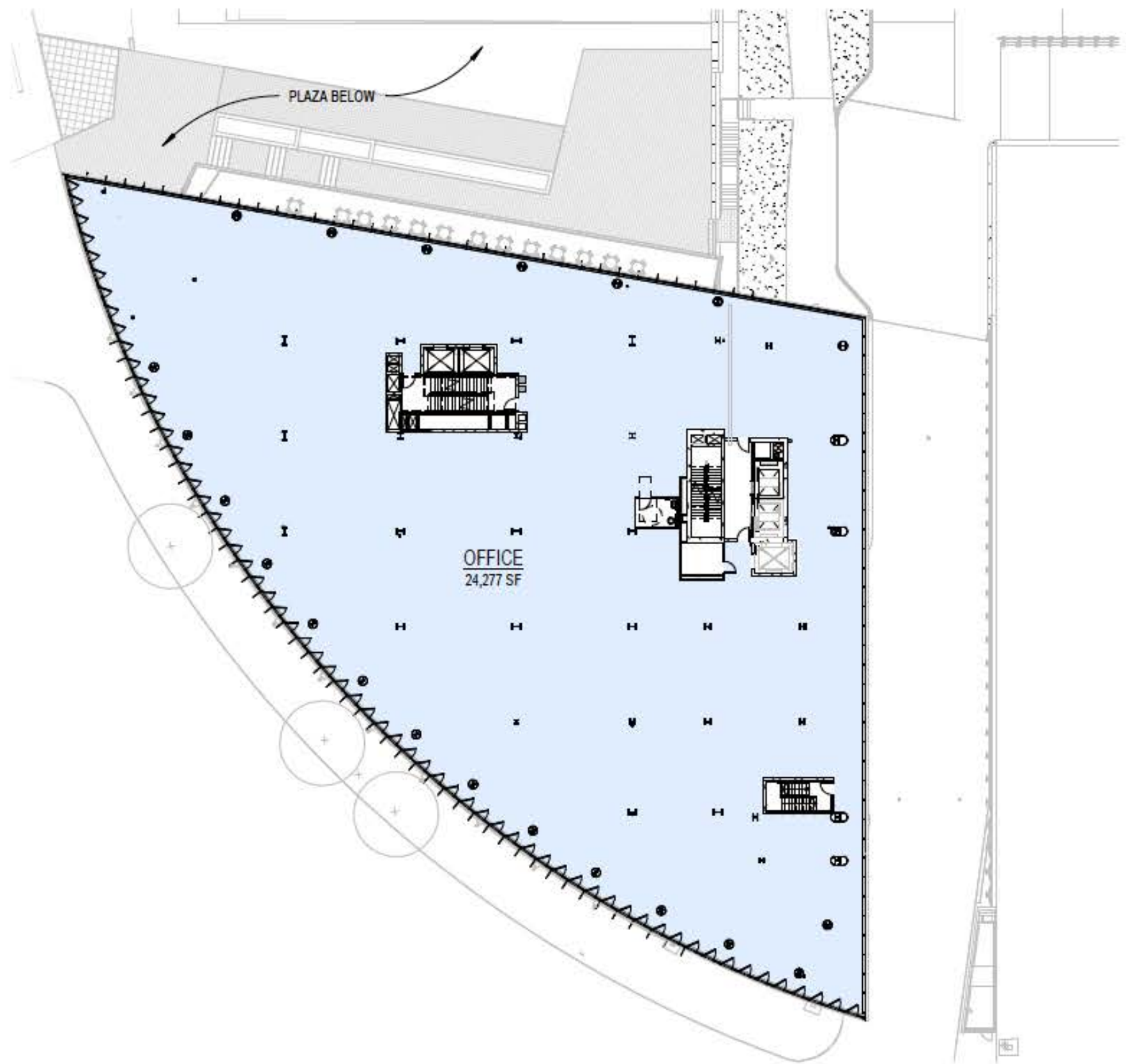


# Build-to-Suit





# Floorplan

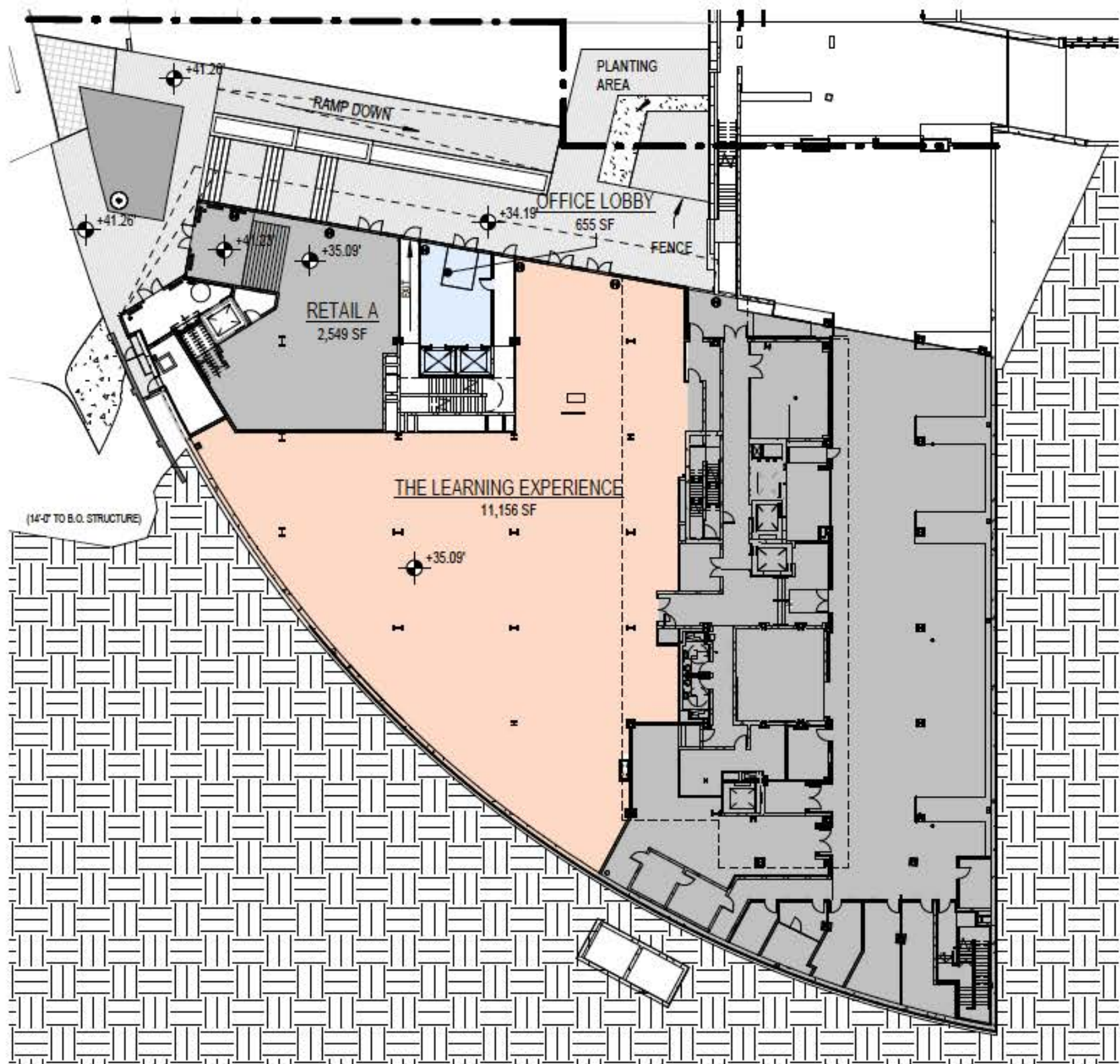


**LEGEND: LEASE PLAN**

OFFICE

| OFFICE TENANT AREA |           |
|--------------------|-----------|
| PLAZA LEVEL        |           |
| OFFICE LOBBY       | 655 SF    |
| 2ND FLOOR          |           |
| OFFICE             | 24,277 SF |
| TOTAL AREA         | 24,932 SF |

# Floorplan



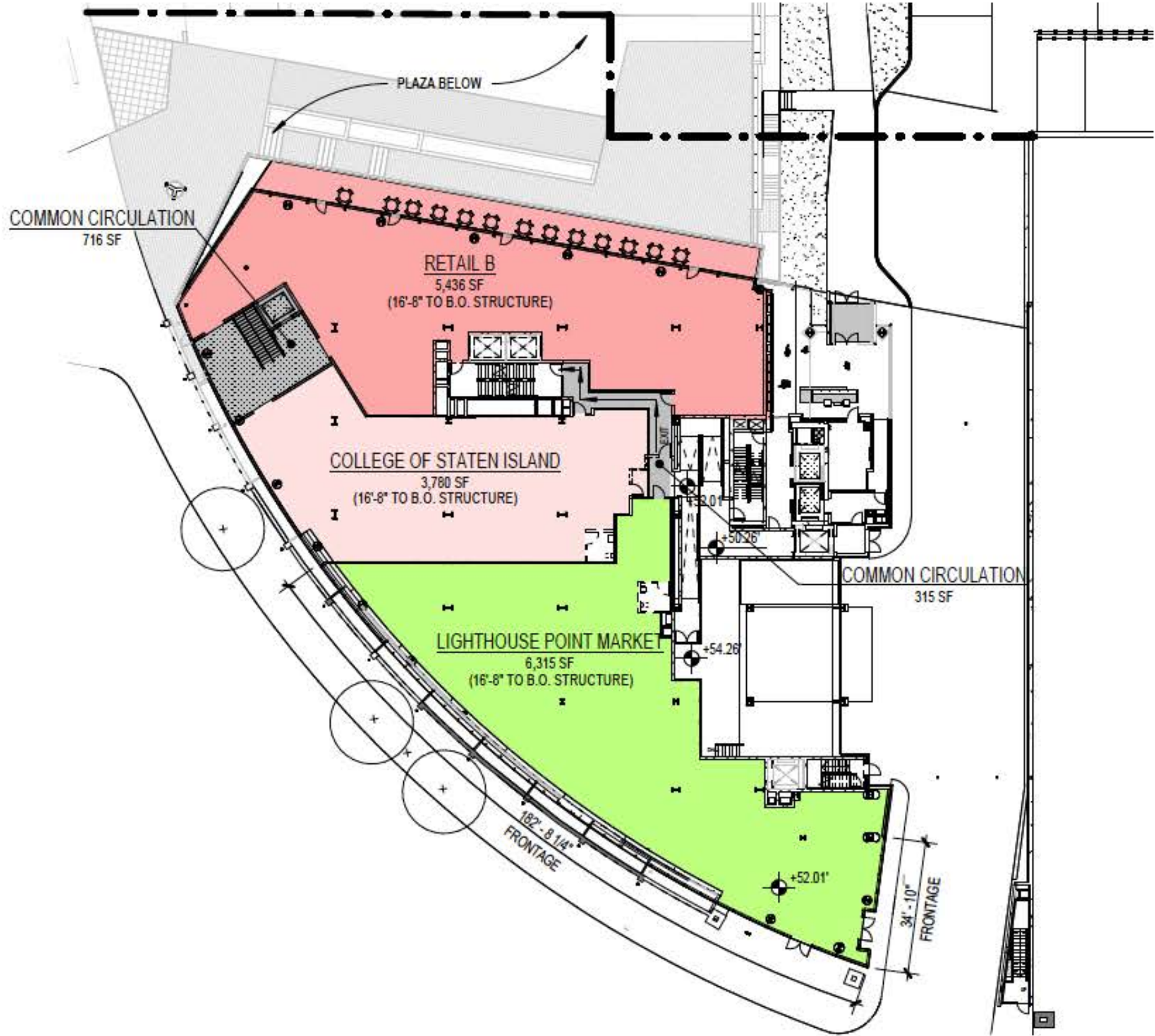
LEGEND: LEASE PLAN

- OFFICE
- THE LEARNING EXPERIENCE
- RETAIL A

| OFFICE TENANT AREA |           |
|--------------------|-----------|
| PLAZA LEVEL        |           |
| OFFICE LOBBY       | 655 SF    |
| 2ND FLOOR          |           |
| OFFICE             | 24,277 SF |
| TOTAL AREA         | 24,932 SF |



# Floorplan



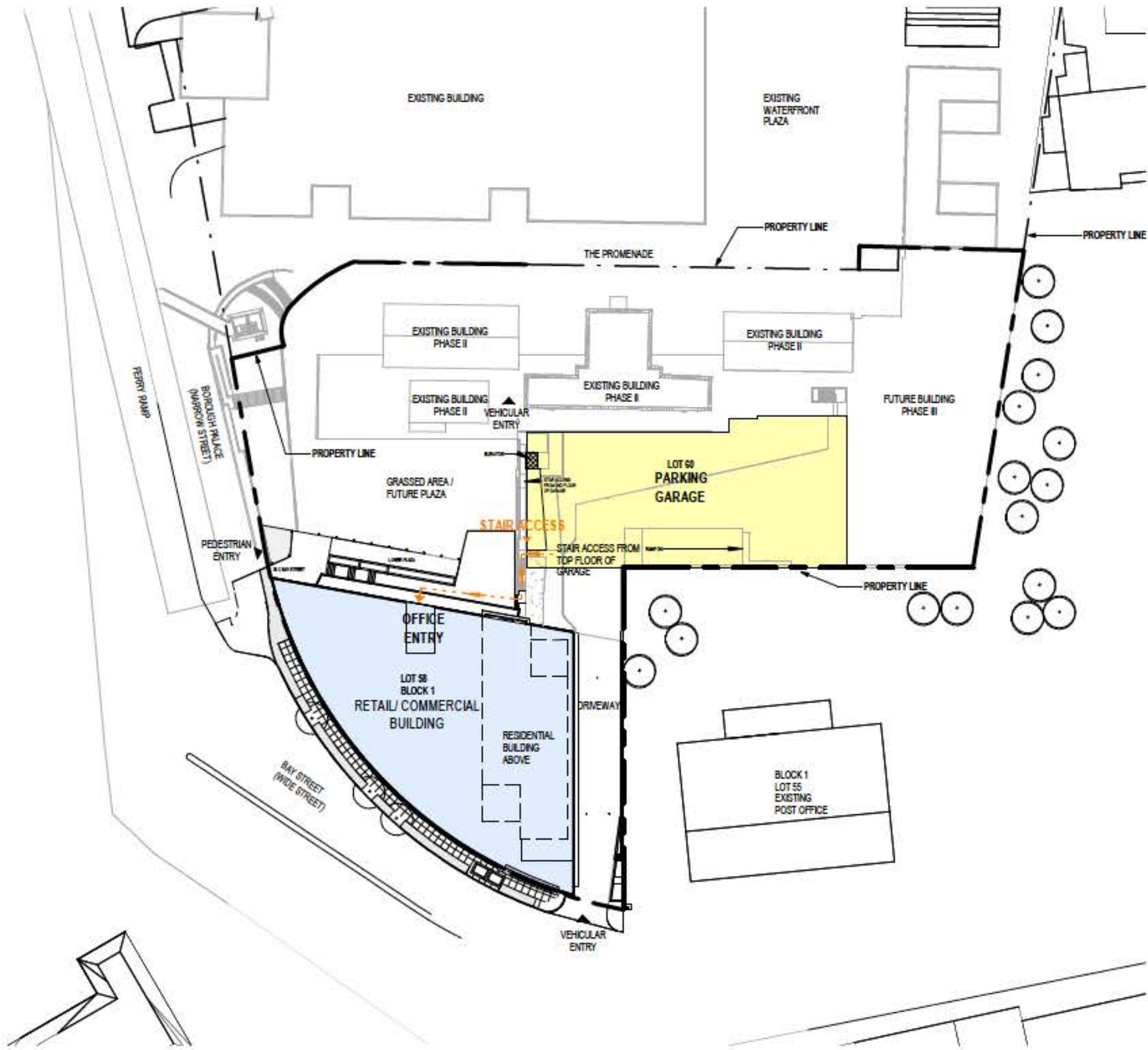
## RETAIL AREAS

- COMMON CIRCULATION
- COLLEGE OF STATEN ISLAND
- BALCONY
- RETAIL B
- LIGHTHOUSE POINT MARKET

| OVERALL TENANT AREA 1ST FLOOR |           |
|-------------------------------|-----------|
| 1ST FLOOR                     |           |
| BALCONY                       | 1,116 SF  |
| COLLEGE OF STATEN ISLAND      | 3,780 SF  |
| COMMON CIRCULATION            | 1,030 SF  |
| LIGHTHOUSE POINT MARKET       | 6,315 SF  |
| RETAIL B                      | 5,436 SF  |
| TOTAL AREA                    | 17,677 SF |



# Floorplan



| OVERALL TENANT AREA      |           |
|--------------------------|-----------|
| PLAZA LEVEL              |           |
| COMMON CIRCULATION       | 426 SF    |
| OFFICE LOBBY             | 655 SF    |
| RETAIL A                 | 2,549 SF  |
| THE LEARNING EXPERIENCE  | 11,156 SF |
| 1ST FLOOR                |           |
| BALCONY                  | 1,116 SF  |
| COLLEGE OF STATEN ISLAND | 3,780 SF  |
| COMMON CIRCULATION       | 1,030 SF  |
| LIGHTHOUSE POINT MARKET  | 6,315 SF  |
| RETAIL B                 | 5,436 SF  |
| 2ND FLOOR                |           |
| COMMON CIRCULATION       | 877 SF    |
| OFFICE                   | 24,277 SF |
| TOTAL AREA               | 57,617 SF |

- ROUTE FROM GARAGE TO OFFICE LOBBY
- OFFICE FOOTPRINT



# Tenancy Overview

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## Lighthouse Point Market

The College of Staten Island is a four-year, senior college of The City University of New York providing exceptional opportunities to all of its students and offering undergraduate and graduate degrees as well as certificate and continuing education programs. CSI is accredited by the Middle States Commission on Higher Education.

Lighthouse Point Market inked a 15-year lease for 7,000 square feet at the base of a 12-story, 116-unit residential building at Lighthouse Point. The market will open in the fall of 2023 with a selection of produce and prepared foods.



Since 1980, TLE® has positively impacted the lives of children by developing and implementing ground-breaking care and early childhood education programs throughout the country.



# Transportation

## Easy to get to!

### By Car:

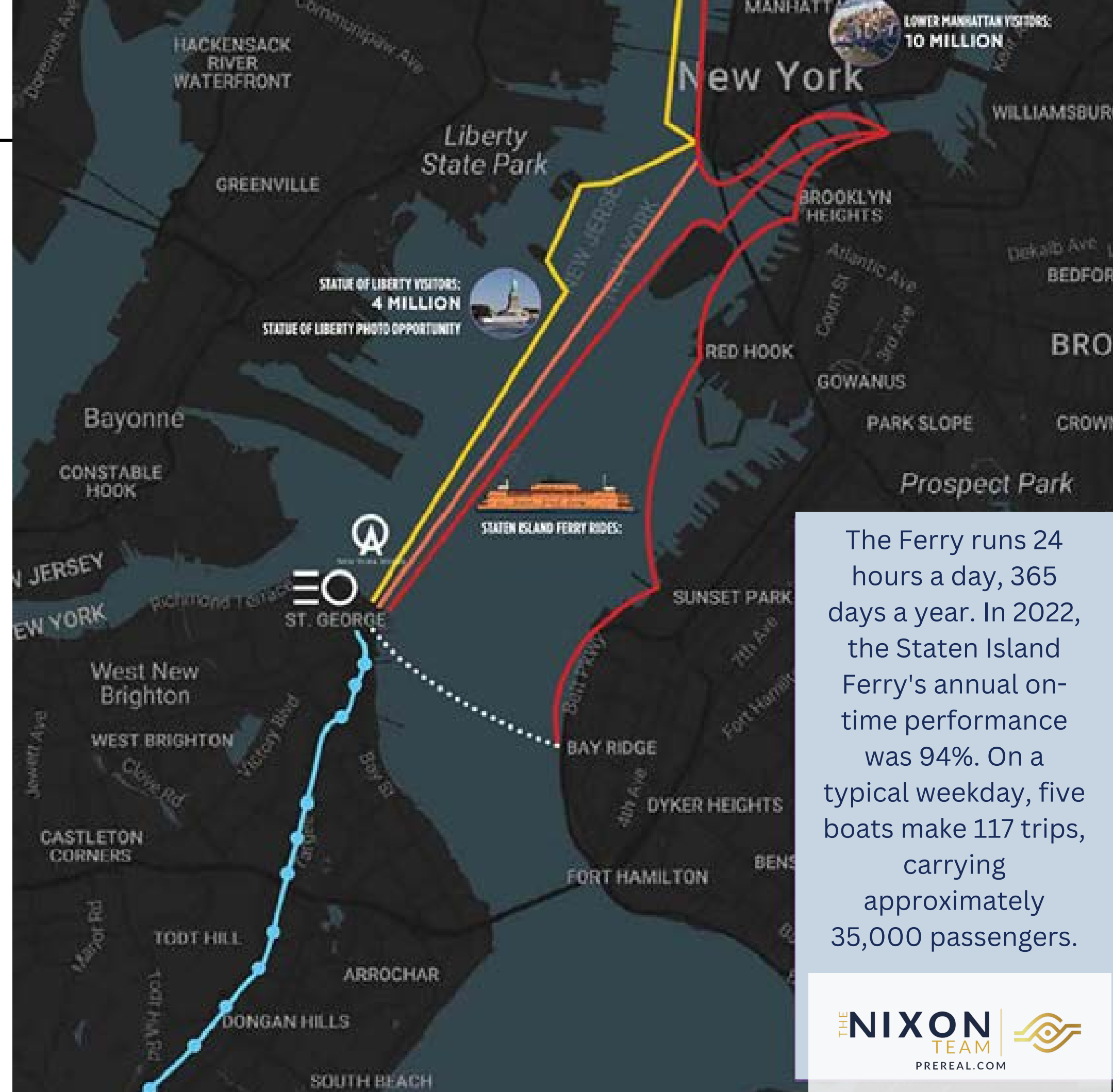
Extremely accessible with ample parking

### By Bus:

Directly adjacent to Staten Island bus terminal

### By Train:

- Ferry Terminal is the origin station for Staten Island Railroad
- Staten Island Ferry
- Midtown Fast Ferry & Tour Boat service
- Water Taxi & NYC Ferry



The Ferry runs 24 hours a day, 365 days a year. In 2022, the Staten Island Ferry's annual on-time performance was 94%. On a typical weekday, five boats make 117 trips, carrying approximately 35,000 passengers.



# Nearby Eateries & Bars

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- Vinum
- Cargo Cafe
- Beso
- Bayou
- Taverna on the Bay
- The Richmond
- The Coupe
- Pastavino
- Flour and Oak
- Sofia's Taqueria
- Pier 76
- Wynwood
- The Hop Shoppe
- Flagship Brewery



os





# Local Demographics

## Demographics >>

|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 21,291   | 233,760  |
| Households                  | 8,085    | 89,566   |
| Median Age                  | 38.10    | 38.90    |
| Median HH Income            | \$61,996 | \$72,331 |
| Daytime Employees           | 5,728    | 74,715   |
| Population Growth '22 - '27 | ↑ 0.97%  | ↓ -0.12% |
| Household Growth '22 - '27  | ↑ 1.29%  | ↓ -0.29% |

## Traffic >>

| Collection Street | Cross Street     | Traffic Vol | Last Measured | Distance |
|-------------------|------------------|-------------|---------------|----------|
| Not Available     | Not Available No | 1,008       | 2020          | 0.09 mi  |
| Richmond Ter      | Schuyler St W    | 3,331       | 2022          | 0.09 mi  |
| Stuyvesant Place  | Richmond Ter N   | 1,146       | 2018          | 0.18 mi  |
| Hyatt St          | Central Ave SW   | 2,436       | 2022          | 0.20 mi  |
| Hyatt Street      | Central Ave NE   | 4,824       | 2022          | 0.22 mi  |
| Bay Street        | Slosson Ter S    | 15,646      | 2018          | 0.22 mi  |
| Stuyvesant Pl     | Richmond Ter N   | 1,113       | 2022          | 0.26 mi  |
| Bay St            | Slosson Ter S    | 15,347      | 2022          | 0.29 mi  |
| Central Ave       | Slosson Ter S    | 2,841       | 2019          | 0.31 mi  |
| Richmond Ter      | Stuyvesant Pl SE | 9,988       | 2022          | 0.32 mi  |



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