

Tweiss report

T. Weiss Realty Corp. Development & Management

National Law Firm Relocates to Melville Corporate Center I

Marshall, Dennehey, Warner, Coleman & Goggin joins roster of tenants at 105 Maxess Road with 13,656 SF lease.

**MARSHALL DENNEHEY
WARNER COLEMAN & GOGGIN**
ATTORNEYS-AT-LAW PA NJ DE OH FL NY

Founded in 1962, Marshall Dennehey focuses on civil defense litigation under four core departments including casualty, professional liability, health care and workers' compensation. The new office suite, which was previously occupied by Crawford & Co., will serve as a relocation and expansion of an existing Hauppauge office for Marshall Dennehey. The law firm has 17 other offices to date, spanning Delaware, Florida, New Jersey, Ohio and Pennsylvania.

The law firm has 17 other offices to date, spanning Delaware, Florida, New Jersey, Ohio and Pennsylvania.

In total, the law firm anticipates that approximately 23 employees will work out of this new location servicing the firm's existing New York clients in asbestos litigation, general property casualty litigation and professional liability defense. The move occurs on the heels of a recent merger between Marshall Dennehey and Jones Hirsch Connors Miller & Bull, P.C., which will be finalized by mid-2014.

Anna M. DiLonardo, Shareholder and Managing Attorney for the Long Island office commented, "Our new offices in Melville are considerably larger and provide advances in technological communications. We anticipate future growth, and from our central Long Island location, we are well positioned to accommodate that growth and meet future needs, while at the same time continuing to provide quality legal services to our clients."

"We are pleased that Marshall Dennehey has chosen to locate at Melville Corporate Center I," said Craig Weiss, Managing Director of the family owned real estate developer. "This further proves that the Melville/Route 110 corridor has become a central location for Long Island business, and we are looking forward to the continued migration of corporations and professional firms to this region."

For information about Marshall Dennehey, please visit www.marshalldennehey.com

Oak Conference Room Grand Opening

CMCLI opens high-tech conference facility in Melville.

The Oak Conference Room, located at 105 Maxess Road inside of Melville Corporate Center I, recently opened its doors for use by the building's tenants, as well as outside firms. The conference facility features a whiteboard wall at the front of the room as well as an automated drop down projection screen. A ceiling mounted, high-definition projector allows clients to display presentations and videos via the room's Wi-Fi connectivity, or the wall mounted HDMI port located near the presentation podium.

With numerous wall mounted and floor mounted electrical outlets, the new conference facility provides an ideal location for classroom sessions, trainings, and so forth that require each attendee to work on a laptop or mobile device.



The room is available for rent on a half-day and full-day basis. A variety of setup configurations can be accommodated, and catering is available upon request.

For information or reservations, please call 631-454-9400 and ask for Marci Skeahan, or visit www.cmcli.com for photos and additional details.

Inside This Issue...

PAGE TWO

- Letter from the CEO
- T. Weiss Tenants Pledge to be Car-Free

PAGE THREE

- Broker Recognition Board
- Congratulatory Notice
- Champagne and Caviar at TOTUS Elite
- Tenant Welcome

PAGE FOUR

- Featured Available Space
- Coupon Corner

Letter from the CEO



Fulfilling Needs

Profitable developers and business professionals have found success by continuously identifying a need and filling it. This adage applies not only to the real estate market, but to government entities, manufacturing firms, and every other form of business.



In the early 70's, we were able to identify a need for state-of-the-art, professional office space to replace the floundering mom and pop office spaces of that era. At the time, Long Island was witnessing an influx of new families, moving from the city to the suburbs, in favor of affordable housing, safe communities, and jobs from a growing service industry. Money moved where it could generate the greatest return, and today's office parks were built. This growth continued throughout the 70's, 80's and 90's.

Today, needs have changed and suburban economics are illustrating a movement of young, educated professionals, and their families, away from the suburbs and into social epicenters equipped with restaurants, bars, gyms, movie theatres and the like. We recognize this need of the future generation and locations on Long Island where this type of lifestyle can flourish. Towns like Huntington are well equipped for this new wave of Long Islanders. Surrounding professional areas, Melville included, have been successful because of their proximity to these epicenters and their local government support. These areas have been stimulated organically, not artificially, and in time, economics will drive growth into these regions. We look forward to seeing Long Island develop and change through the years ahead.

Yours Truly,
Ted Weiss

Does your company have any newsworthy items for the next newsletter?
Send them to Lauren Rachel Flanagan: lflanagan@tweissrealty.com

T. Weiss Properties Across the Island

Melville Corporate Center I

105 Maxess Road
Melville, NY 11747

Melville Corporate Center II

330 South Service Road
Melville, NY 11747

Melville Corporate Center III

324 South Service Road
Melville, NY 11747

532 Broadhollow Corporate Center

532 Broadhollow Road
Melville, NY 11747

200 Boundary Avenue

Massapequa, NY 11758

Tenants Pledge to be Car-Free

511NY Rideshare and Transit Solutions recently visited all four T. Weiss Melville properties to speak with tenants about Car Free Day Long Island.

Long Island recently participated in its first-ever Car Free Day, and the T. Weiss employee base was proud to take part in the inaugural event. Each year, Car Free Day encourages people to navigate through their day without cars, and instead use alternative modes of transportation such as transit, carpooling, bicycles or walking. The event is celebrated in over 1,500 cities and 40 countries around the world, so residents can enjoy a day with less traffic congestion and reduced energy consumption.



In order to promote the event, representatives from both 511NY Rideshare and Transit Solutions visited the T. Weiss Melville buildings to educate and solicit the help of tenants to participate in the first annual Car Free Day on Long Island. In total, the event gathered over 2,500 pledges from various Long Islanders, and was a huge success. Verint Systems, a tenant at Melville

Corporate Center II, even finished 3rd overall in the number of pledges for small to medium-sized companies in Suffolk County!

Both 511NY Rideshare and Transit Solutions hope that this trend will continue on Long Island. The federally funded organizations provide free, customized services to encourage employees to choose greener and more cost-effective travel options including ride matching groups, vanpools, shuttles and parking management services.

If you would like to learn more about 511NY Rideshare, please contact Rita Adrion at radrion@511nyrideshare.org



Broker Recognition Board

T. Weiss Realty Corp. Extends its Thanks and Congratulations to the Following Brokers:

David Godfrey of CBRE for bringing Marshall, Dennehey, Warner, Coleman & Goggin, P.C. to 105 Maxess Road

Daniel Brandel and **Robert Seidenberg** of CBRE for bringing North Shore - LIJ Health System, Inc. to 330 South Service Road

CONGRATULATIONS

T. Weiss Realty would like to congratulate Meredith Sorensen, Construction Coordinator, on the beginning of her 7th year of service with our firm.

Meredith joined T. Weiss in 2008, and today is responsible for the organization, coordination and management of all major construction projects and tenant improvements performed by T. Weiss and BBRC, a general contracting firm.

Champagne and Caviar at TOTUS Elite

TOTUS Elite Business Center opens at 105 Maxess Road in response to increased demand for high-end office services.

Members of the Long Island community recently gathered in the atrium of Melville Corporate Center I for an evening filled with champagne, caviar, live music and networking. The event, which was also sponsored by T. Weiss Realty, gave guests a sneak preview of the new TOTUS Elite Business Center located within the building.

The evening was well attended by local business leaders as well as representatives from the Town of Huntington, and the Suffolk County IDA. Specifically, councilwoman Susan Berland, councilmen Mark Cuthbertson and Mark Mayoka, and Suffolk County IDA Chief Executive Officer Anthony Manetta were all in attendance for the event's ribbon cutting.

TOTUS Elite offers clients a fully-furnished individual office, or connecting suites, with receptionist services, shared use of conference rooms and other common areas, as well as a private, Wi-Fi ready lounge area. The new offices also feature upgraded carpeting, wall coverings, premium furniture, and live plantings in each office.



For more information on TOTUS Elite, please visit www.totusoffice.com or call 631-574-4400

T. Weiss Welcomes the Following Tenants:

NEW LEASES

Marshall, Dennehey, Warner, Coleman & Goggin, P.C. at 105 Maxess Road
North Shore - Long Island Jewish Health System, Inc. at 330 South Service Road
IME Services at 105 Maxess Road

RENEWALS

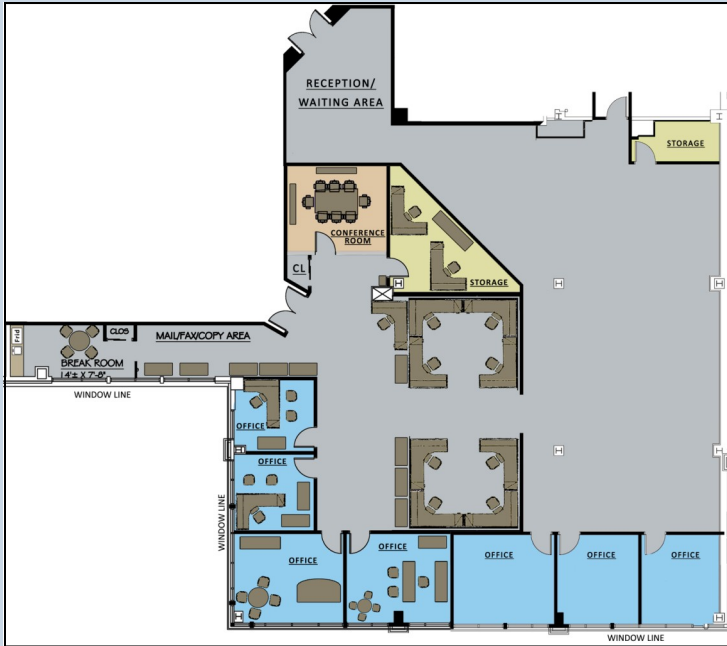
Estée Lauder at 105 Maxess Road
Marco Polo International, Inc. at 532 Broadhollow Road



T. Weiss Realty is now on LinkedIn and Facebook!
Be sure to follow us for all the latest news.

**Featured Available Space -
Melville Corporate Center I at 105 Maxess Road**

7,400 Square Feet - 2nd Floor



- Available for immediate occupancy
- Located in a private corner of the building
- Substantial window line as suite is a corner unit
- 11 workstations already in place throughout bull pen
- Like-new filing cabinets in suite common areas
- Kitchen/break room with plumbing
- Conference room with glass wall system
- Several offices are fully-furnished
- Monument signage is available
- Recently upgraded building common areas

**For more
information,
contact:
CRAIG A. WEISS
631-454-9400**



Coupon Corner - Featured Offers from Select Tenants

\$150 OFF

CMC OF LI CONFERENCE AND MEETING CENTERS OF LONG ISLAND

\$150 off the price of a conference room rental at any CMCLI location in Melville.
Offer valid for new customers only. Expires 12/31/14.

For information, and pricing, call Marci at 631-454-9400.

TOTUS Business Centers

2 MONTHS FREE

New clients will receive 2 months free on 12 month terms for all new virtual office plans and TOTUS offices.

105 Maxess Road, Suite 124S, Melville NY 11747 | 631-574-4400
www.totusoffice.com | www.facebook.com/TotusBusinessCenter

1 MONTH FREE

631-454-9400 for info.

Join the Melville Corporate Center III or MCC I Health Club before June 1st and get your first month free.

T. Weiss Realty Corp. Development & Management

T. Weiss Realty Corp.
Melville Corporate Center III
324 South Service Road, Suite 125
Melville, NY 11747
631-454-9400 phone
631-454-6831 fax
info@tweissrealty.com
www.tweissrealty.com