



*Long Island and Queens
Office and industrial
Exclusive listing report*

April 2017



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Nassau County

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Our team

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JLL - Long Island


324 South Service Road
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Melville, New York 11747
+1 631 962 2900




www.jll.com/long-island

Office space

Address & Contact info	Building photo	RBA	Available S.F.	Floor	Rental rate	Possession	Comments
QUEENS COUNTY - DIRECT							
Forest Hills Tower 118-35 Queens Boulevard Forest Hills, NY <i>Kenneth Siegel +1 212 812 5804</i> <i>Bill Korchak +1 212 812 5818</i> <i>Kyle Crennan +1 631 962 2896</i>		375,000	21,808 21,808 11,344 11,523	E8 E7 LL4 LL3	\$38.00 / S.F. + util. \$38.00 / S.F. + util. \$35.00 / S.F. + util. \$35.00 / S.F. + util.	Immediate Immediate Lease out Lease out	Headquarters opportunity Mass transit and highway access Abundant parking Branding Available Sweeping Views
Visit website www.foresthillstower.com							
IN CONTRACT 224-05 Jamaica Avenue Jamaica, NY (Queens Village) <i>Michael Aievoli +1 631 962 7380</i>		3,300	1,815 1,485	P1 P2	Submit offer	Acres: .48 Drive through lane Seconds from Cross Island Parkway LIRR Queens Village Station: 4 miles	* Contract Out
252-34 Northern Boulevard Little Neck, NY <i>Kyle Crennan +1 631 962 2896</i>		7,208	675	P2	Upon Request	Bank branch on ground floor Located on the corner of Northern Boulevard and Little Neck Parkway Close proximity to Long Island Expressway Little Neck Train Station - 9 minute walk La Guardia Airport - 18 minute drive	
QUEENS COUNTY - SUBLEASE AGENCY							
230-79 International Airport Center Blvd. Springfield Gardens, NY <i>Joseph Maffia +1 631 962 7378</i>			2,350	1st	Call for details	Sublease term through 9/30/2020 The suite includes a conference room, 3 private offices, bullpen area, kitchenette and 2 bathrooms Entrance at grade level off parking lot Furniture can be made available	
NASSAU COUNTY - DIRECT AGENCY							
170 Old Country Road Mineola, NY <i>Joseph Lopresti +1 631 962 7384</i> <i>Kyle Crennan +1 631 962 2896</i>		120,000	3,037	P6	\$27.50 / S.F. + electric	Arranged	Visitor and valet parking Walking distance to Mineola train station Close proximity to Meadowbrook Parkway (Exit M1) 36 minute train ride to Penn Station
393 Jericho Turnpike Mineola, NY <i>Thomas B. DiMicelli +1 631 962 2896</i>		60,000	4,000	P2	\$24.00 / S.F. Full Service, including utilities and cleaning	Great windows Corner unit Will divide to 1,000 S.F. and 3,000 S.F. Elevated building both freight and passenger	
385 West John Street Hicksville, NY <i>Thomas B. DiMicelli +1 631 962 2896</i>		60,000	7,000	P1	\$15.00 / S.F. net of utilities	5:1,000 S.F. parking ratio Minimal loss factor Private entrance Space just renovated - all new condition	
303 Sunnyside Blvd. Plainview, NY <i>Thomas B. DiMicelli +1 631 962 2898</i> <i>Douglas A. Omstrom +1 631 962 2895</i>		70,000	5,960* 5,697	P1 P1	\$21.00 / S.F. Upon Request	Immediate Showroom / office unit	* Will divide to 3,500 S.F.
600 Old Country Road Garden City, NY <i>Joseph Lopresti +1 631 962 7384</i> <i>Kyle Crennan +1 631 962 2896</i>		198,000	2,581 6,162 3,297-17,454	P5 P4 P2	Upon Request	Walking distance to Roosevelt Field Mall Ground floor retail including Ruth's Chris Steak House, Jos. A. Bank & Davis Vision 5:1,000 parking ratio Concierge, café, 24/7 access On-site management	
1165 Northern Boulevard Manhasset, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Kyle Crennan +1 631 962 2896</i>		42,000	12,500 (Divisible) 975 2,295	Concourse P3* P3*	Upon Request	Immediate 4:1 Parking ratio Reserved indoor parking New common area renovations Signage available	* Can be combined
825 Northern Boulevard Great Neck, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Kyle Crennan +1 631 962 2896</i>		35,000	2,213-10,184* 500-3,376	E3 P2	Upon Request	Underground parking; 4:1 Parking ratio Concierge service On-site management Newly renovated common areas 24/7 building access	
NEW LISTING 156 1st Street Mineola, NY <i>Kyle Crennan +1 631 962 2896</i> <i>Joseph Lopresti +1 631 962 7384</i>		13,000	2,300 2,000	P2 P3	\$28.00 / S.F. + electric \$24.00 / S.F. + electric	Walking distance to Mineola LIRR Station, Winthrop Hospital and retail shops Separately metered utilities Partially covered parking area Low loss factor (12%) 24/7 building access ADA compliant	
NASSAU COUNTY - SUBLEASE AGENCY							
RXR Plaza Uniondale, NY <i>Eric Launer +1 631 962 7379</i> <i>Michael Aievoli +1 631 962 7380</i>			20,000-32,200	15	Upon Request	Possession: June 1, 2017 Term through December 31, 2025 Furniture can be made available Top floor space, excellent views Parking ratio of 4 spaces/1,000 S.F.	Gourmet café with abundant seating capacity 24/7 building access Retail amenities include U.S. postal office, sundry shop, dry cleaner, jewelry store, and day care center Enclosed four-story parking facility connects to towers via a protected pedestrian walkway
1600 Stewart Avenue Westbury, NY <i>Joseph Lopresti +1 631 962 7384</i> <i>Kyle Crennan +1 631 962 2896</i>		220,000	4,839	4	Upon Request	Possession: Arranged Lease expires 9/30/17 longer term possible Great window ratio Fully furnished space Parking ratio of 4 spaces/1,000 S.F.	Concierge Café on-site Conferencing center Emergency back up generator On-site management

Address & Contact info	Building photo	RBA	Available S.F.	Floor	Rental rate	Possession	Comments
NASSAU COUNTY - SUBLEASE AGENCY (Continued)							
3644-3648 Long Beach Road Oceanside, NY <i>Joseph Lopresti +1 631 962 7384</i>		10,697 Retail	4,000	1	Upon Request	Possession: Immediate Lease expires 9/30/17 longer term possible Retail sublease opportunity End-cap Great signage available	2,500 parking spaces Dedicated turn land and signalized intersection Less than 3-miles to Sunrise Highway Oceanside LIRR Station a 6 minute drive Other tenants: Pet Supplies Plus, Kohl's, Staples and Bed Bath & Beyond
NASSAU COUNTY - SALE AGENCY							
IN CONTRACT 565 Hempstead Turnpike Westbury, NY <i>Joseph Lopresti +1 631 962 7384</i>		2,772	2,772	1	Upon Request	Possession: Arranged Freestanding building on .45 Acres Drive through ATM Built: 1969 Zoning: Business X (Town of Hempstead)	Less than 2 miles to the Southern State Parkway LIRR Station West Hempstead: 4 minute drive Traffic count for Hempstead Turnpike: 34,178 per day * FOR SALE
SUFFOLK COUNTY - DIRECT AGENCY							
NEW LISTING Broad Hollow Bioscience Park 1 Bioscience Park Drive Melville, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Douglas A. Omstrom +1 631 962 2899</i> <i>Marianne Dugan +1 631 962 2891</i>		62,000 www.1bioscienceparkdr.com	62,000	1	Upon request	R&D headquarters opportunity State-of-the-art infrastructure Excellent accessibility and visibility Located along the Route 110 Bioscience Corridor	Located along the Route 110 Bioscience Corridor Qualifies for State economic incentives Close proximity to rich labor pool and internship opportunities Abundant area amenities
47 Mall Drive Commack, NY <i>Douglas A. Omstrom +1 631 962 2899</i>		50,000	4,811 5,000	P1 P1	\$16.50 / S.F.	Arranged	Premier Commack location Direct meter for electric Office/flex space
49 Wireless Boulevard Hauppauge, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i>		85,600	11,400	P1 & E2	Upon Request	Immediate	Abundant parking; exceeds 5:1 parking ratio Tenant-controlled utilities (submeter) Signage opportunities - Private Entrance Full-service café featuring indoor/outdoor seating Common area conference facility with boardroom-style seating Dedicated reception area including private conference/team room
Airport Corporate Center Bohemia, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i>		180,000	640 Johnson Ave. 3,222	P2	Upon Request	Immediate	High end - creative space
			4170 Veterans Memorial Hwy. 3,164	P2	Upon Request	Immediate	Ideal professional space
			One Corporate Drive 1,974 2,341	Garden Level Garden Level	Upon Request Upon Request	Immediate Immediate	On-site ownership/management Abundant parking
620 Johnson Avenue Bohemia, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i>		32,000	3,000	P1	Upon Request	Immediate	On-site ownership / management Separate meter for utilities Immediate access from main lobbies
21 Bennett's Road East Setauket, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i>		32,000	5,427 4,890	P2 P1	\$28.00 / S.F. \$28.00 / S.F.	Immediate <i>High End Custom Finishes</i>	On-site storage available Back-up generator available Building concierge and security On-site PCI compliant data center High speed, wireless internet available throughout the building
5000 Corporate Court Holtsville, NY <i>Marianne Dugan +1 631 962 2891</i> <i>John A. Nielsen +1 631 962 7382</i>		270,000	19,140 4,200 10,220 4,246	P1 P1 P2 P2	\$19.50 / S.F. + util. \$19.50 / S.F. + util. \$19.50 / S.F. + util. \$19.50 / S.F. + util.	Immediate Immediate Immediate Immediate	Abundant 7:1 parking On-site café
One Corporate Drive Holtsville, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Dan Flynn +1 631 962 7387</i>		48,416	48,416	P1	\$18.00 / S.F. Sale Price: Upon Request	Immediate Immediate	* FOR LEASE OR SALE Professional office or medical 315 parking spaces (6.32 spaces / 1,000 sq. ft.) Independent HVAC and utility controls Less than two miles form the LIE Open plan with high ceilings
70 Main Street Huntington, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Dan Flynn +1 631 962 7387</i>		9,823	2,400*	GF, 2	Inquire	Immediate	Professional office space A freestanding historic professional building On 25A (Main Street) Signage available, Backup generator Four means of egress, Abundant parking
300 Motor Parkway Hauppauge, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i> <i>John A. Nielsen +1 631 962 7382</i> <i>Thomas DiMicelli +1 631 962 2898</i>		59,393	15,010 3,456 7,046 2,565	P1 P1 P1 P1	Inquire	Immediate	Perimeter offices, surrounding open bullpen 275 parking spaces Separate meter for utilities Landlord will customize suites
The Offices At The Arches Tanger Outlet Centers Deer Park, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Dan Flynn +1 631 962 7387</i> <i>John A. Nielsen +1 631 962 7382</i>		805,000	29,802	P2	\$24.00 / S.F. NNN	Immediate	Excellent Parking On-site management 24/7 Security Rare sewer access in Suffolk County Food court, theater & shopping Health club next door
20 Station Drive Wyandanch, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Dan Flynn +1 631 962 7387</i> <i>Kyle Crennan +1 631 962 2896</i>		112,000	27,000 42,500 42,500	Ground Floor P2 P3	Upon Request	Built-to-suit opportunity Rooftop area amenities LIRR Station at your doorstep LEED Certified construction Retail shops and housing on-site Prominent signage	Loft-style Design: High ceilings and oversized windows with abundance of natural light IDA benefits / incentives available Covered parking and on-grade open parking Sewer connection on-site

Address & Contact info	Building photo	RBA	Available S.F.	Floor	Rental rate	Possession	Comments
SUFFOLK COUNTY - DIRECT AGENCY (Continued)							
NEW LISTING							
3 Technology Drive East Setauket, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i> <i>John A. Nielsen +1 631 962 7382</i>		21,025	6,240 (Divisible)	P1	\$25.00 / S.F. NNN	Immediate	Favorable parking Access to sewer Tenant controlled HVAC & Electric On-site property management Conveniently located in the prestigious 100 acre Stony Brook Technology Park
SUFFOLK COUNTY - SUBLEASE AGENCY							
1 CA Plaza Campus Environment Islandia, NY <i>William Korchak + 1 212 812 5818</i> <i>Marianne Dugan +1 631 962 2891</i>		778,370	9,158 - 53,000 * 10,576 63,502 * Will divide	P1 P2 E3	Upon Request Upon Request Upon Request	Term through July 2021	Corporate campus setting Furniture available Full service café and fitness center
324 South Service Road Melville, NY <i>Douglas A. Omstrom +1 631 962 2899</i>		133,050	14,496	P2	Upon Request	Arranged	Corner location Close proximity to major highways Large break room and training room Building amenities include a café, conference facility and a fitness center
534 Broadhollow Road Melville, NY <i>Eric Launer +1 631 962 7379</i> <i>Michael Aievoli +1 631 962 7380</i> <i>Bob Donovan +1 631 962 2907</i>		115,000	3,623	P3	Upon Request	Immediate Term through December 31, 2018 Furniture available	5.5:1,000 parking ratio Bank branch/ATM Operable windows Close proximity to major highways 24/7 building access
360 Motor Parkway Hauppauge, NY <i>Marianne Dugan +1 631 962 2891</i> <i>Ray Ruiz +1 631 962 2890</i> <i>John A. Nielsen +1 631 962 7382</i>		60,000	8,165	P1	Upon Request	Immediate Term through December 31, 2018	Multifunctional office suite Six private offices Open bullpen 9' ceiling height Parking ratio: 5 spaces/1,000 S.F. 24/7 building access with key card
SUFFOLK COUNTY - RETAIL AGENCY							
5715 Merrick Road Massapequa, NY <i>Jim McCahan +1 631 962 7376</i> <i>Doug Omstrom +1 631 962 2899</i>		9,500	9,500	E1	\$275,000 annual rent \$2,500,000 asking sale price	9,500 SF flex / retail building on 1.06 acres Former auto dealer / showroom – ideal for retail uses Parking: 54 spaces with expansion	** FOR SALE OR LEASE **
90 Main Street (Montauk Highway) West Sayville, NY <i>Dan Flynn +1 631 962 7387</i>		5,150	2,575 2,575	1st 2nd	Upon Request	Freestanding building for on 1.06 Acres 57 parking spaces Drive through lane LI MacArthur Airport - 13 minute drive LIRR Sayville Station (Montauk Branch Line) 3 minute drive Sunrise Highway Exit: 49	
SUFFOLK COUNTY - SALE AGENCY							
501 N. Ocean Avenue Patchogue, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i> <i>Kyle Crennan +1 631 962 2896</i>		87,544	87,544		Upon Request	Close proximity to Sunrise Highway - Exit 57 Long Island Expressway - Exit 63 Tailboard loading with oversized shipping/receiving door 3,500 amps 110/208 volt power 450 parking spaces	* FOR SALE
Main Road Aquebogue, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Dan Flynn +1 631 962 7387</i>		3.9 Acres			Upon Request	Current Zoning: Medical / (4) 4,000 S.F. building Private location Main Road for the North Fork One potential means of egress and ingress 5 miles to Tanger Outlets Peconic Bay Medical Center and the LIRR Riverhead Station are approximately 3 miles in distance	* FOR SALE
SUFFOLK COUNTY - MEDICAL AGENCY							
365 East Main Street Patchogue, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i> <i>Kyle Crennan +1 631 962 2896</i>		3.30 Acres	22,000 4,000 (+22,000 expansion)	Ground Floor Basement	Upon Request	Zoning: J-6 - Medical Use Public sewer line 150+ parking surface spaces Prominent retail signage	A bus stop is located in front of the building. Bus lines connect to the Patchogue and Riverhead LIRR Stations. Close proximity to Brookhaven Memorial Hospital and Patchogue LIRR Exit: 535 (Route 112) off the Sunrise Highway Average daily traffic count on East Main Street (Montauk Highway): 27,026 cars per day
SUFFOLK COUNTY - SPECIALTY AGENCY							
NEW LISTING							
Gatelot Avenue School 65 Gatelot Avenue Ronkonkoma, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i> <i>Dan Flynn +1 631 962 7387</i>		15.1 acres	83,495	E1	Upon Request		Educational facility centrally located in Ronkonkoma, NY Three separate playgrounds with new equipment Abundant parking in front and rear of building Two main entrances, one with a drop off circle Main offices with fingerprint scanning system, PA system
245 Union Avenue Holbrook, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i> <i>Dan Flynn +1 631 962 7387</i>		5.0 acres	14,224	E1	Upon request		Administrative / office building Excellent opportunity for expansion Ideally located within close proximity to public transportation

Address & Contact info	Building photo	RBA	Available S.F.	Floor	Rental rate	Possession	Comments
SUFFOLK COUNTY - SPECIALTY AGENCY (Continued)							
NEW LISTING 179 Granny Road Farmingville, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i> <i>Dan Flynn +1 631 962 7387</i>		15.0 acres www.educationalassetsli.com	68,370	E1	Upon request	Full commercial kitchen Gymnasium with modular door Large combination cafeteria/auditorium Gymnasium with modular door and attached locker rooms	Opportunity for several multi-purpose rooms Two playgrounds Loading area Air conditioned server room Dual fired burners (natural gas & oil)
2270 N. Ocean Avenue (County Rd. 83) Farmingdale, NY <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i>		10,457	10,457		Upon Request	Freestanding building with a 61,727 S.F. lot 30 car parking Former daycare facility Commercial kitchen on-site 3 playground areas	* FOR SALE
NEW LISTING 110 Stephen Hands Path Wainscott, NY Town of East Hampton <i>Ray Ruiz +1 631 962 2890</i> <i>Marianne Dugan +1 631 962 2891</i> <i>Dan Flynn +1 631 962 7387</i>		10.4 Acres	22,204	1st & 2nd Floors	Upon Request	Former Charter School building Layout is composed of classroom space, multi-purpose room for art, sensory room, library and office space Secure entryways with dedicated reception/greeters desk & seating area Restrooms configured specifically for children with separate restrooms for adults Build exterior has a parking field, a secure fenced-in playground and garden areas Town park facilities are located directly across the street from the asset and may be utilized as additional field and court space	* FOR SALE

Industrial space

Long Island Industrial exclusive listings



Address & Contact info	Building photo	RBA	Available S.F.	Floor	Rental rate	Possession	Comments
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NASSAU COUNTY - DIRECT AGENCY

LEASE OUT

27-29 Denton Avenue
New Hyde Park, NY



11,300

11,500

E1

\$15.00 / S.F.
Including current taxes

10% office space
18' clear ceiling height in 5,000 S.F.
26' clear ceiling height in 6,500 S.F.
Expanded parking area
2 drive-in doors, new loading dock
No columns in warehouse

Thomas B. DiMicelli +1 631 962 2898

393 Jericho Turnpike
Mineola, NY



60,000

9,100*

P1

\$16.00 / S.F.
Including current taxes

Warehouse, office and showroom space with 18' ceiling height in warehouse
± 40% office & showroom.
* Can be divided as follows:
3,000 S.F. office/showroom at a lease rate of \$21.00 / S.F.
6,100 S.F. with one loading dock at a lease rate TBD

Thomas B. DiMicelli +1 631 962 2898

303 Sunnyside Blvd.
Plainview, NY



70,000

5,697

P1

Upon request

Showroom space

Thomas B. DiMicelli +1 631 962 2898
Douglas A. Omstrom +1 631 962 2899

151 Fairchild Avenue
Plainview, NY



3,200

P1

\$17.50 / S.F. gross

50% office, 50% air conditioned storage space
Can be converted to a higher percentage of offices
Double doors for loading, garage door access also possible

Thomas B. DiMicelli +1 631 962 2898

NASSAU COUNTY - SALE AGENCY

IN CONTRACT

1800 Access Road
Oceanside, NY



25,000

25,000

Asking price:

2,600,000

3.25 acre lot, expandable
outside storage

Thomas B. DiMicelli +1 631 962 2898
Joseph Maffia +1 631 962 7378

NASSAU COUNTY - SALE/LEASE AGENCY

IN CONTRACT

195 East Merrick Road
Freeport, NY



45,500

Douglas A. Omstrom +1 631 962 2899
Jim McCahon +1 631 962 7376

SUFFOLK COUNTY - DIRECT AGENCY

47 Mall Drive
Commack, NY



5,000
10,000

P1
P1

Call for details
Call for details

Immediate
Immediate

Premiere Commack location
Located at the entrance to the Long Island Expressway (exit 53)

Douglas A. Omstrom +1 631 962 2899

5600 Old Sunrise Highway
Massapequa, NY



36,720

E1

Call for details

Immediate

31,920 S.F. clear span
4,800 S.F.: locker rooms, offices, reception & lounge
Ideal for indoor sports / church / multi-purpose / warehouse
15' to 35' ceiling height
Direct access to Sunrise Highway

Douglas A. Omstrom +1 631 962 2899
Jim McCahon +1 631 962 7376

SUFFOLK COUNTY - SUBLEASE AGENCY

45 Melville Park Road
Melville, NY



40,250

18,512

P1

Call for details

18,512 S.F. of office and flex space
16 private offices, 2 bullpen areas, 2 conference rooms
2,000 S.F. of flex/warehouse space
Sublease through August 2018 (longer term available)

Douglas A. Omstrom +1 631 962 2899
Jim McCahon +1 631 962 7376

585 Johnson Avenue
Bohemia, NY



94,489

P1

Upon request

Sublease through March 31, 2020 (longer term available)
71,339 S.F. industrial space
23,150 S.F. office space
Very clean aerospace facility

Douglas A. Omstrom +1 631 962 2899
Jim McCahon +1 631 962 7376

101-125 Comac Street
Ronkonkoma, NY



19,570

P1

\$10.50 / S.F.

12' ceiling height
3,000 S.F. of office space
Fully air conditioned
2 minutes to Route 454
1.5 miles to Long Island Expressway

Douglas A. Omstrom +1 631 962 2899
Max Omstrom +1 631 962 2504

SUFFOLK COUNTY - SALE AGENCY

493B Johnson Avenue
Bohemia, NY



1,800

P1

Asking sale price:
\$252,000

Taxes:
\$6,212

± 1,800 S.F. industrial condo unit
± 200 S.F. office
Gas heat
1 drive-in
14' ceiling height

Max Omstrom +1 631 962 2504

Address & Contact info	Building photo	RBA	Available S.F.	Floor	Rental rate	Possession	Comments
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SUFFOLK COUNTY - SALE AGENCY (CONT.)

SOLD

168 Railroad Street
Huntington Station, NY



48,000
1.25 acres

38,260
9,940

Industrial space
2 floors of office space

Douglas A. Omstrom +1 631 962 2899
Thomas B. DiMicelli +1 631 962 2898

2 Maplewood Avenue
Farmingdale, NY



1,500

1,500

1

Newly renovated
Open floor plan
Lower-level storage
200 amps
New kitchen and bathrooms (2)

Douglas A. Omstrom +1 631 962 2899
Max Omstrom +1 631 962 2504