BAY STREET OPPORTUNITY ZONE CAMPUS

ST. GEORGE BUSINESS DISTRICT | STATEN ISLAND, NEW YORK

EXECUTIVE SUMMARY

Vertus Asset Management presents the Bay Street Opportunity Zone Campus, a multi-phase commercial and mixed-use portfolio strategically positioned within Staten Island's rapidly evolving St. George Business District. Spanning multiple parcels along Bay Street, Victory Boulevard, and Central Avenue, the campus is situated steps from the St. George Ferry Terminal, offering convenient access to Lower Manhattan via a free, approximately 25-minute ferry ride.

Located within one of New York City's most significant waterfront redevelopment corridors, the portfolio offers a compelling opportunity for retailers, office users, medical providers, and institutional tenants to establish a presence in a growing commercial hub. Ground-floor retail space is actively leasing at Bay O.Z. I, while additional Class A commercial space at Bay O.Z. II & IV and Bay O.Z. III advances through the development and entitlement process. Bay O.Z. V presents further potential for proposed medical and institutional uses.

The campus benefits from its proximity to a transformative waterfront revitalization effort. According to the NYC Economic Development Corporation's Staten Island North Shore Action Plan (2023), the effort is supported by approximately $400 million in public infrastructure investment, including a two-mile waterfront esplanade that will create approximately 20 acres of new waterfront open space. Combined with convenient Manhattan connectivity and a reportedly tight commercial vacancy environment, these factors position the Bay Street Opportunity Zone Campus as an attractive destination for businesses seeking visibility, accessibility, and long-term growth potential on Staten Island's North Shore.

AERIAL VIEW | CAMPUS PARCELS OUTLINED



PROPERTY PORTFOLIO



BAY O.Z. I

142 Bay Street
Staten Island, NY

~68,000 Sq. Ft - Across 5 floors

In lease negotiations with city agency

5,400 Sq. Ft. Ground Floor + Lower Level Available

Groundbreaking projected fall 2026

BAY O.Z. IA

139 Bay Street
Staten Island, NY

~4,500 Sq. Ft. ground-floor

9-story mixed-use building

50 residential units

Groundbreaking projected late 2027 - early 2028

BAY O.Z. II / IV

25 Victory Boulevard & 136 Central Ave
467 & 469 St. Marks Place
Staten Island, NY

~ 180,000 Sq. Ft.

Proposed Office / School and Retail Space

Groundbreaking late 2027 - early 2028

BAY O.Z. III

124 Central Avenue
Staten Island

~ 400,000 sq ft.

~ 42,000 sq ft ground-floor retail

~ 600 below-grade parking spaces

Proposed supermarket

75% commercial
25% residential

Groundbreaking late 2027

BAY O.Z. V

181, 209, 215 Bay Street & 25 Minthorne Street
Staten Island

Land Sq. Ft.
181, 209, 215 Bay Street
Block: 497 Lots: 1,7 & 9
38, 125 Sq.Ft.

25 Minthorne Street
Block: 487 Lot: 80
26,311 Sq. Ft.

Proposed Hospital/Medical Building of 350,000 + Sq. Ft.

SURROUNDING LANDMARKS

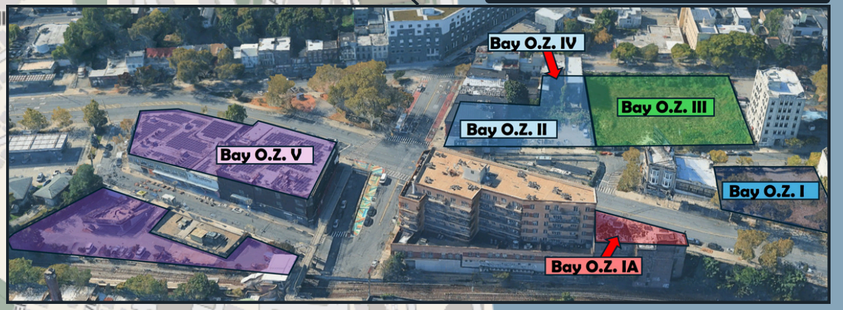
CURRENT/FUTURE

FUTURE DEVELOPMENT

1. **198–208 RICHMOND TERRACE**
   117 Residential Units - 14-Story Mixed-Use - Approved 2026
2. **801-SEAT HIGH SCHOOL**
   25 Wall Street · High School + District 75 · Approved 2026
3. **NORTH SHORE WATERFRONT REDEVELOPMENT**
   Empire Outlets + Former NY Wheel Site · Up to 2,500 Potential New Homes · Planning / Rezoning Phase
4. **LIGHTHOUSE POINT**
   115 RESIDENTIAL UNITS · PHASE I COMPLETE Retail / Commercial / Residential Phase II · Future Development
5. **37–59 HAMILTON AVE.**
   369 Residential Units · 18-Story Mixed-Use · 111 Affordable Units - Ground-Floor Commercial · APPROVED · 2026
6. **NEW FAMILY COURT**
   10 HAMILTON AVENUE · ~124,000 GSF New Courtrooms & Court Facilities · IN DEVELOPMENT
7. **HILLSIDE GROVE**
   232 Affordable Homes · Grocery · Community Space · IN DEVELOPMENT

CURRENT LANDMARKS

- **A** **ST GEORGE STATION/STATEN ISLAND FERRY TERMIANAL**
  South Ferry & Financial District
- **B** **SSIUH COMMUNITY PARK**
  Home of the Staten Island FerryHawks Sports · Events · Waterfront
- **C** **CURTIS HIGH SCHOOL**
  105 Hamilton Avenue · Public High School · Grades 9–12 ~2,450 Students
- **D** **ST. GEORGE THEATRE**
  Historic Performing Arts Venue
- **E** **THE ACCOLADE**
  100 Residential Units · Waterfront Condominium
- **F** **THE VIEW**
  40 Residential Units Rental · 11 Stories



A PREMIER LOCATION FOR GROWTH

BAY STREET OPPORTUNITY ZONE CAMPUS

LOCATION & MARKET ADVANTAGE

The Bay O.Z. portfolio is positioned within an established and growing community, offering businesses the opportunity to operate in a location with strong visibility, accessibility, and surrounding activity. A diverse mix of residential, commercial, institutional, and community uses creates a dynamic environment with activity throughout the day. The established presence of the neighborhood provides an immediate foundation, while continued investment and development are bringing additional momentum to the area.

The surrounding market offers a strong combination of existing demand and long-term growth potential. As the neighborhood continues to evolve, increasing residential and commercial activity is creating new opportunities for businesses to establish a presence and serve a growing market. For example, continued residential growth brings more potential customers into the immediate area, while new commercial and institutional activity contributes additional employees, visitors, and daily activity. The area's connectivity and accessibility further strengthen its position as a destination for customers, employees, residents, and visitors. This balance of established infrastructure and future growth provides businesses with a location positioned for continued relevance.



Bay O.Z. offers the opportunity to be part of a market that is both established and evolving. With a growing presence, increasing investment, and a diverse surrounding customer base, the portfolio provides a strong setting for businesses looking to establish or expand their operations. The combination of visibility, accessibility, surrounding activity, and future growth creates a location capable of supporting a wide range of businesses and uses. As the surrounding area continues to develop, tenants can benefit from the momentum of a neighborhood becoming increasingly active and connected. A strong location today, with the potential to become an even stronger commercial destination tomorrow.

BAY O.Z. I

142 BAY STREET | STATEN ISLAND, NY

GROUND-FLOOR RETAIL & CELLAR SPACE | PRE-LEASING OPPORTUNITY

5,400 SF

FOR LEASE

TOTAL BUILDING AREA
~ 68,000 SF

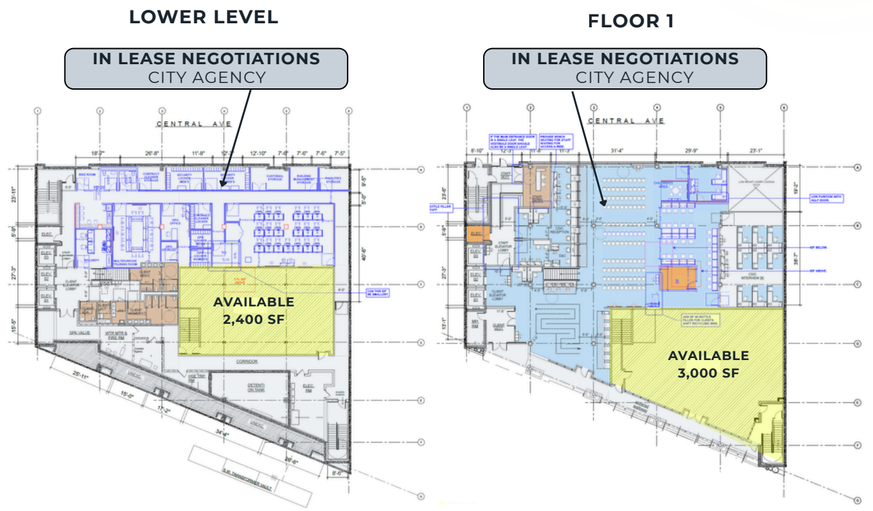
ADJACENT SPACE
IN LEASE NEGOTIATIONS WITH CITY AGENCY

GROUND BREAKING
PROJECTED FALL 2026





BAY O.Z. I RENDERING



SPACE STATUS

- AVAILABLE
- IN LEASE NEGOTIATIONS

Bay O.Z. I encompasses approximately 68,000 square feet of building area and is being repositioned to introduce new ground-floor commercial opportunities along Bay Street.

A total of 5,400 square feet is currently available for lease, offering flexibility for a range of commercial uses. Adjacent space is currently in lease negotiations with a City agency, reflecting early institutional interest in the property.

With groundbreaking projected for Fall 2026, Bay O.Z. I presents an opportunity for tenants to establish a presence within the next phase of development along Bay Street.

BAY O.Z. IA

139 BAY STREET | STATEN ISLAND, NY

GROUND-FLOOR RETAIL SPACE | PRE-LEASING OPPORTUNITY

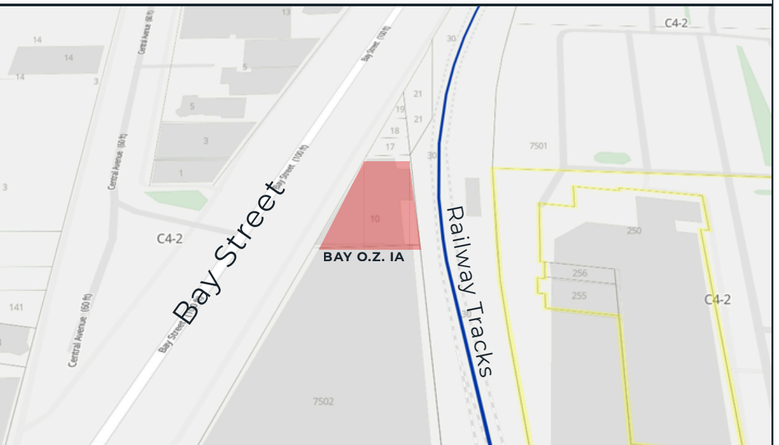
4,500 SF

FOR LEASE

TOTAL BUILDING AREA
~ 38,000 SF

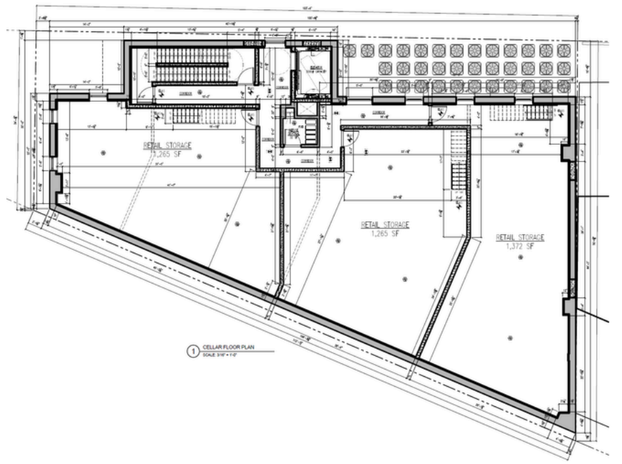
BUILDING SPACE
50 RESIDENTIAL UNITS

GROUND BREAKING
PROJECTED LATE 2027 - EARLY 2028

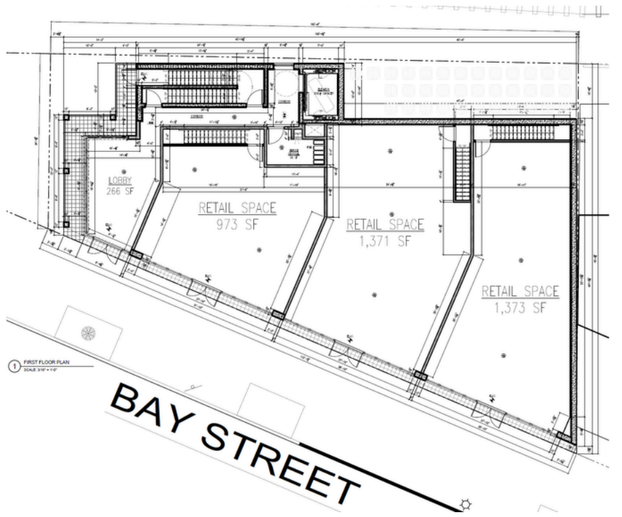




CELLAR FLOOR



FIRST FLOOR



BAY O.Z. II / IV

25 VICTORY BLVD & 136 CENTRAL AVE | 467 & 469 ST. MARKS PLACE | STATEN ISLAND, NY

OFFICE / RETAIL/ INSTITUTIONAL DEVELOPMENT

180,000 SF

OFFICE /RETAIL / INSTITUTIONAL

PROJECT HIGHLIGHTS

- Approximately 180,000 square foot expansion of 25 Victory Blvd for a total building area north of 200,000 square feet.
  - 85,572 GSF - SCHOOL
  - 60,017 GSF - OFFICE
  - 5,249 GSF - RETAIL

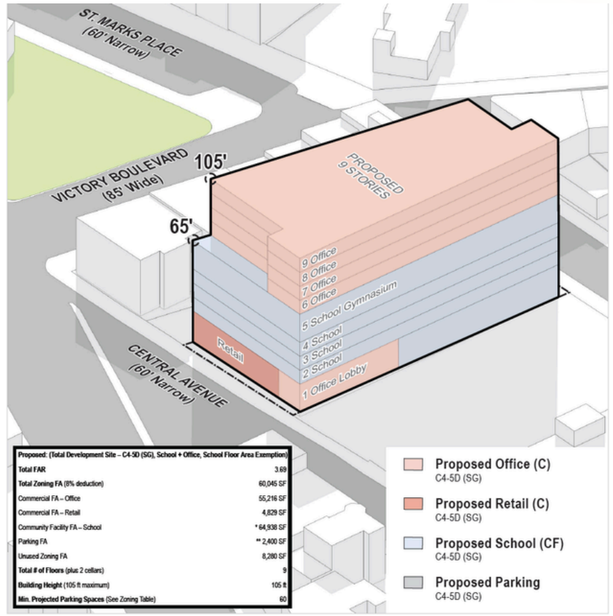
GROUND BREAKING

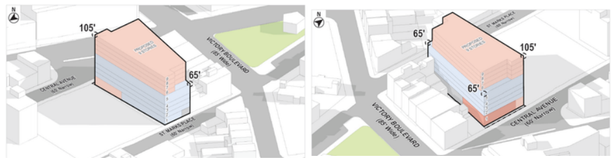
PROJECTED LATE 2027 - EARLY 2028





BAY O.Z. II / IV RENDERING





BAY O.Z. II / IV PROPOSED PLAN

BAY O.Z. II & IV is a proposed 180,000 square foot expansion of 25 Victory Blvd. The Development will include a mix of Retail / Office / School spread across 9 stories with entrances on Central Avenue and St. Mark's Place. With ground-breaking projected for late 2027 to early 2028, it presents tenants with an opportunity to plan early for space in the next phase of the Bay Street Campus.

BAY O.Z. III

124 CENTRAL AVENUE | STATEN ISLAND, NY

MIXED-USE DEVELOPMENT | GROUND-FLOOR RETAIL & COMMERCIAL OPPORTUNITY

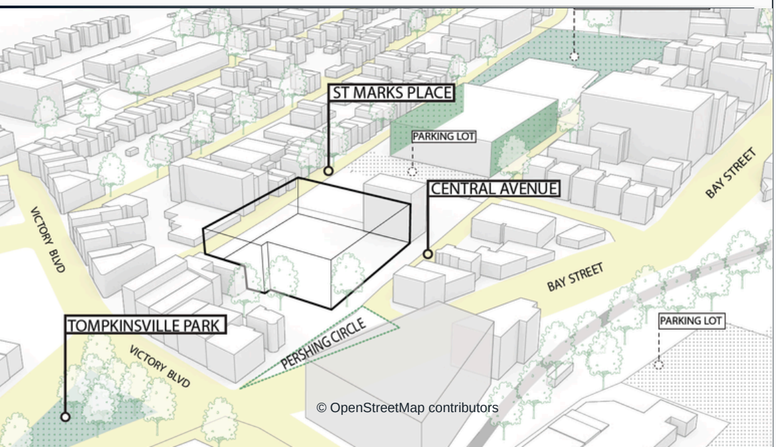
42,000 SF

RETAIL SPACE
AVAILABLE
Can be Subdivided

TOTAL BUILDING AREA
~ 400,000 SF

ANCHOR
PROPOSED SUPERMARKET

GROUND BREAKING
PROJECTED LATE 2027





BAY O.Z. III RENDERING



PROJECT HIGHLIGHTS

- Approximately 400,000 SF total building area
- Approximately 42,000 SF of ground-floor retail
- Proposed supermarket
- Approximately 600 below-grade parking spaces
- Groundbreaking projected for late 2027

Bay O.Z. III is a proposed mixed-use development at 124 Central Avenue within the Bay Street Opportunity Zone campus, planned as 75% commercial and 25% residential. With groundbreaking projected for late 2027, it offers retail and commercial tenants an opportunity to secure space early.

BAY O.Z. V

181, 209 & 215 BAY STREET | 25 MINTHORNE STREET | STATEN ISLAND, NY

HEALTHCARE & INSTITUTIONAL OPPORTUNITY | AVAILABLE FOR LEASE

64,436 SF

TOTAL LAND SF

SITE USE
HEALTHCARE / INSTITUTIONAL

WELL SUITED FOR
HOSPITAL USE / EDUCATION

GROUND BREAKING
TBD



Bay O.Z. V comprises 181, 209 and 215 Bay Street and 25 Minthorne Street within the Bay Street Opportunity Zone campus. The site is available for lease and is well suited to a hospital or other healthcare use, with size and program to be defined with the tenant.

LAND SQ. FT. BREAKDOWN

181, 209, 215 Bay Street	25 Minthorne Street
38, 125 SQ.FT.	**26,311 SQ. FT.**

POTENTIAL BUILDING SQ. FT.
350,000 + SQ.FT.



WHY IT WORKS FOR HEALTHCARE / INSTITUTIONAL

TRANSIT ACCESS
Steps from the St. George Ferry Terminal and transit.

GROWING AREA
New housing and civic projects are reshaping the surrounding neighborhood.

CIVIC ANCHORS
Near courts, schools and other civic anchors.

FLEXIBLE SITE
Multi-parcel site with flexibility for program and layout. Size and timeline defined with the tenant.

CONTACT INFORMATION

BAY STREET OPPORTUNITY ZONE | STATEN ISLAND, NEW YORK

PROPERTY OWNERSHIP

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