

## **Staten Island, NY - Forelli of Muss Development brokers 9,688 s/f lease to FEMA at 4434 Amboy Road**

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**Staten Island, NY** Following the short-term 200,000 s/f regional headquarters lease the Federal Emergency Management Agency signed recently at Muss Development LLC's Forest Hills Tower in support of Superstorm Sandy recovery efforts, FEMA has now leased 9,688 s/f for short-term use at Muss's 4434 Amboy Rd. in Staten Island.

FEMA will utilize space on the second floor. There will be no on-site access to the general public.

The two-story mixed-use property at 4434 Amboy Rd. which was unaffected by the storm is adjacent to the Eltingville Shopping Center, part of the main business district in Staten Island's fast-growing South Shore community. The building sits just one block from a major commercial intersection and the Staten Island Rapid Transit Eltingville train station.

Jason Muss, principal of Muss Development, noted that FEMA needed immediate office space in close proximity to the extensive damage that occurred in Staten Island, one of the Tri-State region's hardest hit areas in the wake of the storm. The transaction was completed in just 24 hours.

"With so many families and businesses affected we were ready to move swiftly and did our best to keep the negotiations to a minimum," Muss said. "Our goal was to help FEMA move into the space as quickly as possible so that they could begin serving the community right away."

FEMA which coordinates the federal government's role in preparing for, preventing, mitigating the effects of, responding to, and recovering from all domestic disasters plans to occupy the 4434 Amboy Rd. space only in the short term.

Muss is actively marketing the space for longer-term use. Future tenants also have the option of combining that space with an additional 1,500 s/f that is currently available in the building, totaling approximately 11,500 s/f for a single user.

Nicholas Forelli, a VP with Muss, represented the landlord. The United States General Services Administration acting on behalf of FEMA represented the agency directly with the landlord.

### **About Muss Development**

With more than 100 years of ongoing business excellence in New York City, Muss Development is the largest development company in the Boroughs of New York City, with more than 10 million square feet of commercial, residential, industrial and retail property developed. For more information, visit [www.muss.com](http://www.muss.com).

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