

Heart Center to Open at Westage Office Park



Dr. Schek

The Hudson Valley Heart Center, well known in the Mid-Hudson Valley for superior cardiac care, is opening a 12,000 sq.ft. office at the Westage Office Park, near Stewart Airport, on Route 207 in New Windsor, New York. This marks the third office location where the Poughkeepsie-based cardiology group has partnered with Westage.

Lawrence Schek, MD, FACC and Managing Partner, recently stated, "We are aggressively growing our cardiology practice in Dutchess and Orange Counties. Westage has been our partner in this expansion since we first occupied its professional building at Vassar Brothers Medical Center nine years ago. Westage is always near the top of our list when we anticipate growth and expansion."

The Heart Center, with a total of seven offices in Dutchess, Orange and Ulster counties, is recognized as a leader in cardiology services within the Hudson Valley. Experts trained in the diagnosis and treatment of congestive heart

failure provide state-of-the-art, comprehensive management of this prevalent disease and access to the latest clinical research. New tests, imaging techniques and minimally invasive procedures have revolutionized the treatment of heart disease, and these advances are made available to the Heart Center's many patients.

The Heart Center's on-site nuclear and ultrasound testing laboratories speed diagnosis of coronary disease and reduce both the frequency and duration of hospital visits. The Center's cardiac rehabilitation and lifestyle management program helps patients recover from coronary disease and develop new life habits to avoid recurrence of the disease.

The Heart Center, an A-Z provider for the treatment of cardiac and vascular disease, continues to offer the most advanced diagnostics and treatment available anywhere in the world. "Our leading edge position is typified by our commitment to introduce the first 64-slice CT-Angiography unit to Dutchess County" commented Dr. Schek.

Westage's Ted Petrillo stated "we are continually pleased to partner with the Center and develop their newest facility in New Windsor."



Westage Office Park- Phase II



Welcome

When you are in the process of hiring a company to perform a service, the first question you should ask should be, "How long have you been in business?" because a company's longevity is usually a testament to the level of service it gives its clients. Simply put – companies who do not provide exceptional quality, service and value, will not be in business for long.

Ted Petrillo

Westage Companies has been providing exceptional quality, service and value for over four decades. With our team of experienced, creative real estate professionals, we have earned a solid reputation based on honesty and integrity. We continue to provide high quality development and property management services to meet the needs of our customers and satisfy the demands of the marketplace.

Through these decades, we have remained dedicated to serving every customer, large or small, with focused attention to high quality results. Our team of experienced professionals can develop projects of all sizes, including the concept design, and production of a medical office building with specialized requirements to accommodate the most sophisticated medical equipment. Westage Companies real estate portfolio also includes the development of over 1,300 housing units and the development of a 1.5 million square feet mixed-use complex.

When you are considering working with any company, ask about longevity and then ask about what the company has accomplished during those years. Westage Companies is proud of our longevity and our successes.

Ted Petrillo

Founder and Principal
Westage Companies



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Our Expanding Property Management Role

Westage Companies, one of the premier property management companies in the Hudson Valley, is expanding the availability of these services.

Westage has the experience and expertise, as well as the office support and IT backup for its owned properties, and is excited to be in a position to offer these management and maintenance services to office buildings, financial institutions, shopping plazas and other properties. Westage can relieve property owners of the maintenance burden, and provide a high standard of service that will help retain the value of their investment.



Janet Calnan

Spearheading this endeavor for Westage is Janet Calnan, a Certified Facility Manager (CFM) with a background of over 13 years of property and facility management.

Build Now Development Grant To Westage

Westage Companies is the recipient of a \$97,500 matching grant under the State's *Build Now New York* Development Program. The matching funds are for the development of an industrial park site along Route 52, on a 17 acre site straddling the City of Beacon and Town of Fishkill. The site is included in a New York State Empire Zone.

Westage envisions potential interest by light industrial, "flex-space" users, including those who may need multiple purposes in a single building. This could include manufacturing, storage and some office space. Buildings could range from 5,000 to 100,000 square feet.



Westage intends to use the grant as part of the pre-permitting process necessary to make the site readily marketable. This will significantly help to reduce the time a user needs to reach the point of construction start-up.

New Medical Practice Moves to Westage Pavilion



Dr. Chevalier

Dr. Stefan G. Chevalier, DO, a board certified cosmetic surgeon specializing in plastic and reconstructive surgery, recently opened a new office at the Westage Pavilion in Wallkill, New York. Dr. Chevalier offers a variety of cosmetic and restorative procedures to correct and enhance a person's appearance. He applies only tried and true techniques using state of the art equipment and is assisted by experienced, licensed professionals. The new office is handicapped-accessible and conveniently located. Major procedures are performed in-hospital.

"I pride myself on the quality of my work as a cosmetic surgeon and deeply appreciate the quality work and sensitivity demonstrated by Westage in making our move successful." stated Dr. Chevalier.

The occupants of the Westage Pavillion include: *Stefan G. Chevalier, DO* • *Orange Urgent Care* • *Medi-Fair Home Healthcare Equipment* • *Catskill Orange Orthopaedics and Physical Therapy* • *Ray W. Moody, MD Breast Center* • *Hudson Valley Ambulatory Surgery*

Wellmart Pharmacy Opens



Mary Douglas RPh

The Medical Mall at Westage, in Fishkill, is now the home of the Wellmart Pharmacy.

This is a full service pharmacy, ranging from prescription filling to cosmeceutical consulting, as well as nutritional consulting. Wellmart's goal is to provide "wellness" as a group effort between the patient, physician, pharmacist, cosmetologist, exercise specialist and dietitian.

In addition to licensed pharmacists, Wellmart has a registered dietitian available to educate patients about nutrition and to help control their chronic ailments. A licensed professional cosmetologist on site provides expertise in skin care and cosmetic regimens.

Health and Fitness Fair, May 19th

On Saturday, May 19th, the Medical Mall at Westage, in Fishkill, will be the site of a Health and Fitness Fair hosted by Vassar Brothers Medical Center.



The public can spend the day visiting with the many medical practices located in the building, attend health related seminars, and join in the planned activities.

For further information, please contact Janet Calnan at Westage, (845) 897-3800.

Real Estate Development Opportunities

Current listing of sites in the New York Hudson Valley region.

1. Westage Industrial Park

Beacon, NY

- New York State Empire Zone
- *Build Now New York*— NYS Grant Available
- Route 52 Beacon, NY
- 17 acres Zoned HI (Heavy Industry)
- Generic Site Plan Approval for 100,000 square feet

\$2,200,000

2. Brookside Business Park

Newburgh, NY

- New York State Empire Zone
- At Exit 8 of I 84
- Zoned IB (Interchange Business)
- 2 lots remain of 4.1 to 7.1 acres

\$110,000 per acre

3. Westage Business Center II Parcel "B"

Fishkill, NY

- 1.64 acres
- Adjacent to Wal*Mart/Sam's Club
- Ideal for retail or restaurant use

\$1,200,000





Real Estate Development & Property Management

200 Westage Business Center
Suite 120, Fishkill, NY 12524

Leasing Opportunities

200 Westage Business Center

Fishkill, New York
*located at intersection of US Route 9
and I-84 (Exit 13).*

*Two Class "A" custom designed
spaces available now.*

2nd floor ± 4,600 Square Feet
3rd floor ± 3,600 Square Feet

- Ideal medical office location
- Medical services include:
 - Diagnostic Imaging
 - Ambulatory Surgery
 - The Wellmart Pharmacy



200 Westage Business Center Expansion

Fishkill, New York
*up to 15,000 Square Feet available
first quarter 2008.*

- Competitive rent
- Generous fit up allowance



Westage Office Park

New Windsor, New York
*located on Route 207, 1/2 mile to
Stewart Airport.*

Phase One

- 8,400 square feet available
- Ideal for office, medical, retail or bank (drive-thru potential)
- Great highway exposure

Phase Two

- Hudson Valley Heart Center opening Fall 2007



Westage Pavilion

Wallkill, New York
*located at 75 Crystal Run Road near
I-84 and Rt. 17.*

- 83,000 square feet Class "A" medical office building
- Medical Offices now open
- Phase II available for immediate occupancy



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