



Alliant Credit Union Closes on \$32.4MM Loan on Long Island NY

Alliant Credit Union announced the closing of a \$32.4 million loan provided for the acquisition of a 340,043 square foot office building located in Lake Success, NY. The property has mid-90% occupancy with a diverse roster of tenants. The building benefits from its location in a strong medical corridor near several large hospitals. The three-story building has performed well to-date during COVID with strong in-office utilization during the pandemic. Employees benefit from an open and airy atrium with staircases that do not necessitate the use of elevators. The loan is a five year term with a 25-year amortization schedule. This transaction was referred to Alliant by Aaron Rosenfeld at AANDAR Real Estate Capital.

The property is strategically positioned generating consistent operating cash flows and capturing the increasing demand for office and medical space in the sought-after Western Nassau submarket of Nassau County, Long Island.

“Alliant structured and closed this loan for a quality office property at a time when the future of some office buildings are in flux,” said Yonah Sturmwind, Loan Originator at Alliant. “This property is poised for continued success due to its strong location, demand drivers within the market, and appealing building layout.”

Alliant, one of the country’s largest credit unions, is actively seeking financing opportunities on commercial real estate nationwide. For more information, contact Alliant’s originations team at 773-462-3817 or [visit us online](#).

Alliant Credit Union • 11545 W. Touhy Ave. • Chicago, IL 60666 • alliantcreditunion.com

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