

Winoker Realty

COMPANY



Full Service Professionals to Manage *All* Your Real Estate Needs



We Have New York Covered

We cover all of New York and have done so for more than three decades. That gives us special insights into what's hot and what's not, what's happening now and what the likely trends may be for the future.

Quite simply, we offer you a rare combination of experience, expertise and senior-level involvement not available elsewhere.

Whatever side of the transaction you are on — tenant, owner, seller, buyer or developer — the real estate decisions you make today will significantly impact your business now and for years to come. This is particularly true in the highly complex New York metropolitan marketplace where change is a constant and successful, timely solutions await those with the right combination of New York savvy, expertise, experience, negotiating skills and management systems.



The hallmark of our success has always been extraordinary service and impeccable attention to detail. We make each of our clients a priority regardless of size. Whether large or small, as a Winoker client you have access to the full complement of resources and the commitment of senior management.



Look to the Winoker Team



Founded over 30 years ago, Winoker Realty Company is a privately held second-generation commercial real estate firm serving the diverse real estate needs of a highly prestigious list of tenants, owners, large corporations and growing businesses. The majority of the real estate we manage and lease is owned by our clients.

Winoker holds a unique position among New York realty companies: we are the only independent management and leasing organization that's midsized yet offers an exceptional combination of service and capability.

Experience

Winoker has the experience, skills and manpower to handle all your needs on an individual project basis or in an ongoing program that's custom designed to your business sector — helping you achieve your short-term objectives and long-range goals.

Senior Level Involvement

We set our company apart and maximize your success by our commitment to senior level involvement in every aspect of our relationship. We have years of New York real estate experience, from both the landlord and tenant sides, in a broad range of transactions that are underscored by expertise with true depth and breadth.



Customized Solutions

We can assist you based on our experience in the area of niche real estate projects in targeted geographic areas (e.g., New York's fashion center etc.), real estate investment advisory or strategic real estate planning.

Superior Results

We are committed to providing you with value-added, timely solutions — and we deliver. We combine our unique insights into the New York marketplace with a thorough understanding of your business/real estate needs. By utilizing our extensive network of relevant resources and applying our state-of-the-art marketing/management tools and strategies, we offer true 24/7 responsiveness — and a passion for success that's driven by our pride in building lasting relationships.



Unsurpassed Tenant Representation Services



For tenants seeking space in the tri-state area, we approach each solution uniquely. We make it our business to understand your business — its current status, future ambitions, image and traffic considerations, unusual physical requirements plus any long-term considerations. We make a detailed analysis of the specific needs and objectives at hand. We then provide property recommendations that are appropriate based on your budget, your timeline, existing real estate conditions and likely future market trends. We work with you throughout the site selection and leasing process — applying our extensive experience on both sides of the leasing transaction. If subleasing of existing space is required, we draw on our expertise and extensive resources until we have achieved a conclusion that is satisfactory to all parties.

Superior Leasing Services

For building owners seeking to increase cash flow, time is money, speed to market critical. At Winoker, we take pride in our ability to rapidly gain a comprehensive understanding of your specific needs and objectives. Our senior professionals then apply their unique experience and creative abilities to develop the right strategy: the best possible positioning of your property in the New York marketplace based on market conditions, industry sectors and traffic trends. We implement the marketing strategy approved by you — seeking out the right prospects, spreading the word across our extensive network, creating and placing ads, attracting prospects at our website or a proprietary site, conducting walk-throughs/open houses with full attention to detail, and more. Just as important, and at all times, we communicate with you every step of the way. Whatever it takes, trust in us to lease your property in a timely fashion to the right tenants at the right price.

Premier Management Services

Superior property management is of critical concern to a building owner. Winoker's hands-on approach and roll-up-your-sleeves attitude has benefited building owners for more than 30 years. Through our full range of management services, we strive to achieve that delicate balance between a landlord's financial goals and a tenant's complete satisfaction.

Expert property development — the result of senior experience plus the careful cultivation of a proprietary network of architects, contractors and specialists who deliver timely, cost-efficient results and quality solutions.

Comprehensive property management — including detailed studies of the physical property and building support systems, recommendations for achieving optimum efficiencies, utilization of proven management techniques/systems/state-of-the-art and customizable MRI management reporting software. We combine these services with a steadfast commitment to the best available technology and exceptional tenant relationships that include guaranteed same-day call-backs and timely, high quality solutions.





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