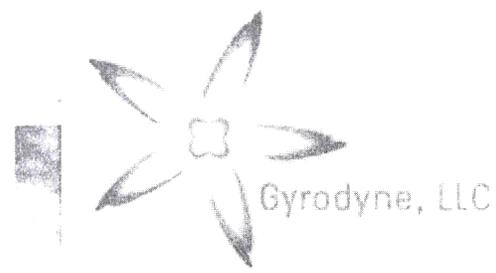


EXHIBIT 1



- ◆ HOME
- ◆ COMPANY
- ◆ FLOWERFIELD
- ◆ CORTLANDT MANOR
- ◆ INVESTOR RELATIONS
- ◆ CONTACT

COMPANY SECTIONS

To learn more about Gyrodyne, LLC, Inc. Please choose a section below.

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COMPANY ABOUT GYRODYNE



Gyrodyne, LLC. owns, leases and manages diverse commercial properties. The firm is distinguished by its service-oriented philosophy toward property ownership and management. Gyrodyne has grown from a largely Long Island player during the past into a diversified East Coast presence with an emphasis on medical office product.

Incorporated in 1946, Gyrodyne for its first 25 years was engaged in design, testing, development, and production of coaxial helicopters primarily for the US Navy. In 1975, no longer in the helicopter manufacturing business, Gyrodyne began converting its St. James, N.Y., facilities for industrial rental usage and established its rental property operation.

Having been a public company for many years, Gyrodyne became a publicly traded REIT in 2006 and soon began to focus on the healthcare-related real estate sector. The decision was strategic and based on the conviction that medical office demographics would continue to be strong even in a depressed economy. Gyrodyne management proved to be prescient in that regard, as the healthcare sector continues to offer strong potential as a real estate investment despite concerns about recent federal legislation.



FLOWERFIELD is Gyrodyne's flagship property, located on the north shore of Long Island in the hamlet of St. James. The 68-acre tract, primarily zoned for light industry, includes approximately 130,000 rentable-square feet located on approximately 10 acres of developed property at Flowerfield with the balance proposed for the development of an age-restricted residential community.

In April 2009, the **Stony Brook University Hospital** signed a 14,000-square-foot lease to house its 75-member Information Technology Department at Flowerfield. The newly renovated facility epitomizes Gyrodyne's commitment to "green" development as being socially conscious and good business. "Green" initiatives include the use of HVAC and light fixtures that meet SEER (Seasonal Energy Efficiency Rating) standards, the use of non-VOC (Volatile Organic Compounds) paints and carpeting adhesives that meet LEED requirements and suite design that maximizes natural light.

Healthcare-Focused Real Estate Holdings

At present **Gyrodyne** owns and manages approximately 50,000 square feet of

medical office space with properties located in the suburbs of New York City.

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