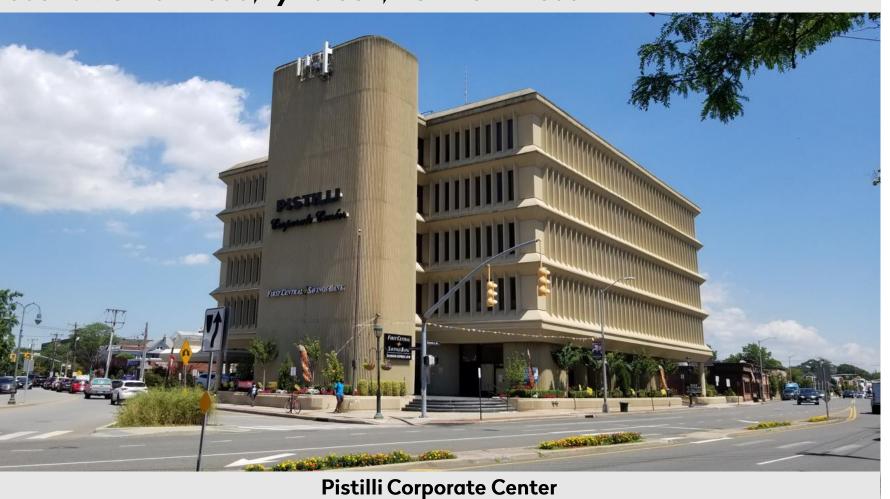
Now Leasing

Prime Office/Medical Space

Brown Bold Harris Honest Stevens Smart

303 E. Merrick Road, Lynbrook, New York 11563



For Further Information Contact:

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Brown Harris Stevens Commercial Real Estate, LLC 585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203,8100 Fax 516.203,8199 Website www.BHScommercial.com

Property Highlights

BUILDING SIZE: 75,000 SF on 5 Floors

AVAILABLE SPACE:

Suite 204 1,101 SF

Suite 206 2,409 SF Can be combined to

Suite 208 560 SF ____ 2,969 SF

Suite 209 610 SF

Suite 301 1,200 SF Can be combined to

Suite 305 1,500 SF ___ 2,700 SF

Suite 302 617 SF **Suite 512** 556 SF

PARKING: Underground parking garage

Ample above-ground parking plus municipal lots

HEAT: Included in rent

ELECTRIC: \$3.75 PSF

WORKLETTER: Negotiable

RENTAL RATE: Upon Request

OCCUPANCY: Immediate

COMMENTS:

- Two passenger elevators
- One freight elevator
- Heavy power over 5,000 amps
- Fireproof construction
- · Optimum & Verizon in building
- Building Superintendent on premises
- Prestigious tenant roster
- Walk to Lynbrook LIRR station, bus, banks, restaurants and shopping

New Renovations

- New HVAC
- New Boiler
- New Ceiling Tiles
- New Wallcoverings
- New Carpet
- Re-modeled elevators

