

Now Leasing

Prime Office/Medical Space

**Brown
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303 E. Merrick Road, Lynbrook, New York 11563



Pistilli Corporate Center

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

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

**For Further
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Property Highlights

BUILDING SIZE:	75,000 SF on 5 Floors
AVAILABLE SPACE:	
Suite 204	1,101 SF
Suite 206	2,409 SF
Suite 208	560 SF
Suite 209	610 SF
Suite 301	1,200 SF
Suite 305	1,500 SF
Suite 302	617 SF
Suite 512	556 SF
	Can be combined to 2,969 SF
	Can be combined to 2,700 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



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