

For Lease

Prime Office Space – New Ownership & New Renovations

50 Clinton Street, Hempstead, New York 11550

**Brown
Harris
Stevens** **Bold
Honest
Smart**



**For Further
Information Contact:**

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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, sale prices and other variables not presently ascertainable.



Property Highlights

Heat:	Included in rental rate
A/C:	Included in rental rate
Cleaning:	Included in rental rate
Electric:	\$3.50 psf
Workletter:	Negotiable
Parking:	2 reserved spots per 1,000 SF
Occupancy:	Immediate

RENTAL RATE UPON REQUEST

Completed Renovations

- New elevators
- Large & spacious above & underground parking in newly renovated parking lot
- New common areas
- On-site building super, maintenance staff & security
- Modern telecommunications-FIOS & Cablevision
- Café in building
- New lighting

Available Space

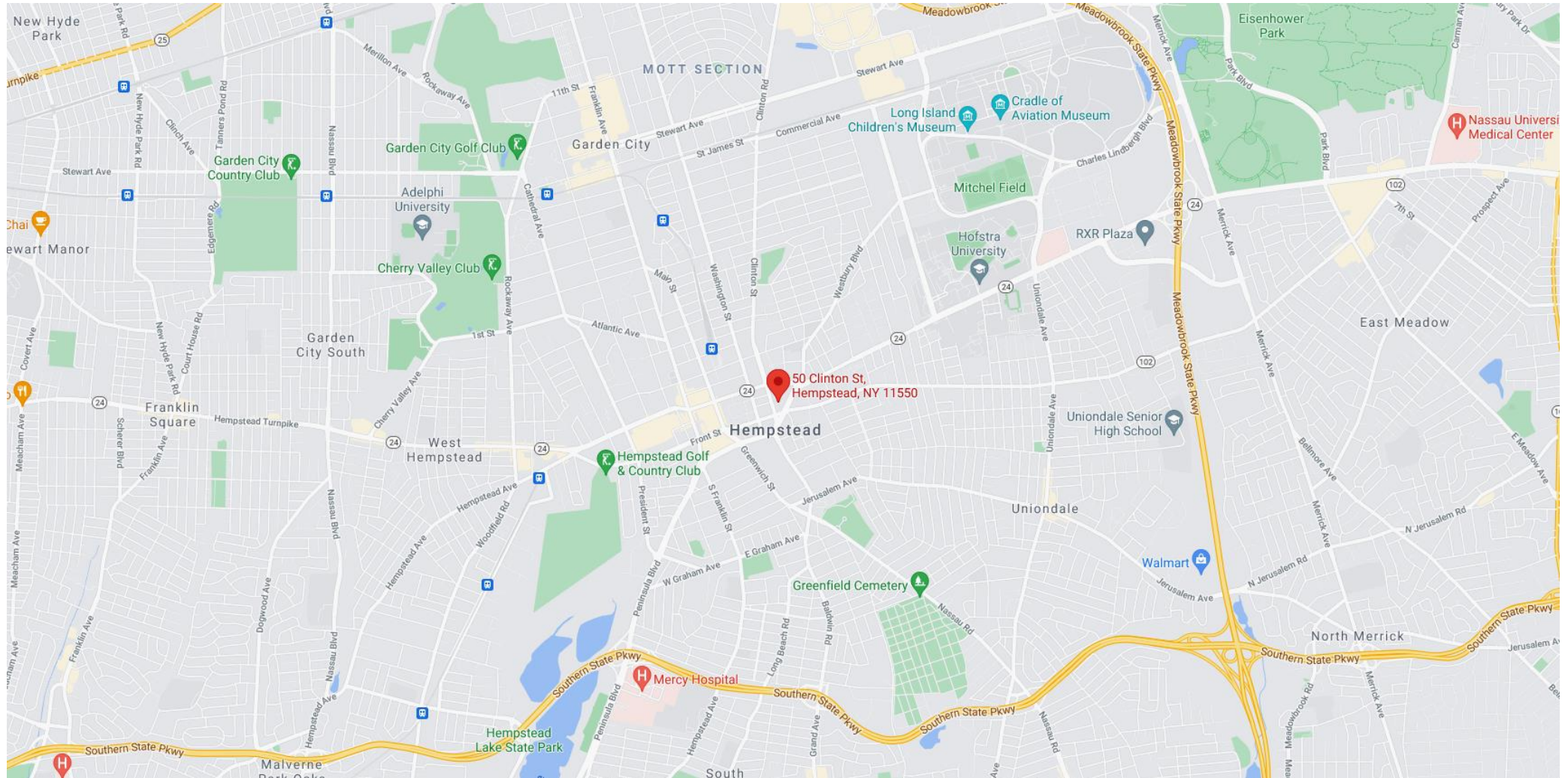
Floor 1	Suite 107	8,400 SF – Can Divide
Floor 5	Suite 503	2,678 SF
Floor 6	Suite 600	2,560 SF
	Suite 606	1,225 SF
Floor 7	Office Suites	100 – 1,000 SF
	Short-term and Long-term Leases	

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Map View



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