

# For Lease

## MAJOR PRICE REDUCTION

Prime Office/ Medical Space

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

### 51 Atlantic Ave, Floral Park, New York 11001



DAVID SARGOY | 516.203.8134 | dsargoy@bhsusa.com | ANIL ERGEZER | 516.203.8111 | aergezer@bhsusa.com

**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](http://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.

# PROPERTY HIGHLIGHTS

**51 Atlantic Ave, Floral Park, NY 11001**

**AVAILABLE SPACE:**

- Suite 301: 3,463 SF
- Suite 317: 2,583 SF – Can Divide

**HEAT:** Included in rental rate

**A/C:** Included in rental rate

**ELECTRIC:** \$3.25 PSF

**PARKING:**

- Municipal parking
- Street parking

**ELEVATOR:** 1 passenger

**SPRINKLER:** Fully sprinklered

**WORKLETTER:** Negotiable

**RENTAL RATE:** Upon Request

**REAL ESTATE TAXES:** Included in rental rate

**OCCUPANCY:** Immediate

**COMMENTS:**

- Walk to Floral Park LIRR station, banks, restaurant, and shopping stores
- Easy access from Jericho Turnpike
- One mile from Cross Island Parkway

## For Further Information and Inspection:

**DAVID SARGOY**

Director RE Comm'l Division  
516.203.8134  
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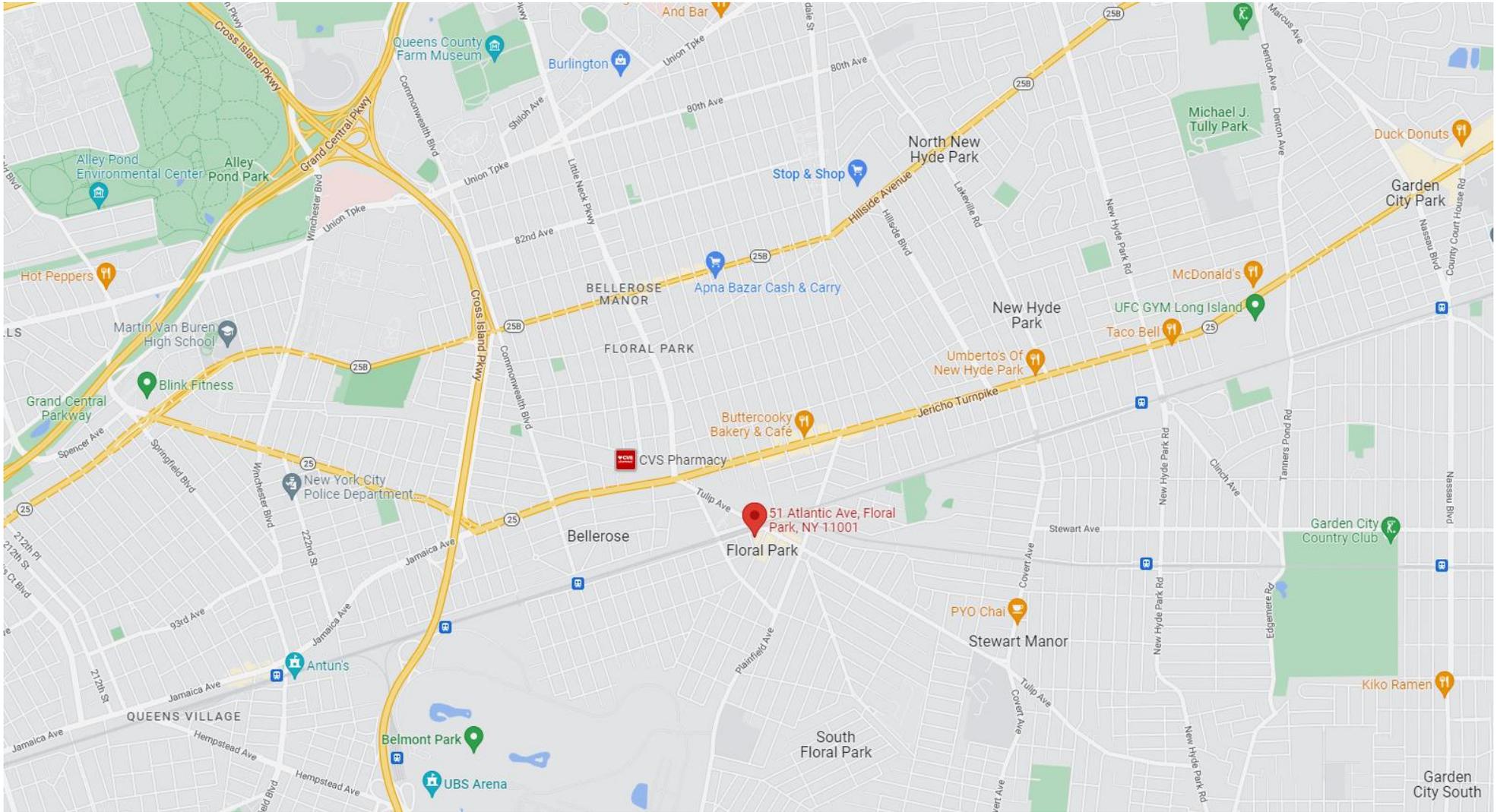
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