

For Lease

Prime Office/ Medical Space

51 Atlantic Ave, Floral Park, New York 11001

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



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Brown Harris Stevens Commercial Real Estate, LLC
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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, sales prices and other variables not presently ascertainable.

Property Highlights

51 Atlantic Ave, Floral Park, NY 11001

- AVAILABLE SPACE:**
- Suite 216: 1,500 SF
 - 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:

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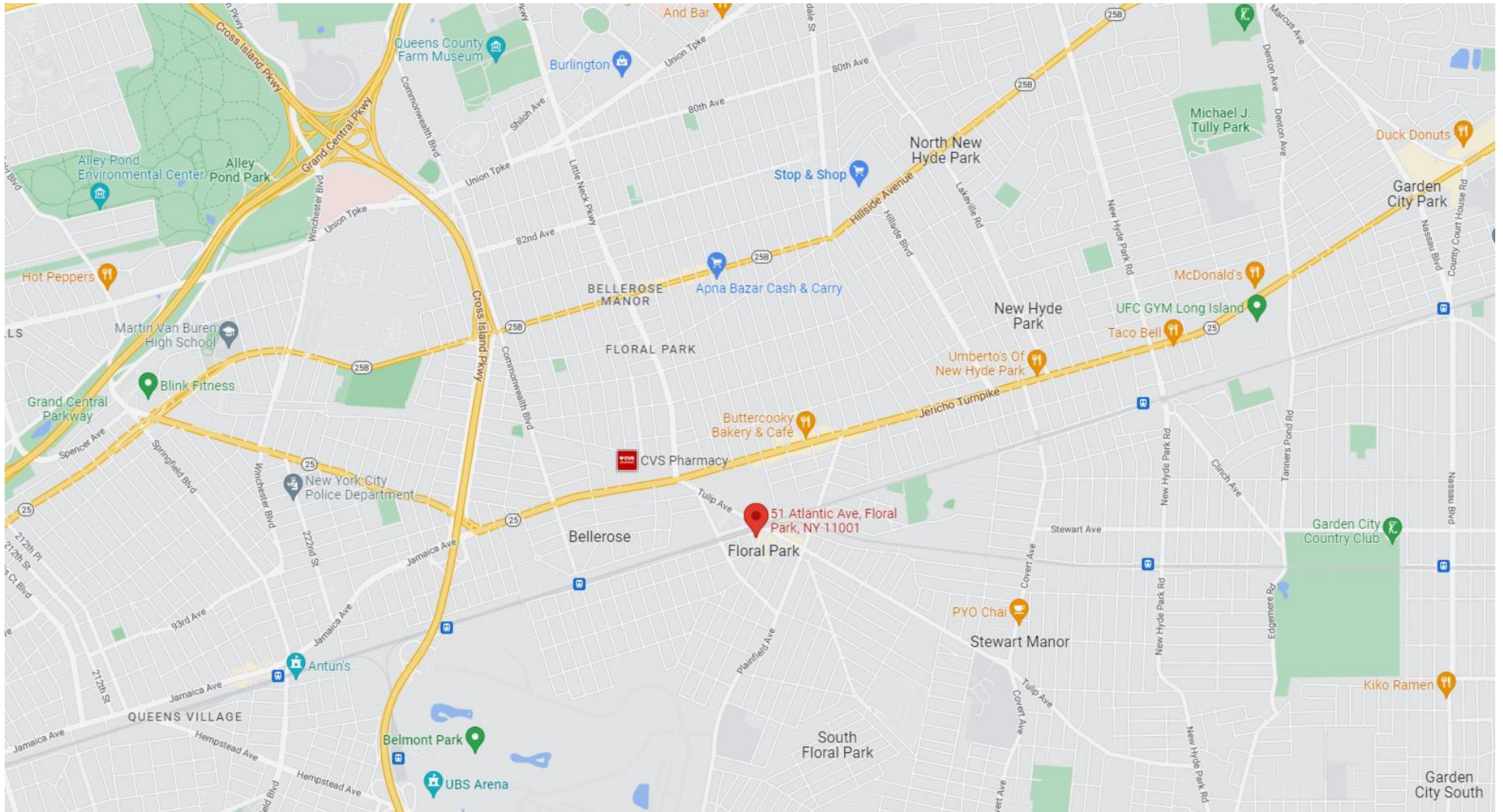
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