

NOW LEASING

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

70 Glen Street, Glen Cove, NY 11542

Prime Office / Medical Space



Pistilli Metro Center

75,000 square feet building

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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

AVAILABLE SPACE:

SUITE # 106	2,078 square feet – Fully built-out medical space
SUITE # 247	653 square feet –w/ Kitchen
SUITE # 330	1,255 square feet
SUITE # 395	1,035 square feet –Kitchen
SUITE # 301	6,554 square feet – Can Divide / Full Kitchen Private Bathrooms

GROUND FLOOR SUITES	100 square feet to 500 square feet Short & Long-term leases
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REAL ESTATE TAXES:	Included in rental rate
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HEAT:	Included in rental rate
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CLEANING:	Included in rental rate
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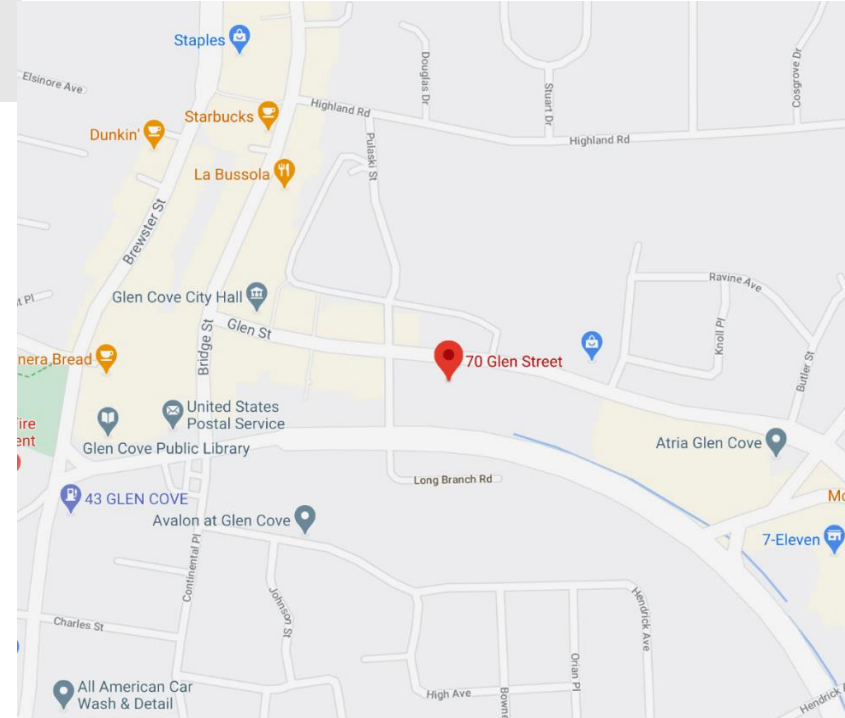
A/C & ELECTRIC:	\$3.75 per square foot
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WORKLETTER:	Negotiable
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PARKING:	Ample parking in building lot plus municipal parking
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RENTAL RATE:	UPON REQUEST
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OCCUPANCY:	Immediate
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RENOVATIONS:

- New HVAC
- Renovated Elevators
- Upgraded Common Areas
- Repaved Parking Lot with attendant
- LED Lighting
- Exterior buzzer system for security

AMENITIES:

- Bank located in building
- Walk to bus, restaurants, and shopping
- Cablevision & Verizon in building
- Fully sprinklered
- 24 hr. – 7 days access
- Concierge in building
- Comprehensive Fitness Facility
- Common Kitchens with Refrigerators

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