

**BROWN HARRIS STEVENS**

Established 1873

**NOW LEASING – Prime Office Space**  
**175 Fulton Ave, Hempstead, New York 11550**



**For Further Information and Inspection:  
Contact Exclusive Brokers**

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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.

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## Building Highlights

175 Fulton Ave, Hempstead, NY 11550

**BUILDING SIZE:**  
202,415 Square Feet

**TYPICAL FLOOR SIZE:**  
28,343 SF

**BUILDING HEIGHT:**  
7 Stories

**HIGHLIGHTS:**

- Restaurant in building
- Attended Lobby with concierge
- Property Manager on Site
- On site security
- 24/7, 365-day access
- Multiple Custom-Built Suites available

**PARKING:**  
375 Parking Spaces in structured parking garage

## Rental Information

**RENTAL RATE:** Upon Request

**REAL ESTATE TAXES:** Included in rent

**HEAT:** Included in rent

**ELECTRIC:** \$3.75 per square foot

**WORKLETTER:** Negotiable

**OCCUPANCY:** Immediate

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## Available Spaces

175 Fulton Ave, Hempstead, New York 11550

### SPACE

### SIZE

2<sup>nd</sup> Fl, Suite 200

7,640 SF

3<sup>rd</sup> Fl, Suite 309

5,857 SF

5<sup>th</sup> Fl, Suite 500

13,000 SF

### SPACE

### SIZE

5<sup>th</sup> Fl, Suite 502A

1,330 SF

5<sup>th</sup> Fl, Suite 505

3,525 SF

6<sup>th</sup> Fl, Suite 600

28,343 SF  
(divisible)

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## Property Photos

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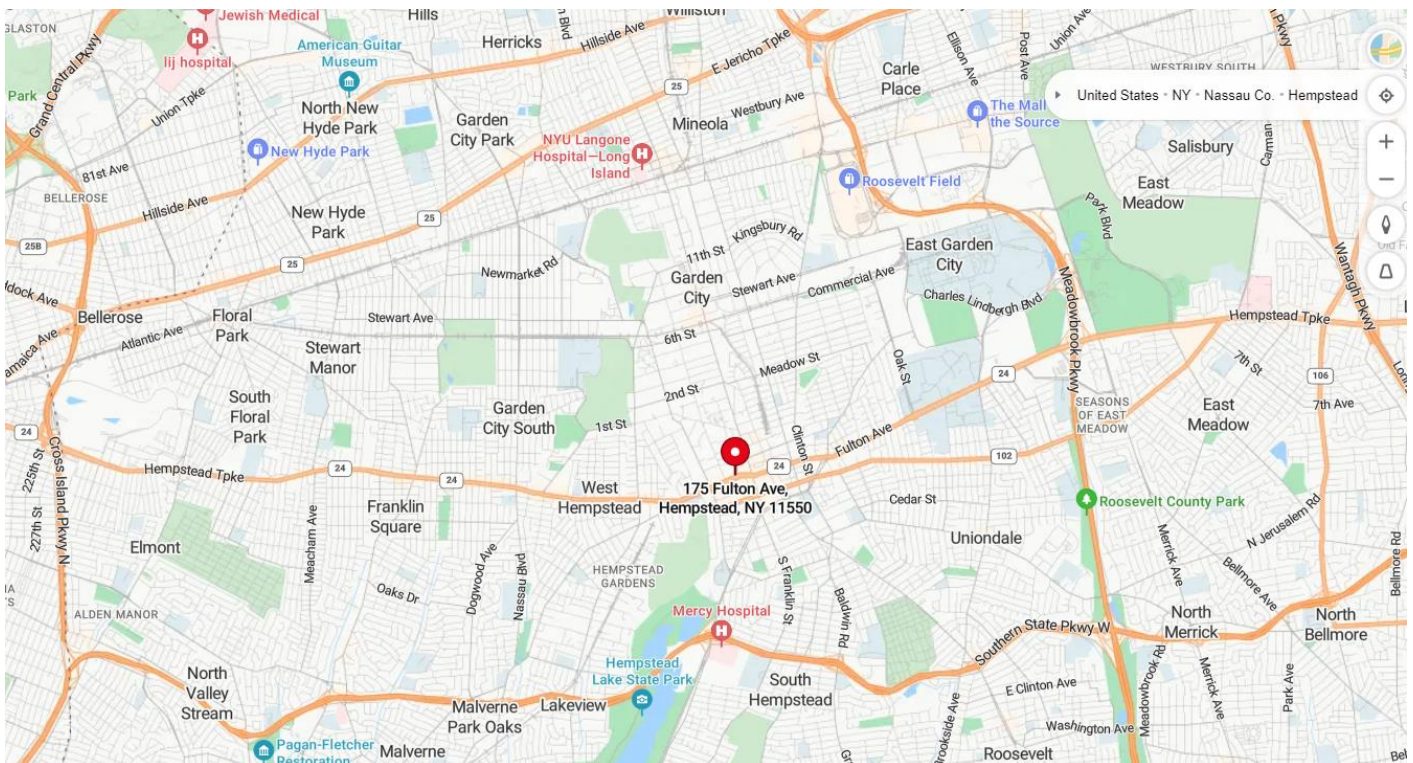
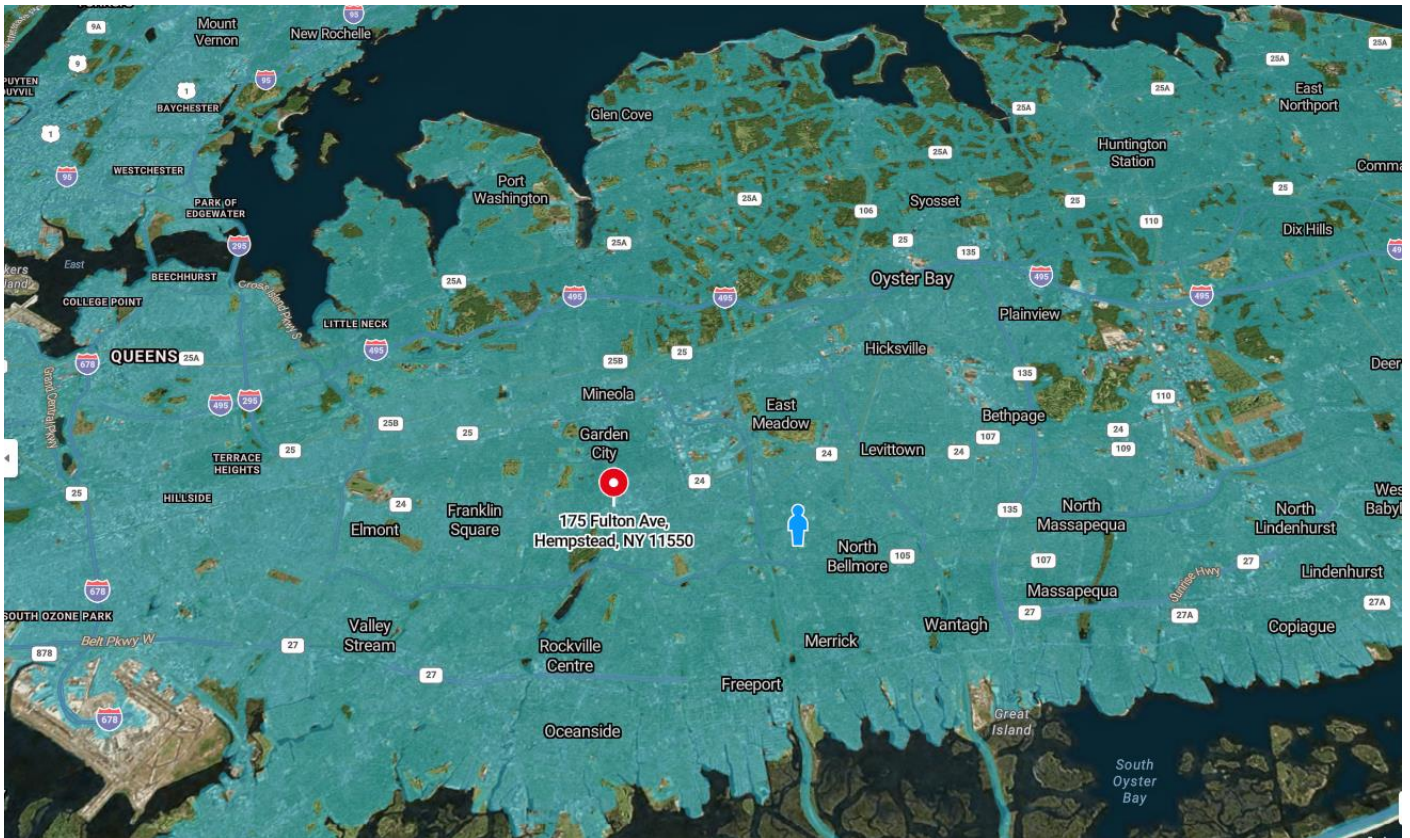
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Map View

175 Fulton Ave, Hempstead, New York 11550



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## Location/ Public Transportation 175 Fulton Ave, Hempstead, NY 11550

The building is four blocks from the Hempstead transportation hub (LIRR –Hempstead Station and Hempstead Transit Center). It is walking distance to N6, N6X, N15, N16, N31, N32, N35, N40/41, & N54 bus lines. It is also within walking distance to The Nassau County Courts. The building is minutes away from the Southern State Parkway and Meadowbrook State Parkway. Nearby Schools: Adelphi University, Nassau Community College, Hofstra University and Winthrop University Hospital.

### TRANSIT/SUBWAY

Jamaica-179 Street 	17 min drive	9.3 mi
169 Street 	18 min drive	9.8 mi
Jamaica Center-Parsons/Archer 	20 min drive	9.6 mi
JFK Terminal 7  JFK Terminal 7	21 min drive	13.4 mi
JFK Terminal 5  JFK Terminal 5	22 min drive	13.4 mi

### COMMUTER RAIL

Hempstead Station  Long Island Rail Road	12 min walk	0.6 mi
West Hempstead Station  Long Island Rail Road	15 min walk	0.9 mi
Country Life Press Station  Long Island Rail Road	3 min drive	1.5 mi
Garden City Station  Long Island Rail Road	4 min drive	1.5 mi
Hempstead Gardens Station  Long Island Rail Road	3 min drive	1.5 mi

### AIRPORT

John F Kennedy International	21 min drive	13.3 mi
Laguardia	29 min drive	16.5 mi

## Telecommunications

- Verizon
- Optimum
- Fiber Optics

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