

## PRIME OFFICE SPACE FOR LEASE

• 99 w. hawthorne avenue • valley stream, ny



### LOCATION

- valley stream, new york 11580
- south-western nassau submarket

### SPACE AVAILABLE

- |                      |  |             |
|----------------------|--|-------------|
| • 1,229 square feet  |  | sixth floor |
| • 1,242 square feet* |  | third floor |

\* pre-built suite with furniture

• NEWLY RENOVATED LOBBY •

• 6 story building • 49,000 square feet •

### COMMENTS:

- Conveniently located near Sunrise Highway, Merrick Road, Southern State Parkway and Belt Parkway
- Adjacent to LIRR Valley Stream station, shops and restaurants
- 30 minutes from Manhattan, 7 miles to JFK Airport
- 24 / 7 building access
- NICE Bus stop at corner
- Ample private and municipal parking
- Recently renovated lobby and new elevator

### FOR INFORMATION CONTACT: MICHAEL LEVENSTEIN

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