

PROFESSIONAL & MEDICAL OFFICE SPACE

ORGON LLC.
THE PARKWAY WEST CENTER

FOR LEASE

1975 LINDEN BLVD

ELMONT, NY 11003



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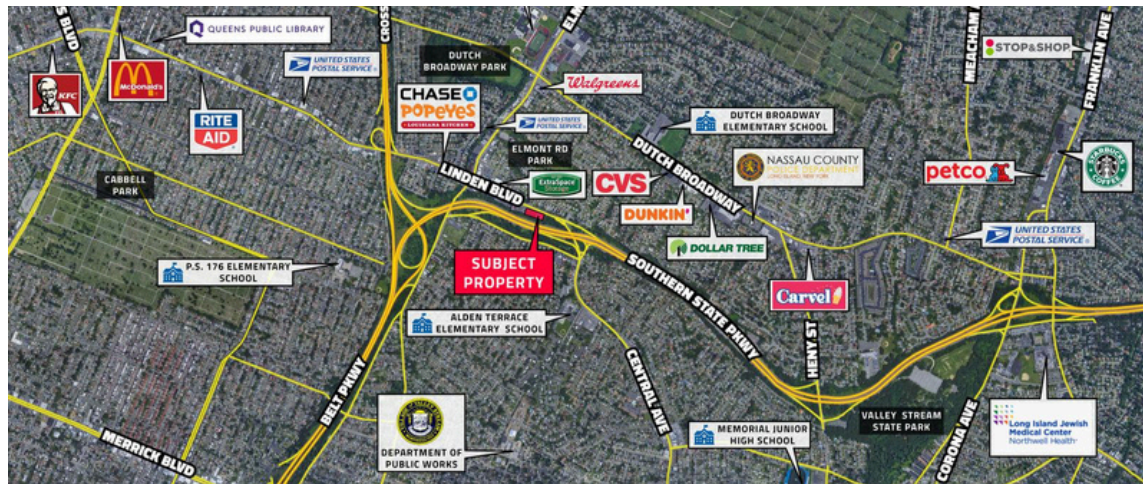
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1975 LINDEN BLVD ELMONT, NY 11003

EXECUTIVE SUMMARY



OFFERING SUMMARY:

Building Size:	36,070 Sq. Ft.
Available Space:	6,500 SF
Parking:	Covered & Uncovered
Asking Rent:	Please Inquire

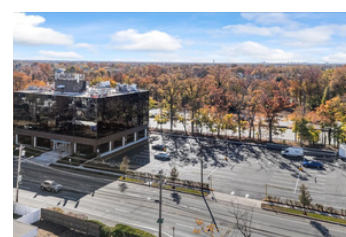
BUILDING AMENITIES

- Equipped with modern touch-less features
- Excellent location for Professional & Medical practices
- Beautifully renovated entrance lobby
- Exceptional window lines with abundant natural light
- Hotels, restaurants, mall, and many other services are all within close proximity.
- Brand new energy efficient Glass Façade
- Newly renovated common areas and bathrooms
- Covered lower level parking

PROPERTY DESCRIPTION

The Parkway West Center is a well-appointed professional and medical office building, equipped with contact-less technology to deliver a safe and comfortable environment for your employees and guests. The building features a newly renovated lobby, on-site café, ample parking on premise, and convenient access from the Southern State Pkwy, Cross Island Pkwy, and Belt Pkwy.

Building is located within 2 miles from Northwell Valley Stream Hospital, Belmont Park Redevelopment Project (home to the Belmont Stakes and New York Islanders), and the Green Acres Mall.



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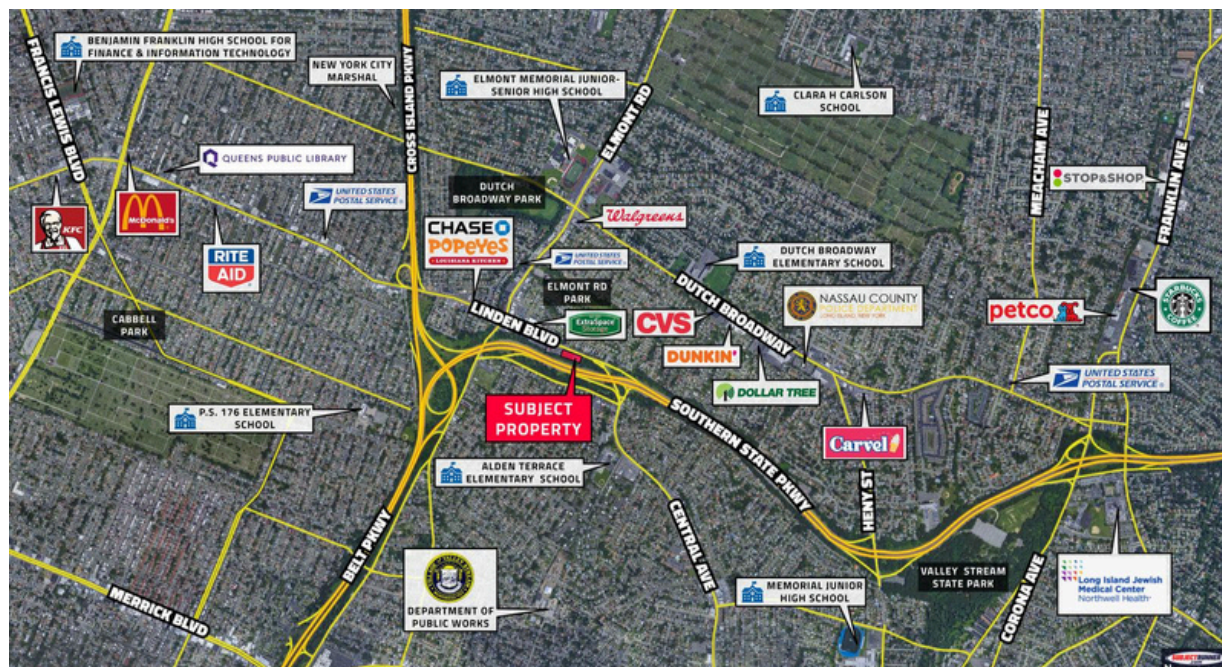
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LOCATION HIGHLIGHTS

Elmont is a suburb of Nassau County, located directly east of Queens County, NYC. Elmont is famous for Belmont Park which hosts the Belmont Stakes, the third leg of the prestigious Triple Crown of thoroughbred racing and the \$1.3 Billion Belmont Park redevelopment project that will build a new 19,000-seat hockey arena for the New York Islanders, 250-room hotel and a 435,000-square-foot retail space which expected to create 10,000 jobs and generate \$2.7 billion in economic activity.

Elmont is located at the junction of the Cross Island Parkway and Southern State Parkway, providing quick access to the Long Island Pkwy system (7 mi.) and to the Throgs Neck Bridge for travel upstate (10 mi.). Elmont is near the Floral Park, New Hyde Park and Valley Stream stations of the LIRR's Main Line, which provide regular commuter service to NYC. A new year-round Elmont station is expected to open in 2021-2023

The Nassau Inter-County Express bus system serves Elmont with routes n1 (Elmont Road/Central Ave.), and n6 on Hempstead Turnpike (near Belmont Park Racetrack) for connections to the LIRR, the New York City Subway, and MTA Regional Bus Operations.



POINTS OF ACCESS

TRANSPORTATION

- 1.9 Miles - Valley Stream State Park**
- 2.2 Miles - Long Island Jewish Hospital**
- 2.6 Miles - Green Acres Shopping Mall**

COMMUTER RAIL

- 2.3 Miles - Valley Stream Train Station**
- 2.8 Miles - Rosedale Train Station**

AIRPORT

- 7.8 Miles - John F. Kennedy Airport**
- 14.8 Miles - LaGuardia Airport**
- 30.4 Miles - Newark Liberty Airport**



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FOR MORE INFORMATION, PLEASE CONTACT THE EXCLUSIVE AGENTS:

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