



For lease

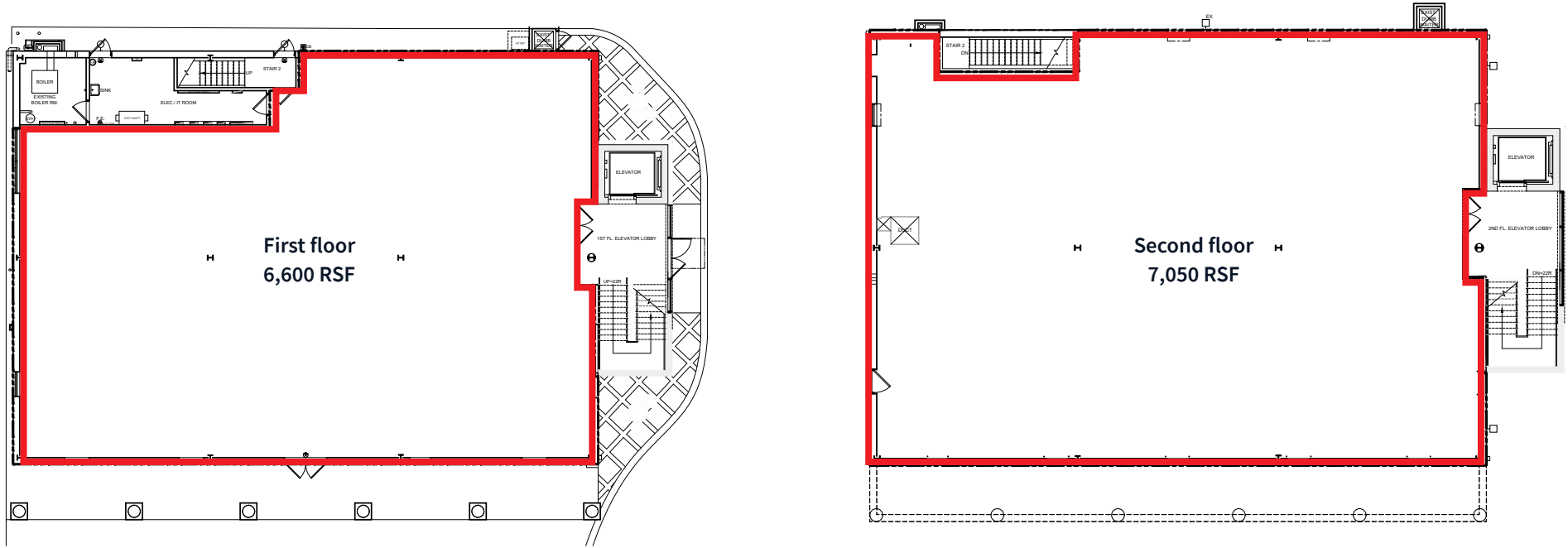
Rare Freestanding Medical/Office Building
1315 Peninsula Blvd, Hewlett, NY

Property details

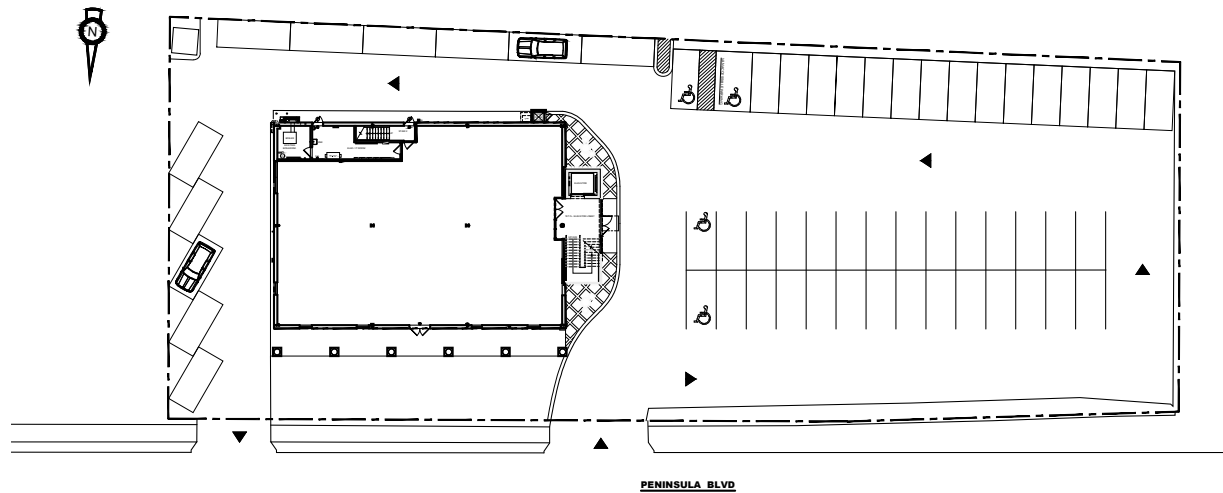
Available	Entire 1st floor: 6,600 RSF Entire 2nd floor: 7,050 RSF Total: 13,650 RSF
Rental rate	Upon request
Occupancy	Arranged
Parking	56 spaces (4.3:1,000 SF ratio)
Comments	<ul style="list-style-type: none">• Planned improvements (new elevator, stairs, windows, landscaping)• Prominent signage opportunity• Close proximity to Gibson and Hewlett LIRR stations (Far Rockaway line)• Located across from Peninsula Shopping Center• Strong Ownership• Sewer connected• Metered utilities• +/- 88 feet of building frontage• Approx. 30,000 vehicles per day on Peninsula Blvd

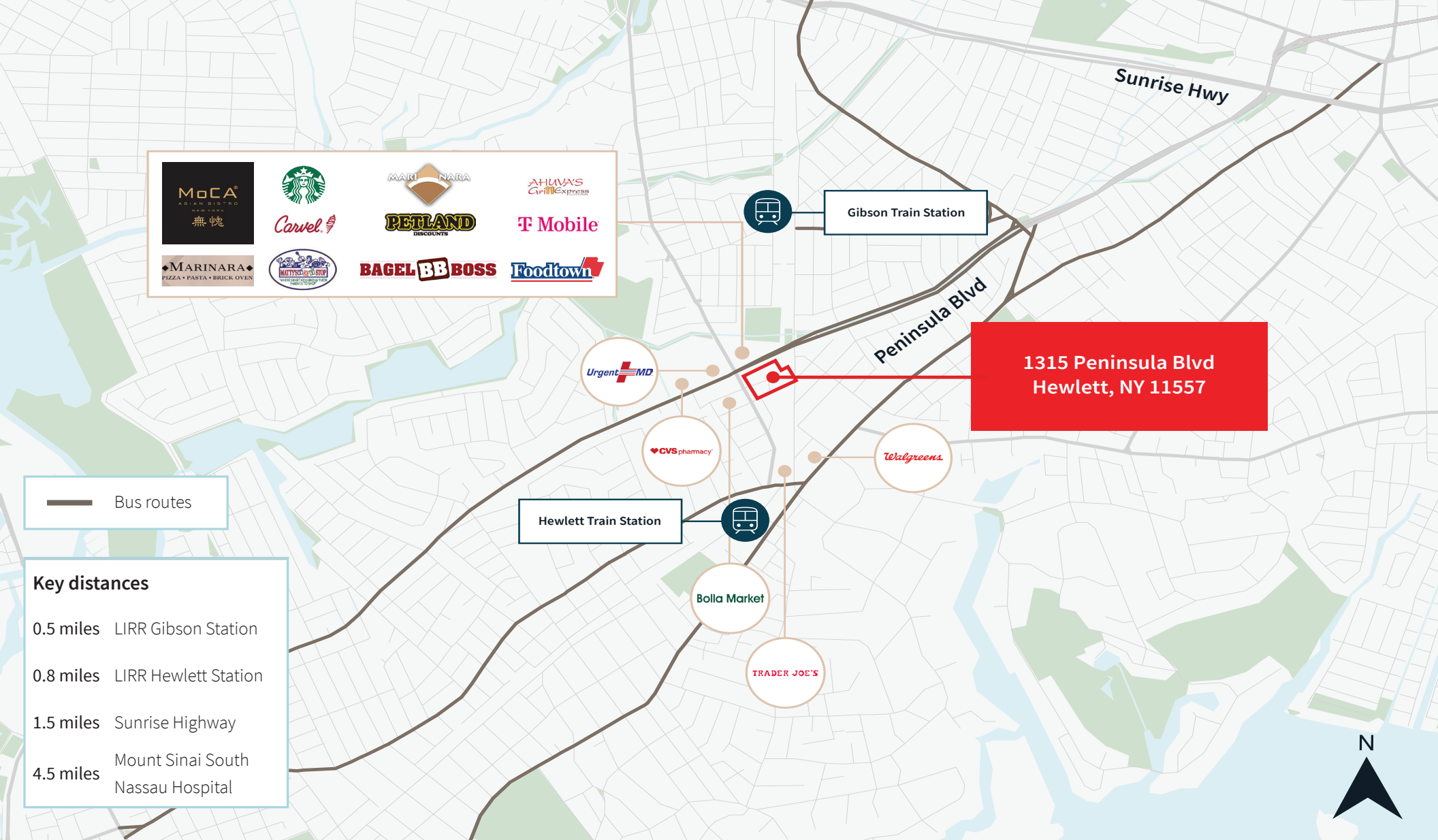


Floor plans



Site plan





— Bus routes

Key distances

- 0.5 miles LIRR Gibson Station
- 0.8 miles LIRR Hewlett Station
- 1.5 miles Sunrise Highway
- 4.5 miles Mount Sinai South Nassau Hospital

Exclusive Leasing

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SEE A BRIGHTER WAY

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