

15 Atlantic Avenue | Lynbrook, NY 11563

PROFESSIONAL OFFICE SPACES FOR LEASE



*Exclusively represented by:*



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# Luxury Office Suites Available For Lease

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### EXECUTIVE SUMMARY:

**Available Square Feet:** 10,705 SF

**Lot Size:** 50 ft x 92 ft

**Lease Rate:** Upon Request

Douglas Elliman Commercial Division and Jessica Hollenstein, as Exclusive Listing Agent are pleased to present this incredible opportunity to lease Class A office space in the heart of Lynbrook. This newly renovated high end four story professional office building is situated on Lynbrook's main street, Atlantic Avenue. Surrounded by restaurants and retail, these NYC style executive suites can be rented individually or as multiple suites for all your business needs. Plenty of Parking. All utilities are included. This elevator building features 4 floors including an exclusive mezzanine level with two private office suites, restroom, copy area, and kitchenette. The 3 other levels boast a spacious conference room, lounge area, kitchenette, copy area, and private ADA compliant restrooms. The second floor leads to an outdoor lounge space for mental relaxation. Multiple office suites available with bright windows. Close to 16 Handles, Il Pozzo Wine Bar & Kitchen, Craft, Prime 39, Angelina's, Vincent's, and the Regal Movie Theater. Ideal for Any Professional Office Use including attorney, CPA, insurance, real estate or appraisal business, etc.

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## PROPERTY HIGHLIGHTS:

Several Executive Suites Available | May Be Combined

Mezzanine – Two Offices, Bathroom, Big Windows (Bright) – 928 SF

1<sup>st</sup> Floor Consists Of 10 Executive Suites, Conference Room, 2 Baths, Lounge/ Kitchenette, Copy Area – 3,497 SF

2<sup>nd</sup> Floor Consists Of 12 Executive Suites, Conference Room, 2 Baths, Lounge/ Kitchenette, Outside Deck –3,140 SF

3<sup>rd</sup> Floor Consists Of 12 Executive Suites, Conference Room, 2 Baths, Lounge/ Kitchenette –3,140 SF

All Utilities Included

Includes Coffee, Wi-Fi, Printing, Supplies

Plenty of Parking

High End Finishes Throughout

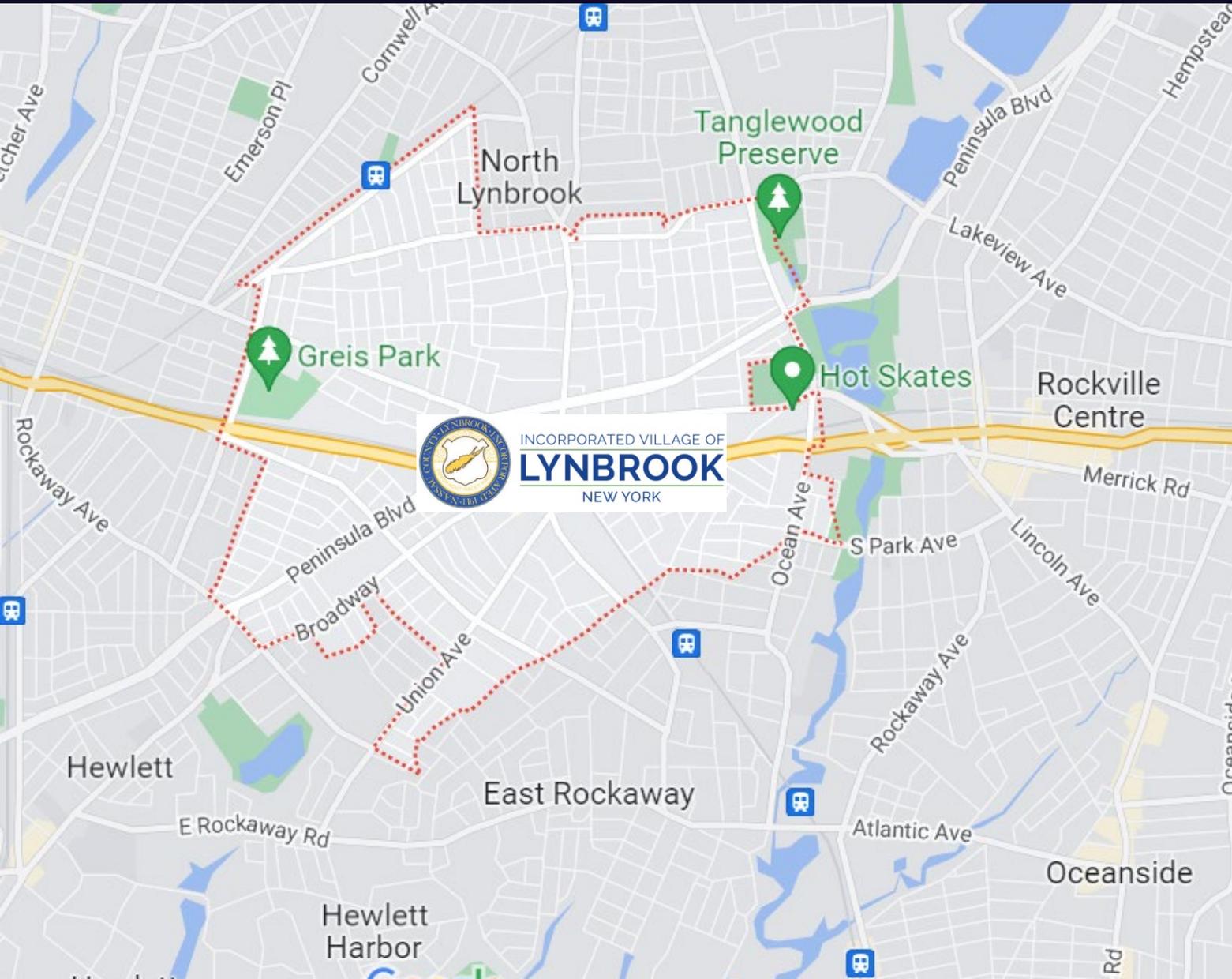
Elevated Building With Basement Storage

Located Within Walking Distance Of Lynbrook LIRR s

Surrounded By Local And National Restaurants And Retail

Directly Next Door To 16 Handles Gourmet Kosher Ice Cream

# Lynbrook, NY



Centrally located on Long Island New York's south shore, in the Town of Hempstead in Nassau County Lynbrook was founded in 1894. The name "Lynbrook" is derived from "Brooklyn", as a tribute to the original home of many of the town's turn-of-the century residents.

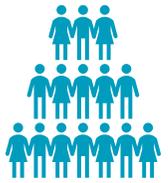
Lynbrook is a charming village close to both New York City and the sunny beaches of Long Island's south shore. This charming community with its tree-lined streets appeals to businesses, residents and visitors alike. Lynbrook is also the setting for the popular sitcom "Everybody Loves Raymond".

The town offers service from the Lynbrook Long Island Railroad (LIRR) directly to Penn Station. The Village of Lynbrook features many local shops, restaurants and national retailers. The average household income as of 2022 is \$113,788.00 and consumer spending within a ten-mile radius is over \$24 billion dollars per year.

# Lynbrook, NY



## DEMOGRAPHICS



### RESIDENTIAL POPULATION

2 MILE

**101,598**

5 MILE

**573,615**

10 MILE

**1,937,485**



### MEDIAN HOUSEHOLD INCOME

2 MILE

**\$113,788**

5 MILE

**\$106,889**

10 MILE

**\$96,263**



### CONSUMER SPENDING TOTALS (BILLIONS)

2 MILE

**\$1.5B**

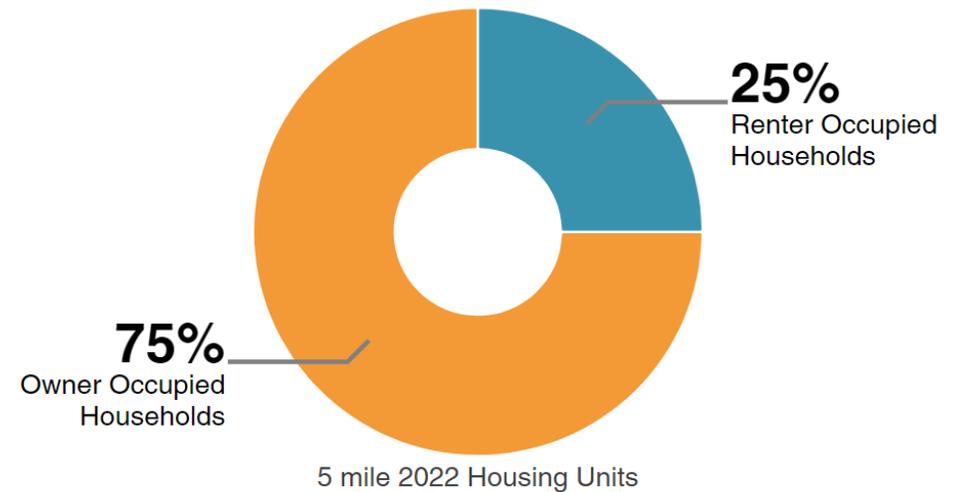
5 MILE

**\$7.4B**

10 MILE

**\$24.2B**

## Housing Occupancy





 **Douglas Elliman**  
Commercial

**15 Atlantic Avenue**  
**Lynbrook, New York 11563**

**Local | National**  
**Retailer Map**

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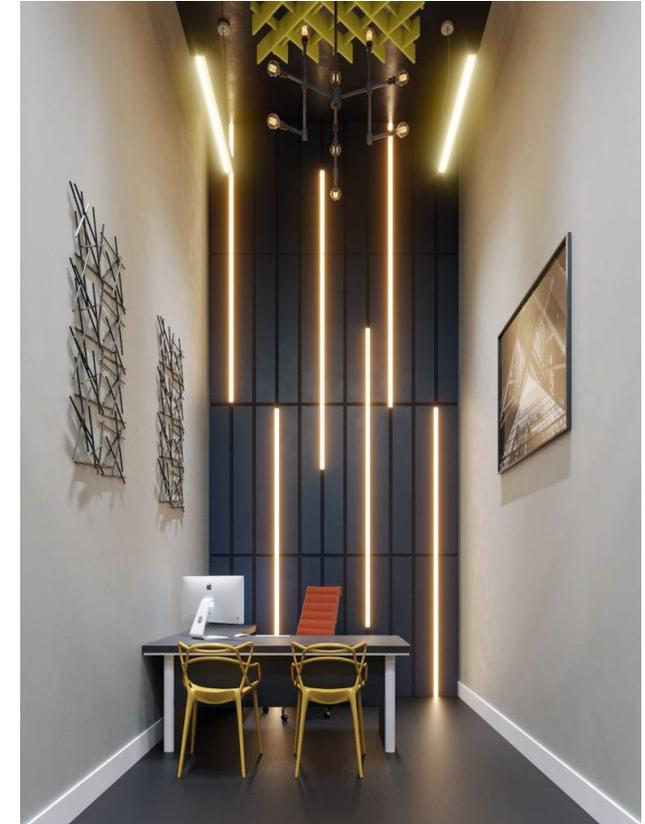
*Artist Renderings. Actual Spaces and Features May Vary From The Images Included Here*



FRONT OF BLDG.



ENTRY



OFFICE SUITE

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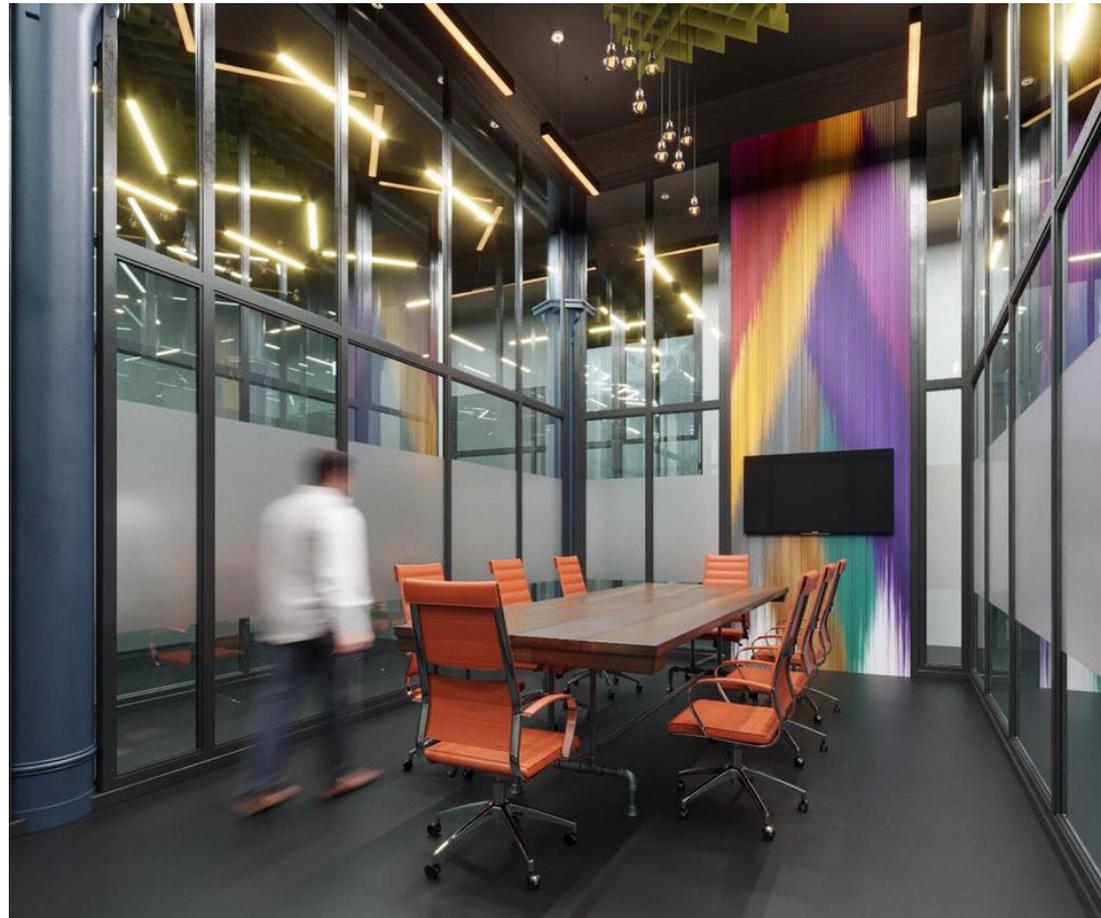
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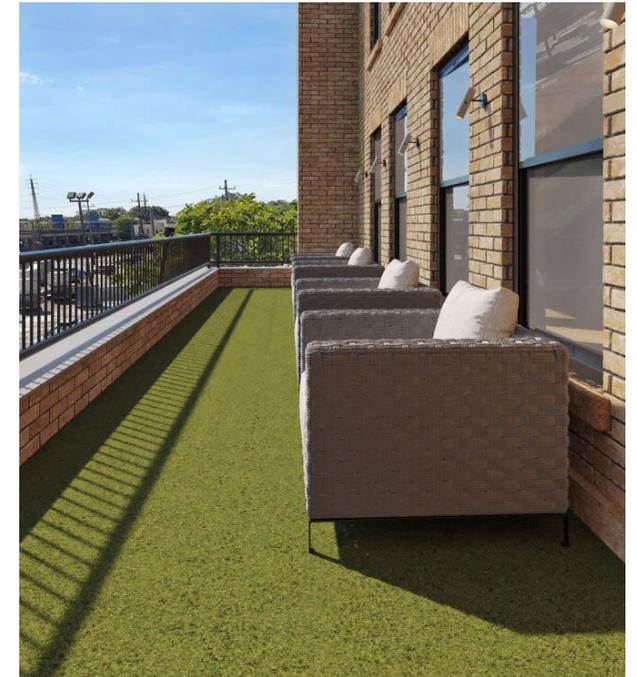
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EXTERIOR BALCONY



CONFERENCE ROOM



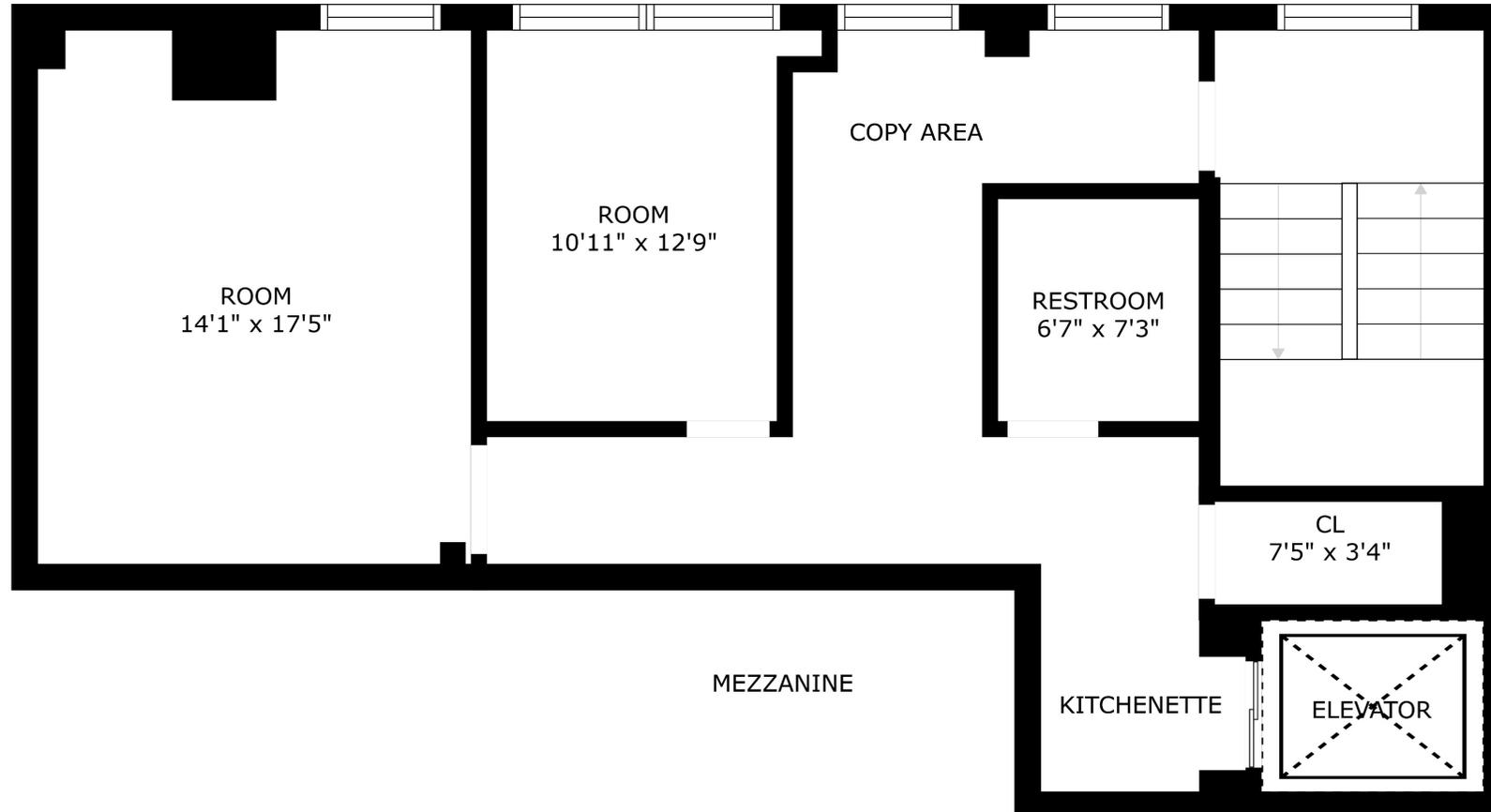
EXTERIOR BALCONY



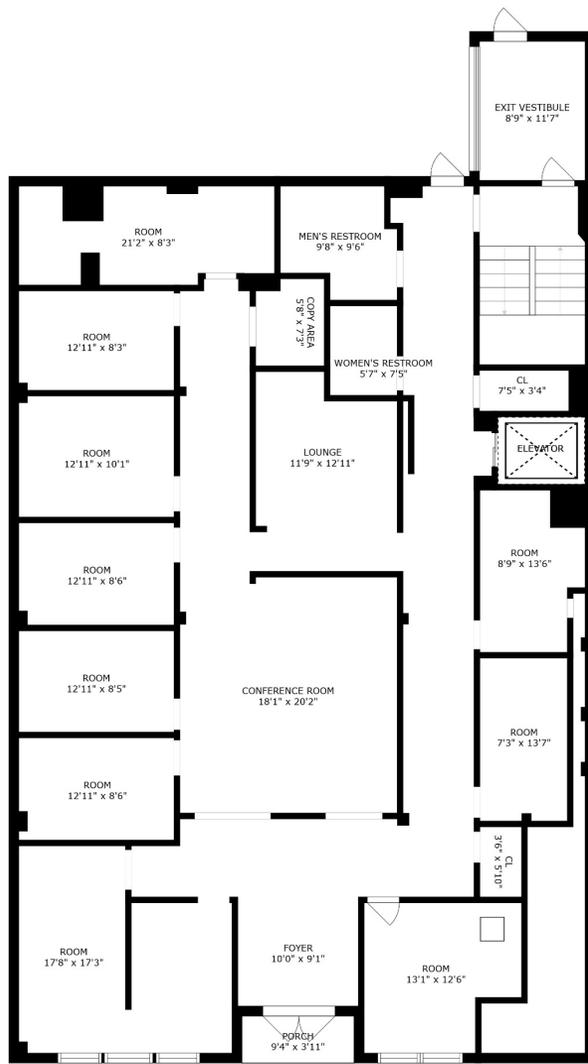
**15 Atlantic Avenue**  
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**Mezzanine**

**928 Rentable SF**



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1ST FLOOR



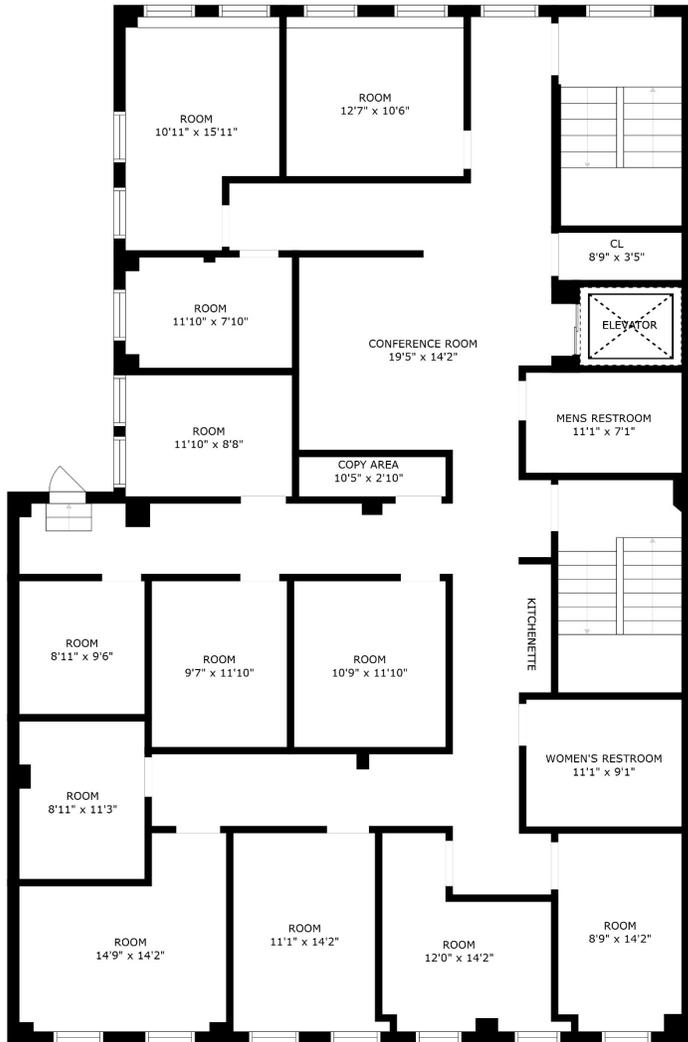
 **Douglas Elliman**  
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**First Floor**

**3,497 Rentable SF**

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2ND FLOOR



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**Second Floor**  
**3,140 Rentable SF**

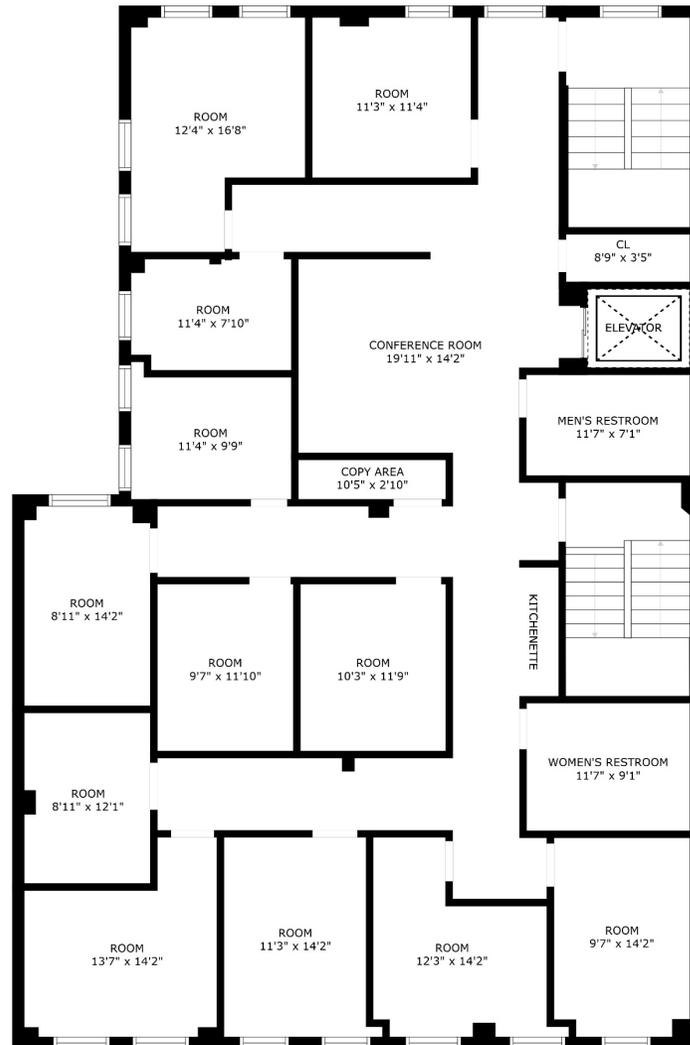
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**Third Floor**

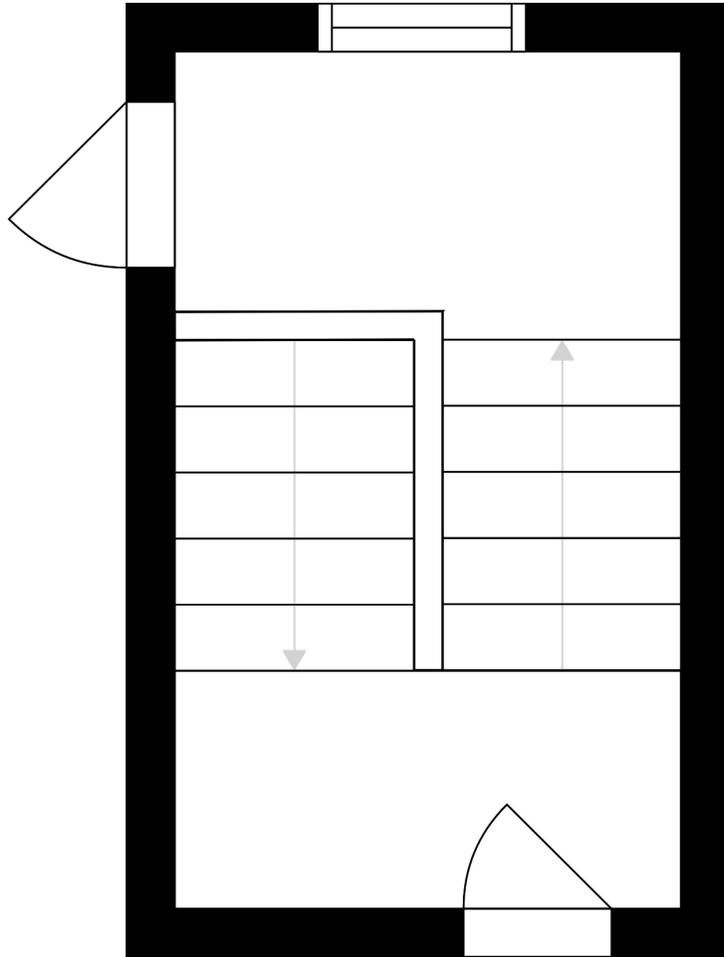
**3,140 Rentable SF**

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3RD FLOOR





BASEMENT



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**Basement**

**Storage Available**

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We Are Commercial Real Estate

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