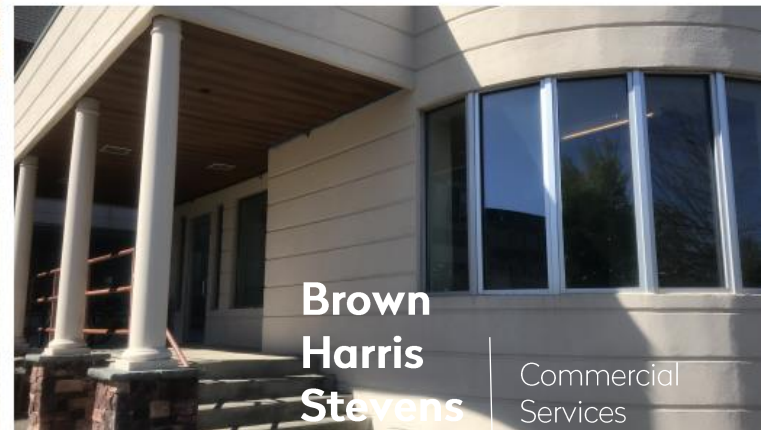


For Lease

Ideal for Medical/Office/School

820 Front Street, Hempstead, NY 11550

**Brown
Harris
Stevens** **Bold
Honest
Smart**



**Brown
Harris
Stevens**

Commercial
Services

DAVID SARGOY | 516.203.8134 | dsargoy@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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.

Property Highlights

820 Front Street, Hempstead, NY 11550

LOCATION:	- Adjacent to the 200 bed Island Assisted Living Complex - Within proximity to downtown Hempstead, Hofstra University, Hempstead LIRR and Bus Terminal	WORKLETTER:	Negotiable
AVAILABLE SPACE:	10,000 square feet	REAL ESTATE TAXES:	Included in Rental Rate - Tenant to pay pro rate share of increases over the base year. Occupancy - Immediate
UTILITIES:	Metered - Gas & Electric	SIGNAGE & VISIBILITY:	Excellent on Front Street Private Entrance plus direct entrance to assisted living complex.
PARKING:	Large Private Parking Lot (Approximately 5 Cars Per 1000 square feet.)	OCCUPANCY:	Immediate
CURRENT CONDITION:	Built out Medical Space with HVAC, Plumbing & Walls. Space needs Flooring & Paint.	TRANSPORTATION:	Bus Stop - #48 Hicksville - Hempstead Bus Stop
RENTAL RATE:	Upon Request		

For Further Information & Inspection:

DAVID B. SARGOY

Director Comm'l RE Division

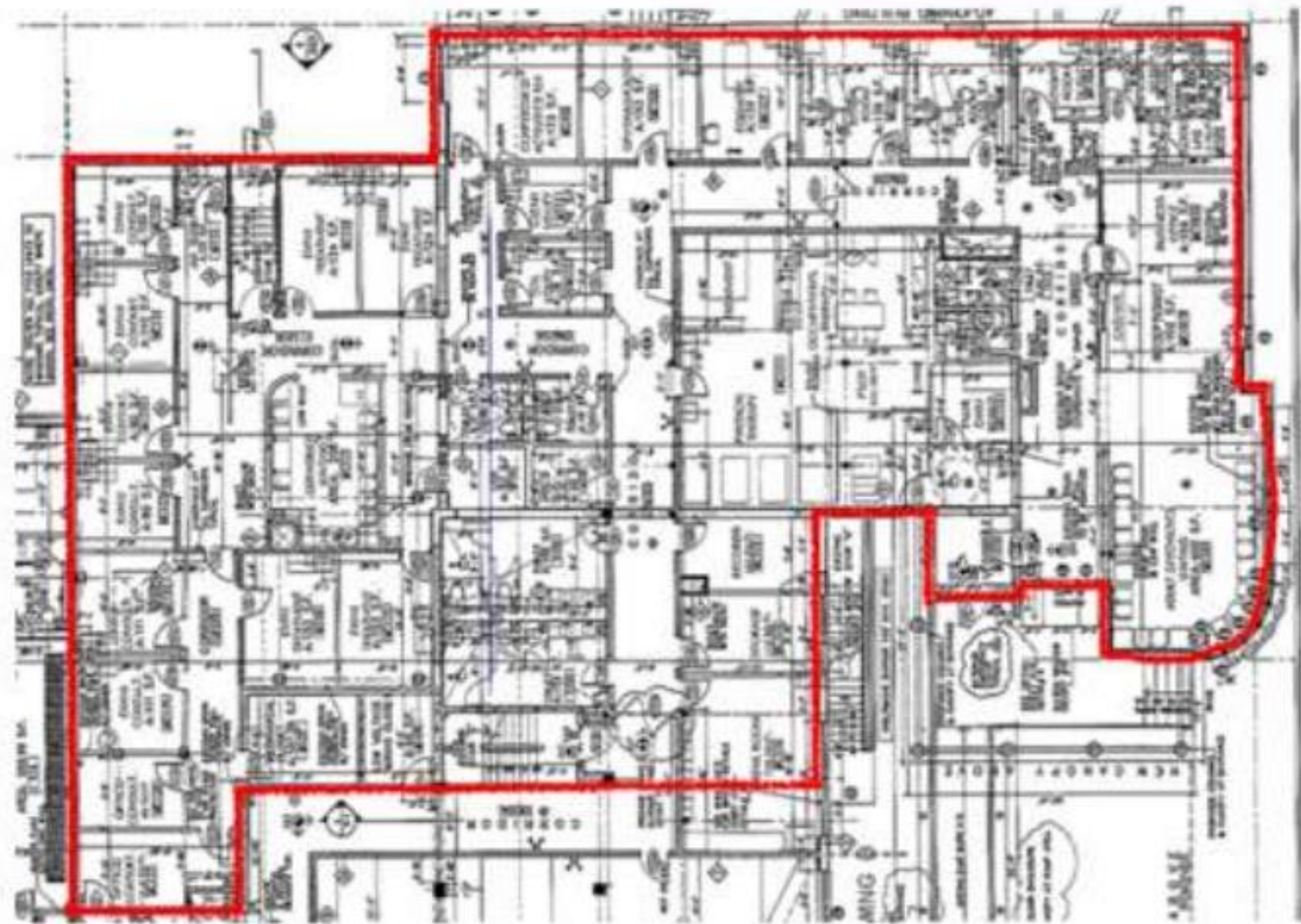
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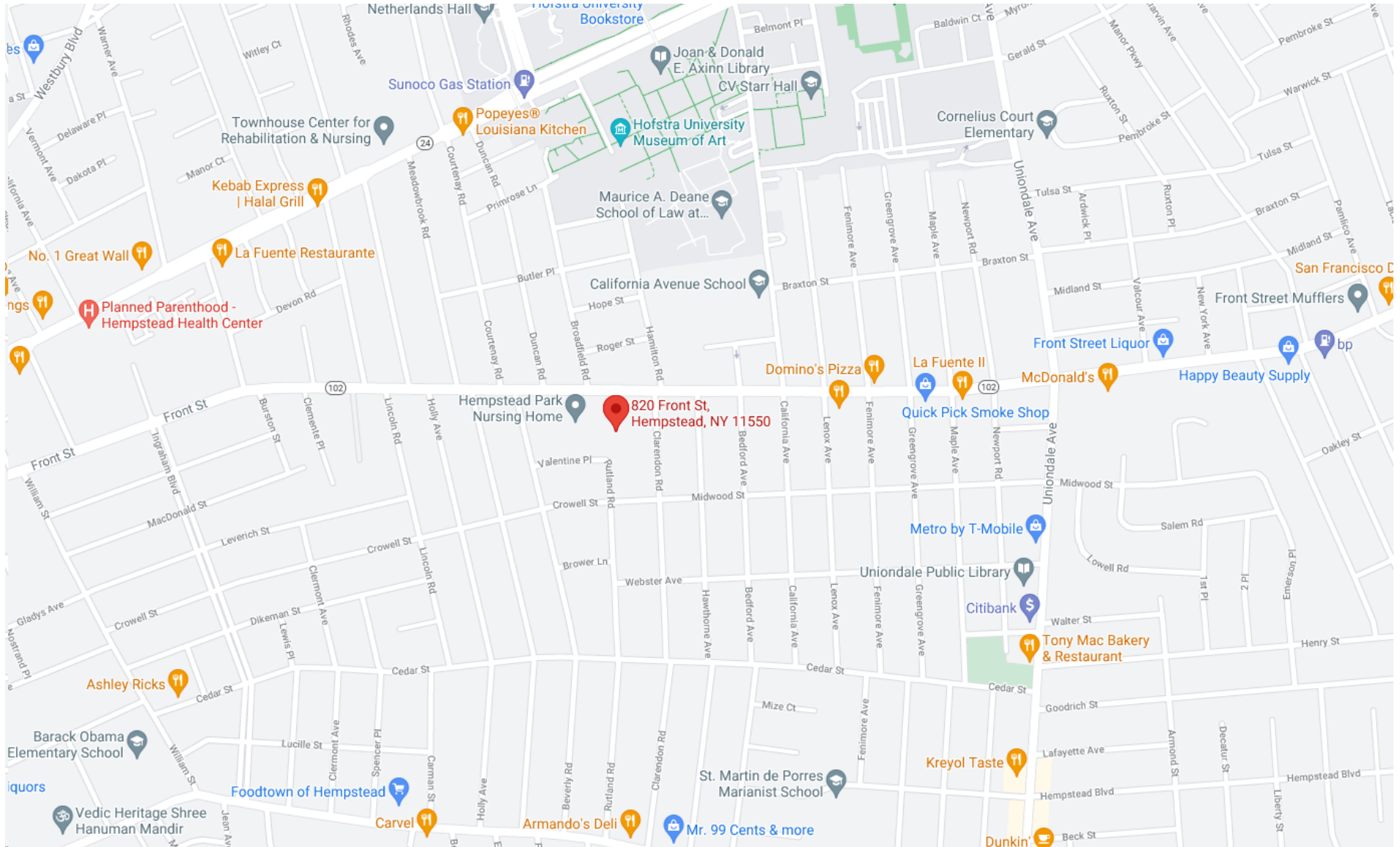
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