



Proposed Southeast View

For Lease

Class A Medical/Office Space

Rental rate: Upon request

Floor	Availability	Possession
Entire 1 st	20,000 SF	Arranged
Entire 2 nd	20,000 SF	Arranged
Lower level	3,000 SF	Arranged

Building highlights:

- Unique full building opportunity
- Excellent medical/office opportunity
- Substantial building renovations possible (rendering above)
- Building signage available
- 5 per: 1,000 parking ratio
- Existing 150 KVA backup generator
- Connected to sewers
- 1st floor on slab, suitable for high density radiological/MRI equipment

Location:

- Directly across from Eisenhower Park
- Walking distance to Westbury LIRR .06 miles away
- Restaurants & shopping nearby, Samanea (formerly Source Mall) .04 miles away
- Both Hilton and Marriott Hotels located adjacent to the property

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Entire 1st floor: 20,000 SF

Entire 2nd floor: 20,000 SF

