

# PRIME MEDICAL/OFFICE SPACE

120 BETHPAGE ROAD - HICKSVILLE, NY  
5 BLOCKS FROM THE LIE/NORTHERN STATE PARKWAY



## SIZE

Second Floor - 1,246 - 3,926 rsf

## RENT

Medical: \$25/sf + utilities  
Office: \$22/sf + utilities

## TERM

Negotiable

## AVAILABILITY

Immediate

## TURN KEY SETUP

Fully wired configuration includes private offices/exam rooms, reception areas, open work space, utility closets and private bathrooms

## FULL SERVICE

Includes electric, a/c, heat and private office cleaning

## NEIGHBORING TENANTS

Broadway Commons, IKEA, Chipotle, Whole Foods, Panera Bread, Blink Fitness, Citibank, Chase, Starbucks

## PARKING

125+ parking spots & ample street parking

## TRANSPORTATION

- Seven blocks from the LIRR train station  
- Five blocks from the LIE/Northern State Parkway

## FEATURES

Recently renovated lobby, directory, elevator, hallways and bathrooms

Great food, shopping and other services in the immediate vicinity

Highly desirable location offers the perfect mix of convenience, amenities and neighborhood attractions

Build-to-suit available for qualified tenants

24/7 access to building

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