





SPACE DETAILS:

BUILDING SIZE:	+/- 17,899 SF (DIVISIBLE)
MINIMAL DIVISION:	+/- 250 SF
LOSS FACTOR:	+/- 40%
YEAR BUILT:	2016
LOT SIZE:	+/- 0.23 ACRES
ZONING:	NB (NEIGHBORHOOD BUSINESS)
HEAT & A/C:	FULLY (CENTRAL)
SPRINKLERED:	YES
PARKING:	+/- 50 CAR
OCCUPANCY:	IMMEDIATE
LEASE TERM:	NEGOTIABLE
RE TAXES:	+/- \$88,000 /YR

PRICE UPON REQUEST

PROFESSIONAL / MEDICAL OFFICE SPACE

CLASS A++ OFFICE BUILDING

INCREDIBLE OPPORTUNITY TO LEASE UP TO 17,899 SF OF OFFICE SPACE IN THIS HIGH-END OFFICE BUILDING STRATEGICALLY SITUATED ON OCEAN AVE, JUST ONE BLOCK FROM THE MASSAPEQUA LIRR COMMUTER RAIL AND MINUTES TO HEAVILY TRAVELED SUNRISE HWY., MERRICK RD, SEA-FORD OYSTER BAY EXPY. AND SURROUNDED BY NATIONAL RETAILERS. THIS A CLASS BUILDING FEATURES ALL HIGH-END FINISHES, ELEVATOR, SPRINKLER SYSTEM, STATE-OF-THE-ART SECURITY, CENTRAL AIR AND HEAT. OVER \$1 MILLION INVESTED IN TECHNOLOGY STATE-OF-THE-ART DATA AND COMMAND CENTER! NATURAL GAS GENERATOR FOR WHOLE BUILDING. UNDERGROUND ELECTRIC AND DATA PROVIDERS. PRIVATE FENCEND IN PARKING LOT LOCATED DIRECTLY ACROSS THE STREET + AD-DITIONAL STREET PARKING. SPACE MAY BE DIVIDED FOR RIGHT TENANT.

For further information or to arrange an inspection, please contact broker(s):

ALBERTO FIORINI Managing Principal (631) 392-0784 Ext. 102 (516) 652-7159 Cell afiorini@alliancerealestate.info

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I V E NIKO KHETAGURI Managing Director (631) 392-0784 Ext. 108 (516) 724-5277 Cell niko@alliancerealestate.info 44 W. Jefryn Blvd, Suite M Deer Park, NY 11729 P: 631-392-0784 F: 631-392-0785 www.alliancerealestate.info

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INTERIOR PHOTOS































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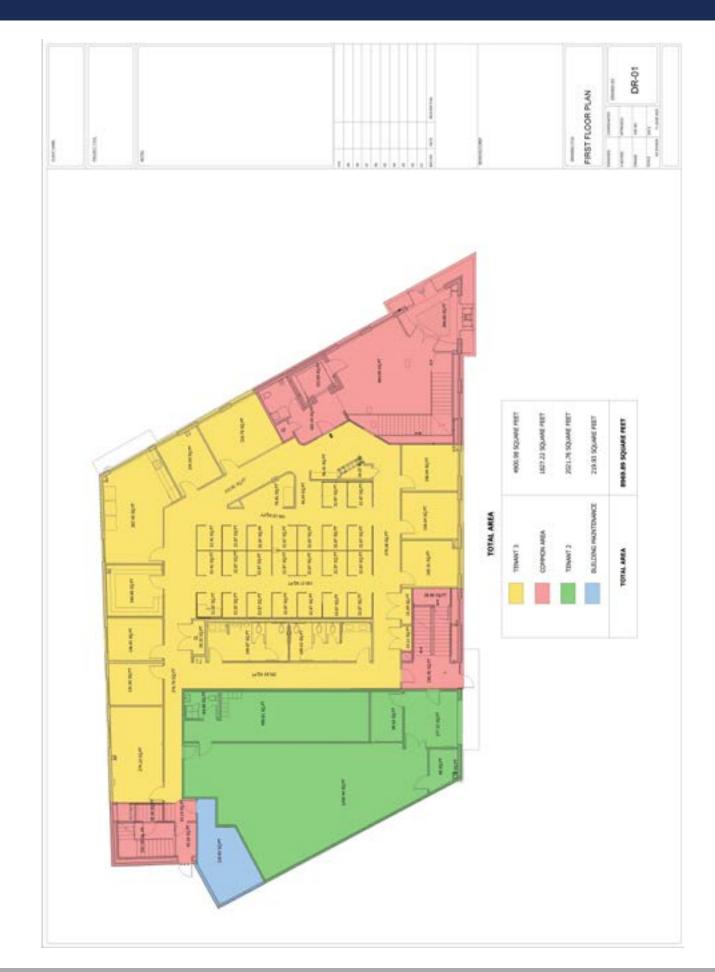




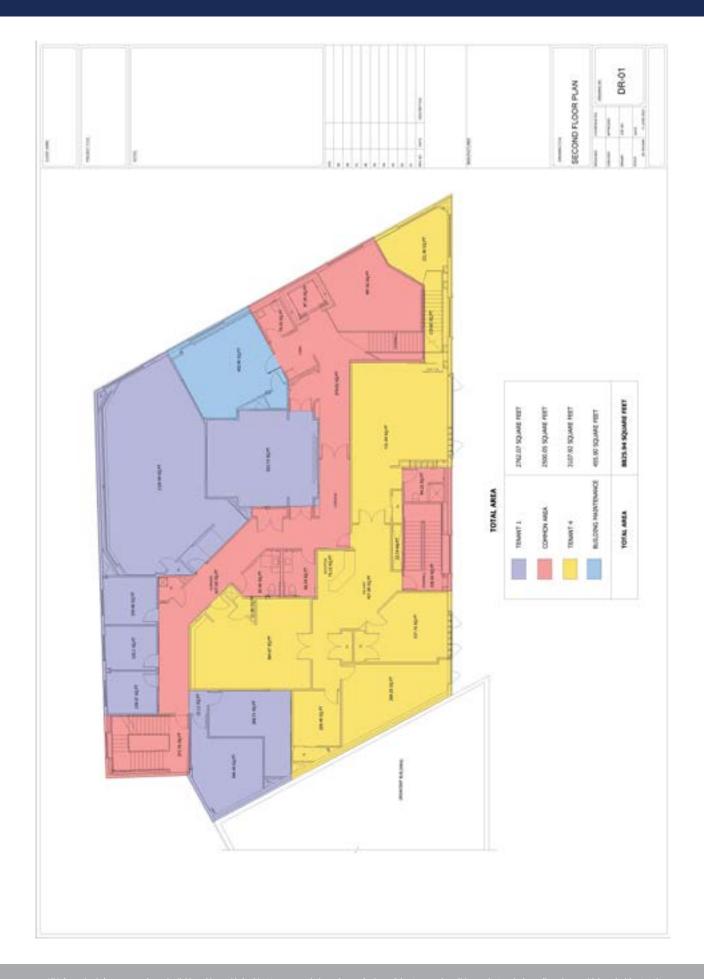




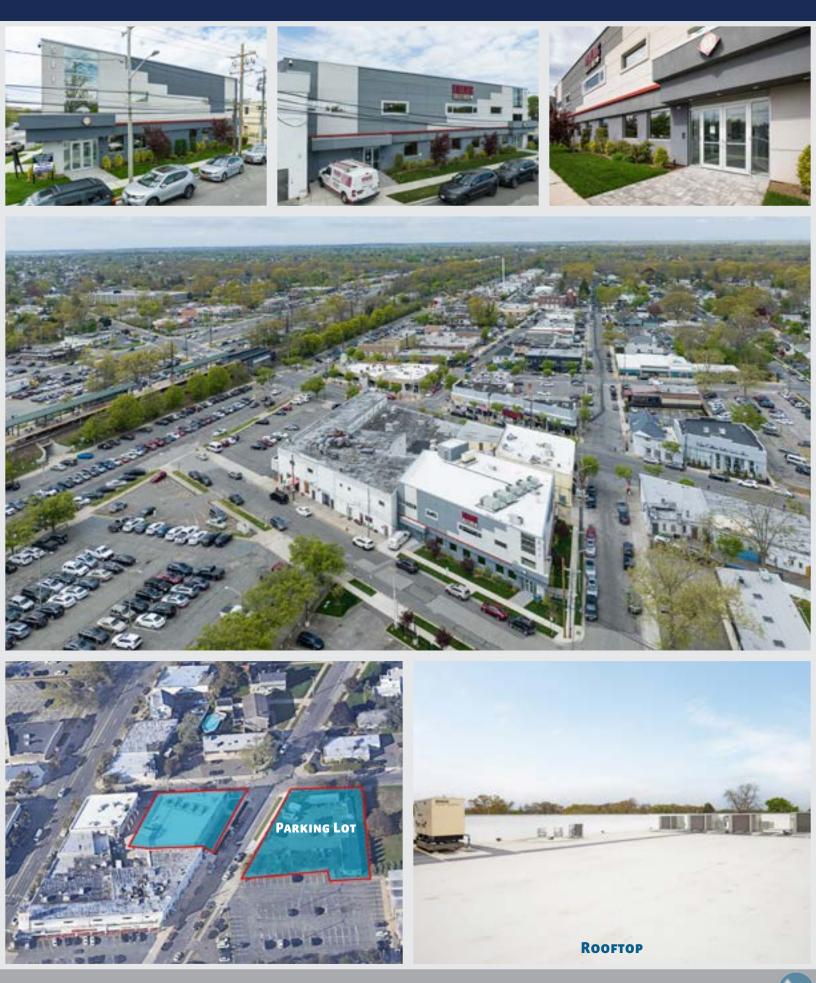
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2ND FLOOR > FLOOR PLAN



Exterior / Aerial Photos



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