

Ideal Corporate Headquarters
HYALIC SOLUTIONS
FOR LEASE
SPACE DETAILS:

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| 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, SEAFORD 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 + ADDITIONAL STREET PARKING. SPACE MAY BE DIVIDED FOR RIGHT TENANT.

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

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