

# FOR LEASE

35 BROADWAY, HICKSVILLE - ENTIRE GROUND FLOOR AVAILABLE - STEPS TO HICKSVILLE LIRR



5,350 SF Available



CUSHMAN &  
WAKEFIELD

FOR LEASE



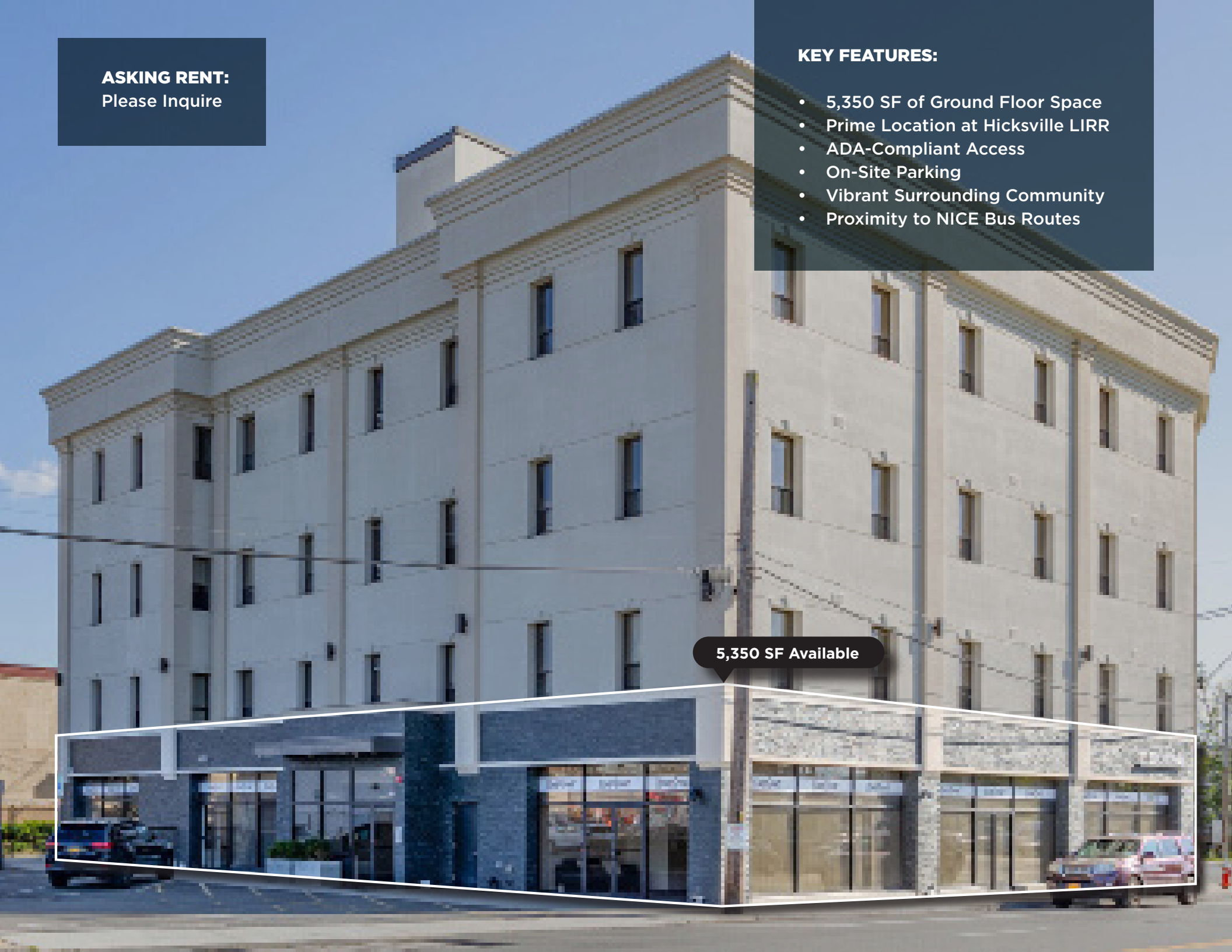
→ 35 BROADWAY, HICKSVILLE

**ASKING RENT:**  
Please Inquire

**KEY FEATURES:**

- 5,350 SF of Ground Floor Space
- Prime Location at Hicksville LIRR
- ADA-Compliant Access
- On-Site Parking
- Vibrant Surrounding Community
- Proximity to NICE Bus Routes

5,350 SF Available



## A Prime Location in Hicksville's Dynamic Hub

Located steps from the **Hicksville LIRR station, 35 Broadway** offers unmatched convenience and access to the newly expanded LIRR Main Line. This 9.8-mile third track expansion from Floral Park to Hicksville reduces congestion, improves safety, and creates a more reliable rail network for commuters.

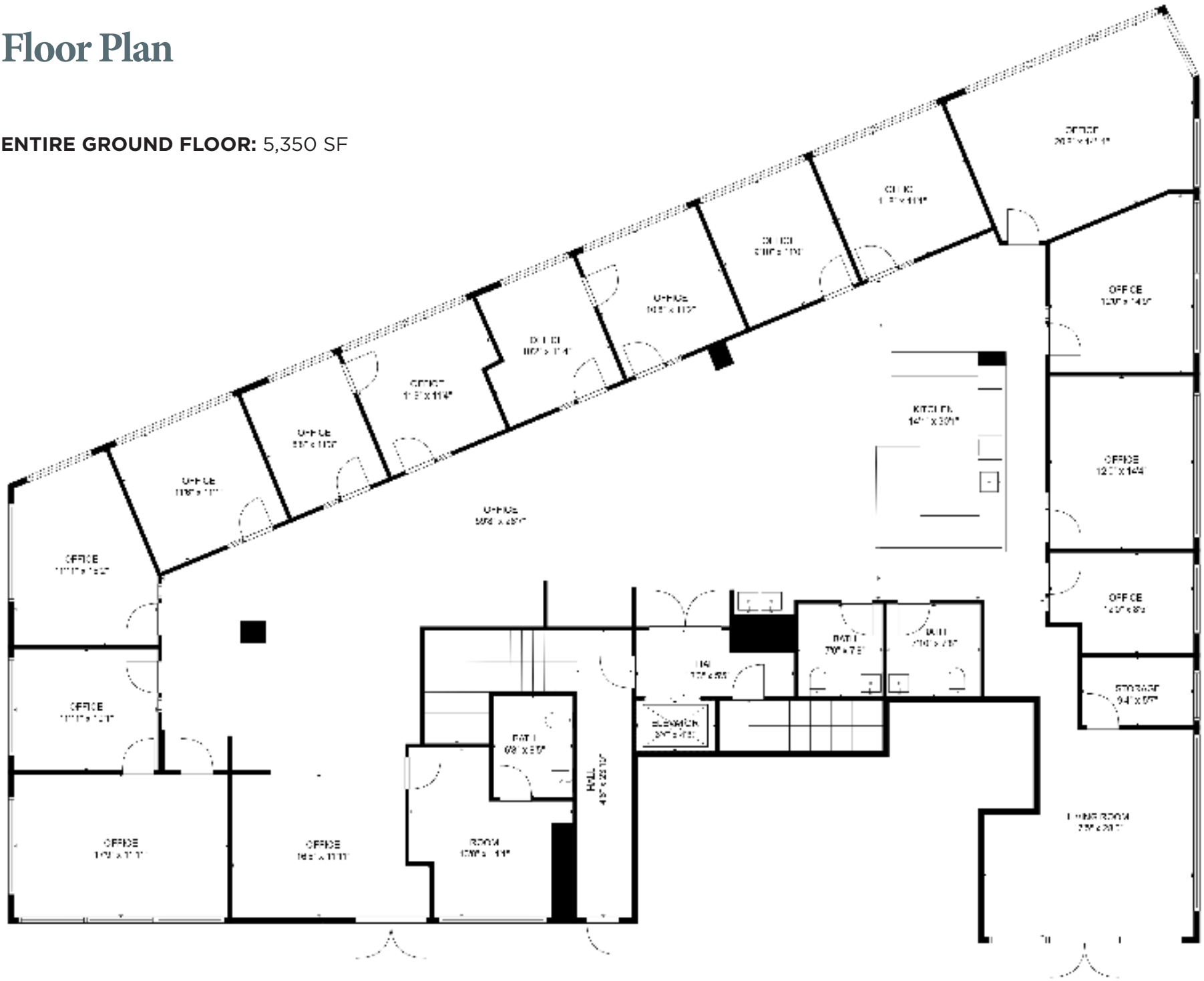
The brand-new **5,350 SF** ground floor buildout, never before used, provides a pristine, move-in ready workspace. With oversized windows and ample natural light, this modern office space fosters productivity and comfort. The surrounding area is part of Hicksville's revitalization, blending a vibrant business community with an array of nearby amenities, from retail to dining options. ADA-compliant access ensures ease for all, while proximity to the LIRR makes commuting effortless for employees and clients alike.



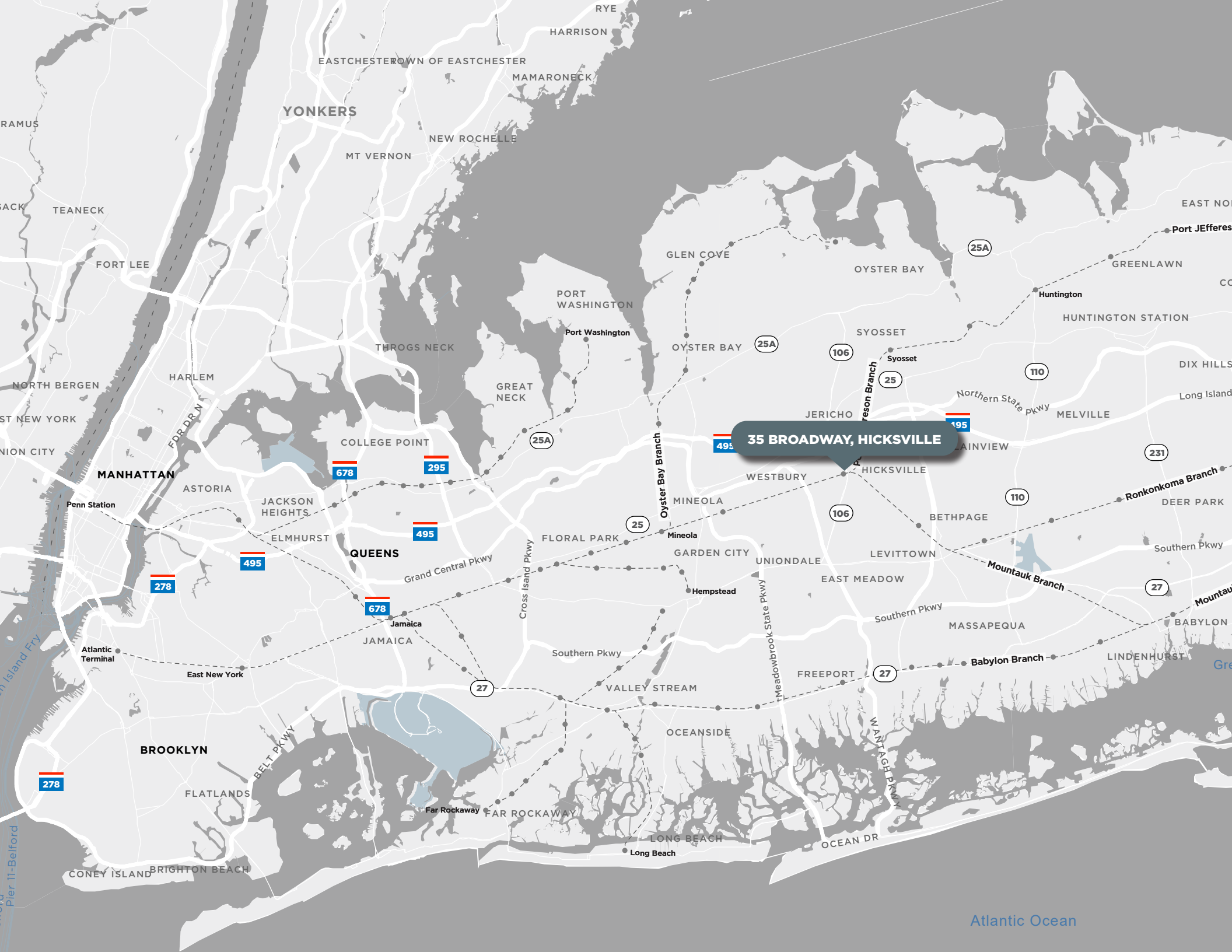
# Floor Plan

ENTIRE GROUND FLOOR: 5,350 SF

35 BROADWAY, HICKSVILLE → 4







**35 BROADWAY, HICKSVILLE**

Atlantic Ocean

# Getting Here & Around

**HICKSVILLE** is ideally situated, making for a seamless commute from anywhere in and around New York City.



## TRAIN

Located just steps from the Hicksville LIRR Station, **35 Broadway** offers direct access to the LIRR Main Line. The recent Main Line Expansion enhances reliability and reduces travel time, making it easy to commute to and from Manhattan, Brooklyn, and other Long Island locations.

## BUS

Several Nassau Inter-County Express (**NICE Bus**) routes serve Hicksville, providing convenient options to navigate around Nassau County and beyond.

## PARKING

Parking is never an issue at 35 Broadway. The building offers convenient on-site parking, and Hicksville features additional public parking options, with garages and lots located just a short walk away.

## BY FOOT

The building is centrally located in downtown Hicksville, offering a walkable environment with access to a range of dining, retail, and business services. The Hicksville LIRR Station and nearby amenities are all within easy walking distance.











GO2 GROUP    HORSBARKS    THE INTEGRITY    WELCOME  
- internet dev.    - content generation    - social media    - website design  
- Janet Social    - social media    - video production    - photography  
  Scheduling    - branding    - marketing    - design  
- business consulting    - strategy  
- marketing    - branding    - design  
- social media    - content generation  
- website design    - video production  
- photography    - design

# FOR LEASE

**35 BROADWAY, HICKSVILLE - ENTIRE GROUND FLOOR AVAILBLE - STEPS TO HICKSVILLE LIRR**

## LEASE INQUIRIES

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