

Two Second Story Office Suites Available For Lease in Historic Building

55 Atlantic Avenue | Lynbrook, New York 11563



For More Information:

**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@ellieman.com

**Jessica Hollenstein**

LICENSED REAL ESTATE SALESPERSON  
DOUGLAS ELLIMAN REAL ESTATE  
516.522.4969  
jessica.hollenstein@ellieman.com

 **Douglas Elliman**  
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[WWW.ELLIIMANCOMMERCIAL.COM](http://WWW.ELLIIMANCOMMERCIAL.COM)

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# Professional Office Space For Lease

55 Atlantic Avenue Lynbrook, NY 11563



## Offering Summary

# Of Available Units	Two (2)
Floor:	Second
Suite 1 SF:	2,000 SF
Suite 1 Rent:	\$3,500.00/mo
Suite 2 SF:	3,000 SF
Suite 2 Rent:	\$4,000.00/mo
Heat:	Gas
Parking:	Street Municipal Lot

## Property Overview

Suite #1: Fully built out 2000 SF office space on 2nd floor of historic Lynbrook building. This business-oriented neighborhood of Lynbrook has easy commuter transportation. Parking just a step away. Multiple private offices including a presidential suite, conference room or you can use this room for multiple colleagues and desks, kitchenette, and bathroom. Owner willing to subdivide space if necessary but not preferred. Taxes included. Tenant pays separately metered gas and electric. Central air.

Suite #2: Fully built out nearly 3000 SF office space on 2nd floor of historic Lynbrook building. This business-oriented neighborhood of Lynbrook has easy commuter transportation. Parking just a step away. Multiple private offices, upstairs conference room, kitchenette, and bathroom. Owner willing to subdivide space if necessary but not preferred. Taxes included. Tenant pays separately metered gas and electric. Central air.

## Property Highlights

- Historic Lynbrook Building
- Two Second Floor Office Suites Available
- Municipal Parking One Block Away
- Surrounded By Local & National Retailers

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# Historic Office Building in the Heart of Town

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# Ste. # 1 | 2,000 SF Office Space For Lease

55 Atlantic Avenue Lynbrook, NY 11563



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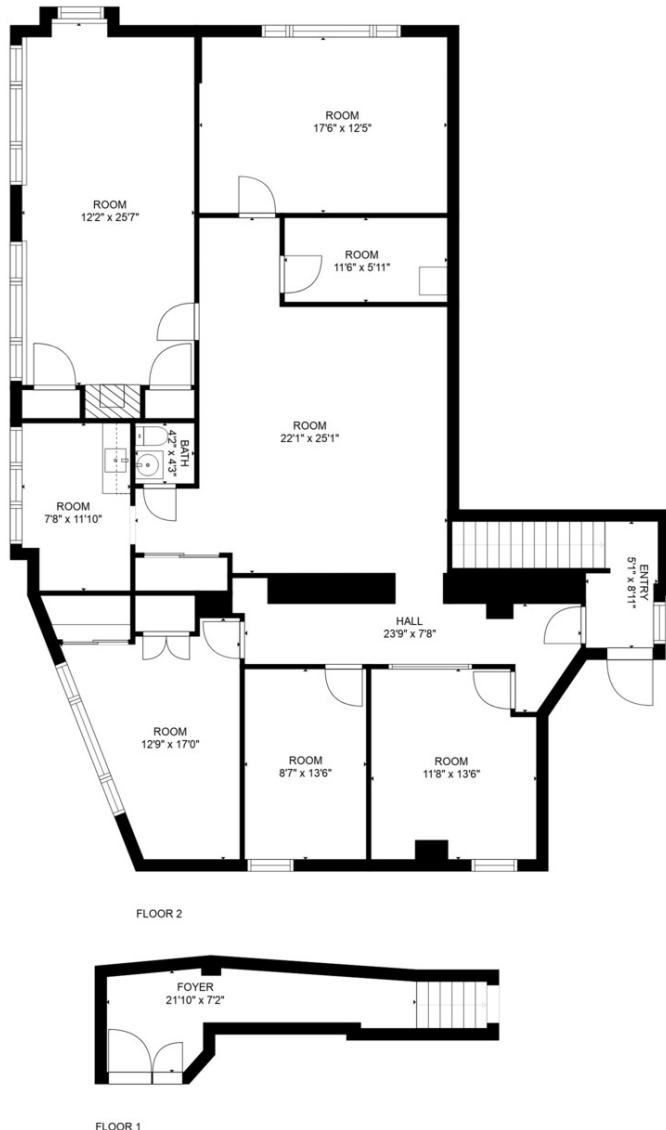
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# Floor Plan Ste. #1 | 2,000 SF Office

55 Atlantic Avenue Lynbrook, NY 11563



GROSS INTERNAL AREA  
FLOOR 1: 117 sq. ft, FLOOR 2: 1890 sq. ft  
TOTAL: 2007 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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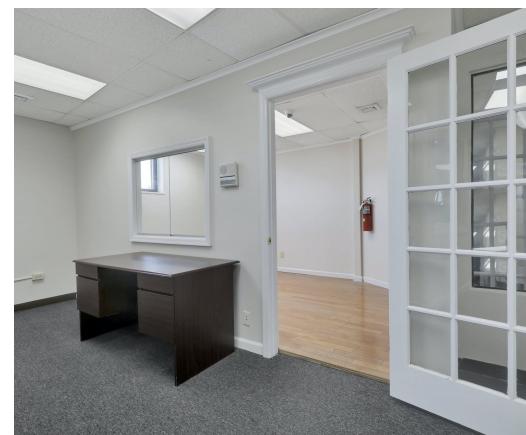
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# Ste. #2 | 3,000 SF Office Space For Lease

55 Atlantic Avenue Lynbrook, NY 11563



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President | Commercial Division

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[michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

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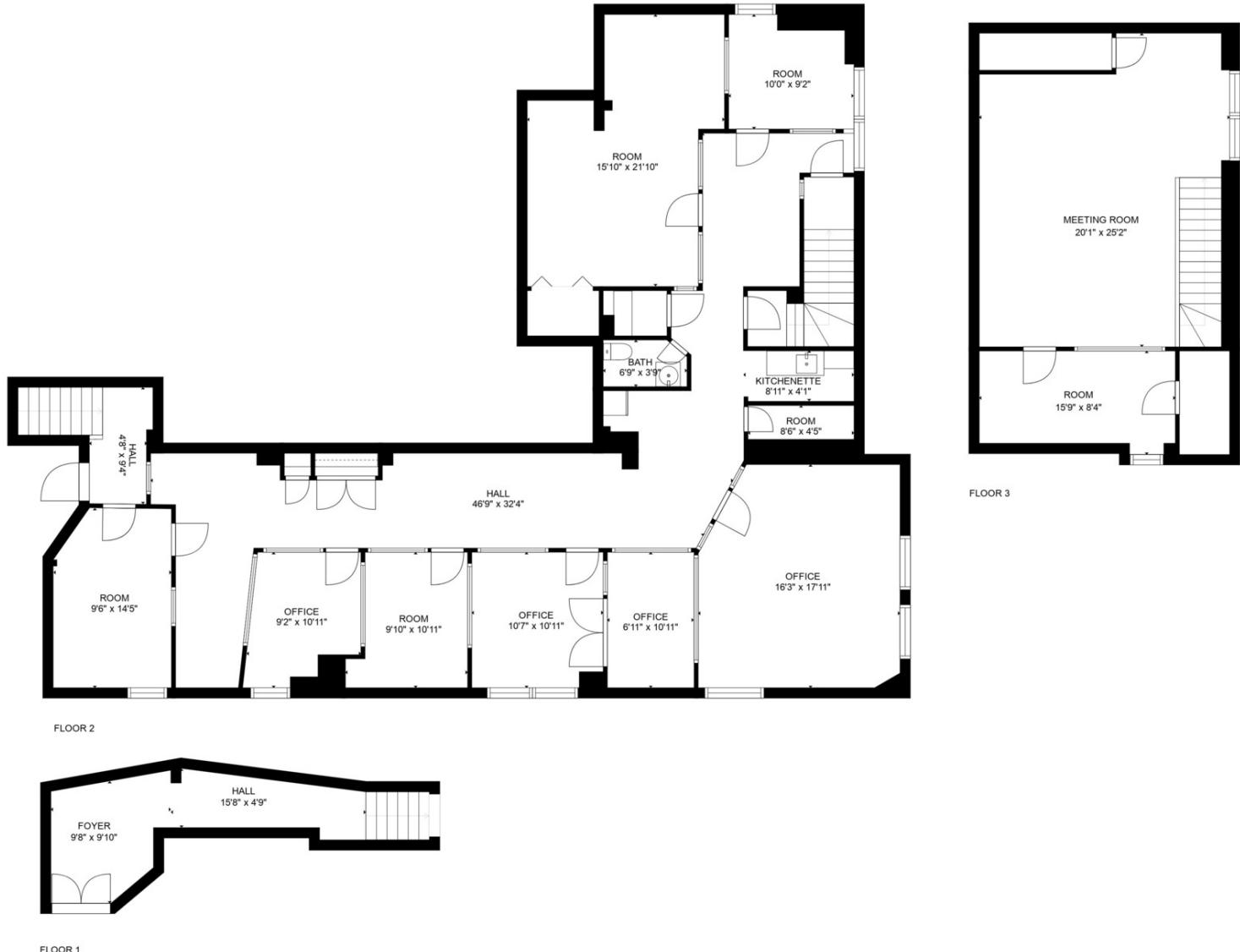
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# Floor Plan Ste. # 2 | 3,000 SF Office

55 Atlantic Avenue Lynbrook, NY 11563



GROSS INTERNAL AREA  
FLOOR 1: 165 sq. ft, FLOOR 2: 2132 sq. ft  
FLOOR 3: 670 sq. ft  
TOTAL: 2966 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# Local & National Retailers Map

55 Atlantic Avenue Lynbrook, NY 11563



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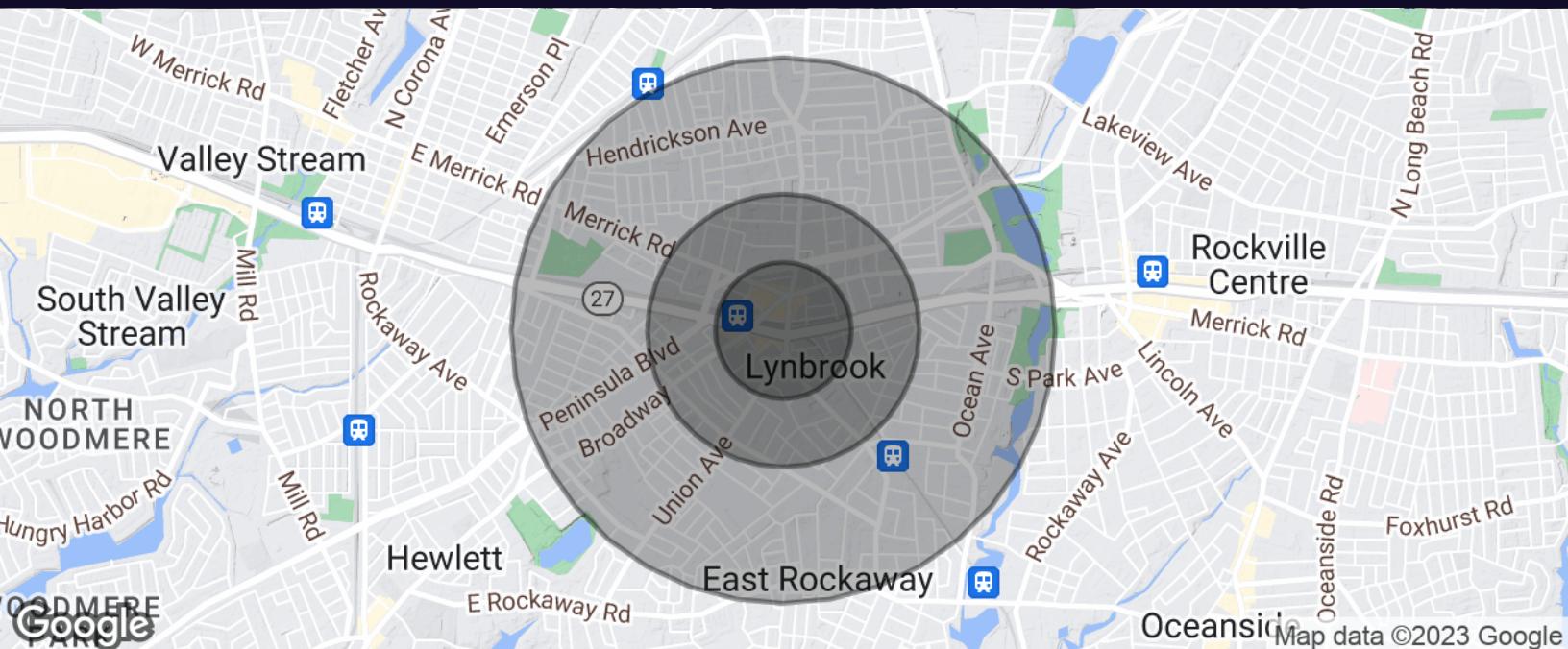
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# Property Demographics

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,631	6,963	28,498
Average Age	48.3	44.9	43.9
Average Age (Male)	43.2	40.9	42.3
Average Age (Female)	49.2	46.2	45.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	763	3,022	11,224
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$111,245	\$114,657	\$132,314
Average House Value	\$388,517	\$402,721	\$453,505

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[jessica.hollenstein@elliman.com](mailto:jessica.hollenstein@elliman.com)

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

Smithtown, NY 11787