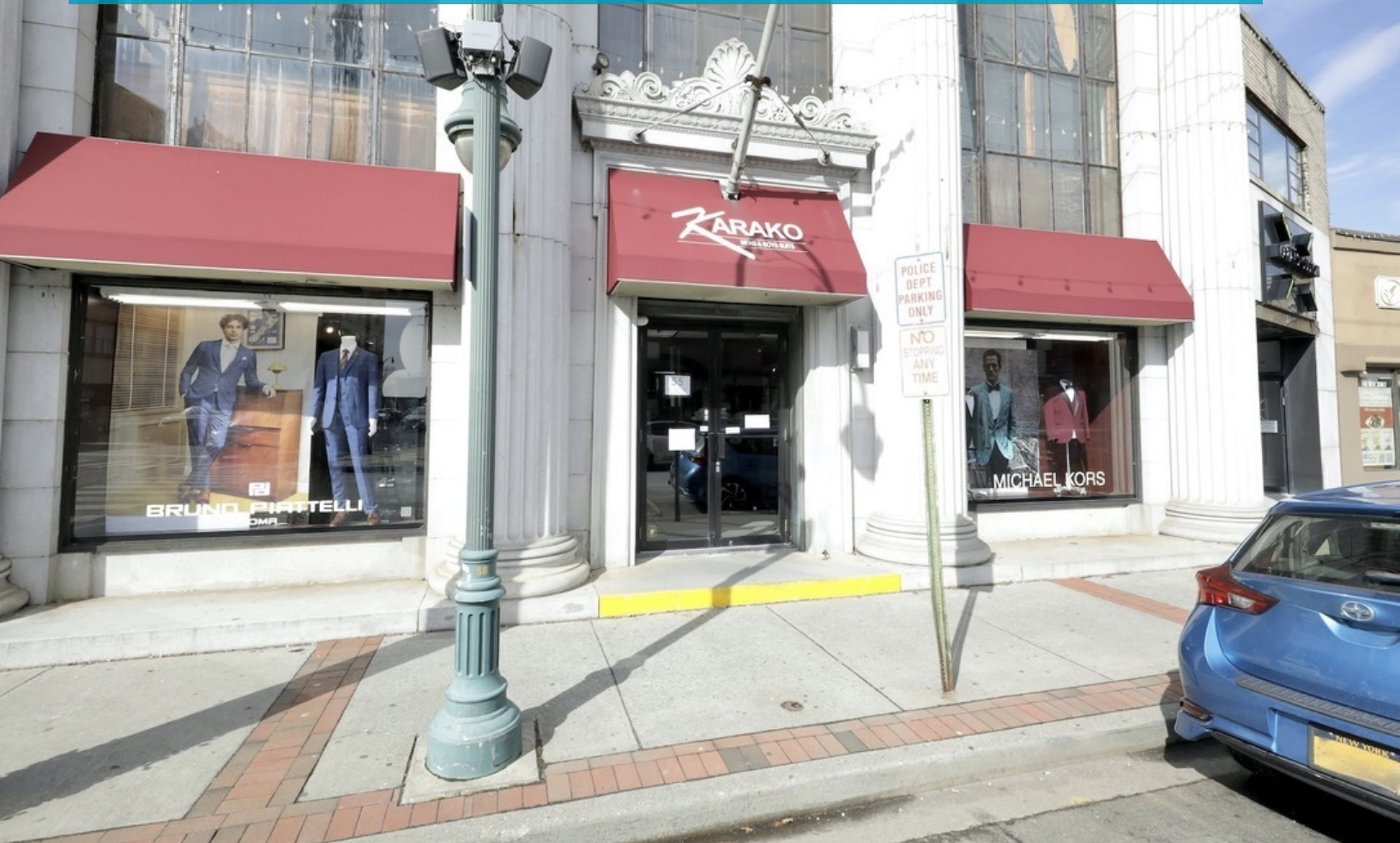


Two Second Story Office Suites Available For Lease in Historic Building

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@elliman.com

Jessica Hollenstein

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

WWW.ELLIMANCOMMERCIAL.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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jessica.hollenstein@elliman.com

 **Douglas Elliman**
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Historic Office Building in the Heart of Town

55 Atlantic Avenue Lynbrook, NY 11563



For More Information:

Michael G. Murphy

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

Jessica Hollenstein

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

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

55 Atlantic Avenue Lynbrook, NY 11563



For More Information:

Michael G. Murphy

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

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jessica.hollenstein@elliman.com



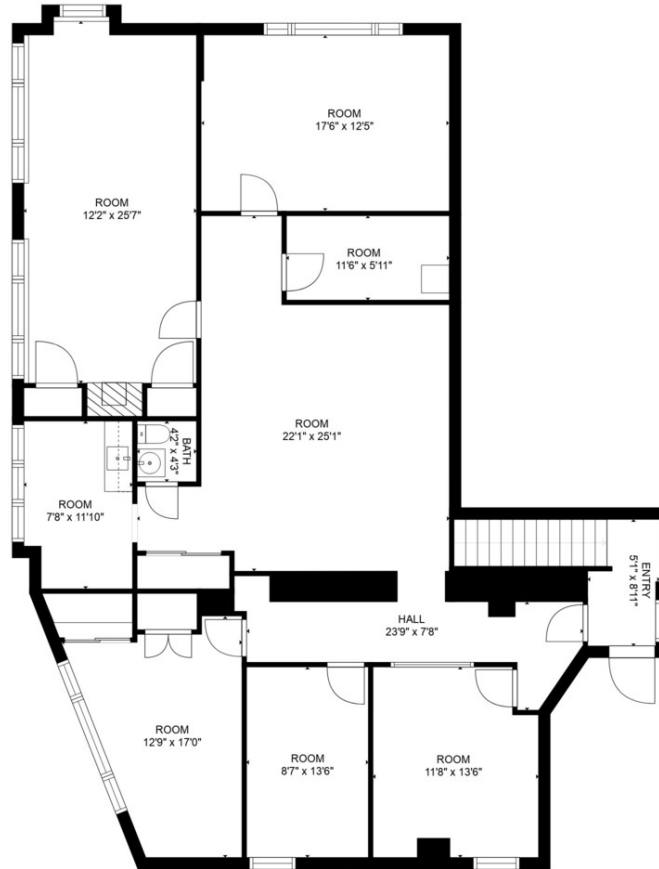
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Floor Plan Ste. #1 | 2,000 SF Office

55 Atlantic Avenue Lynbrook, NY 11563



FLOOR 2



FLOOR 1

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.

For More Information:

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

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DOUGLAS ELLIMAN REAL ESTATE
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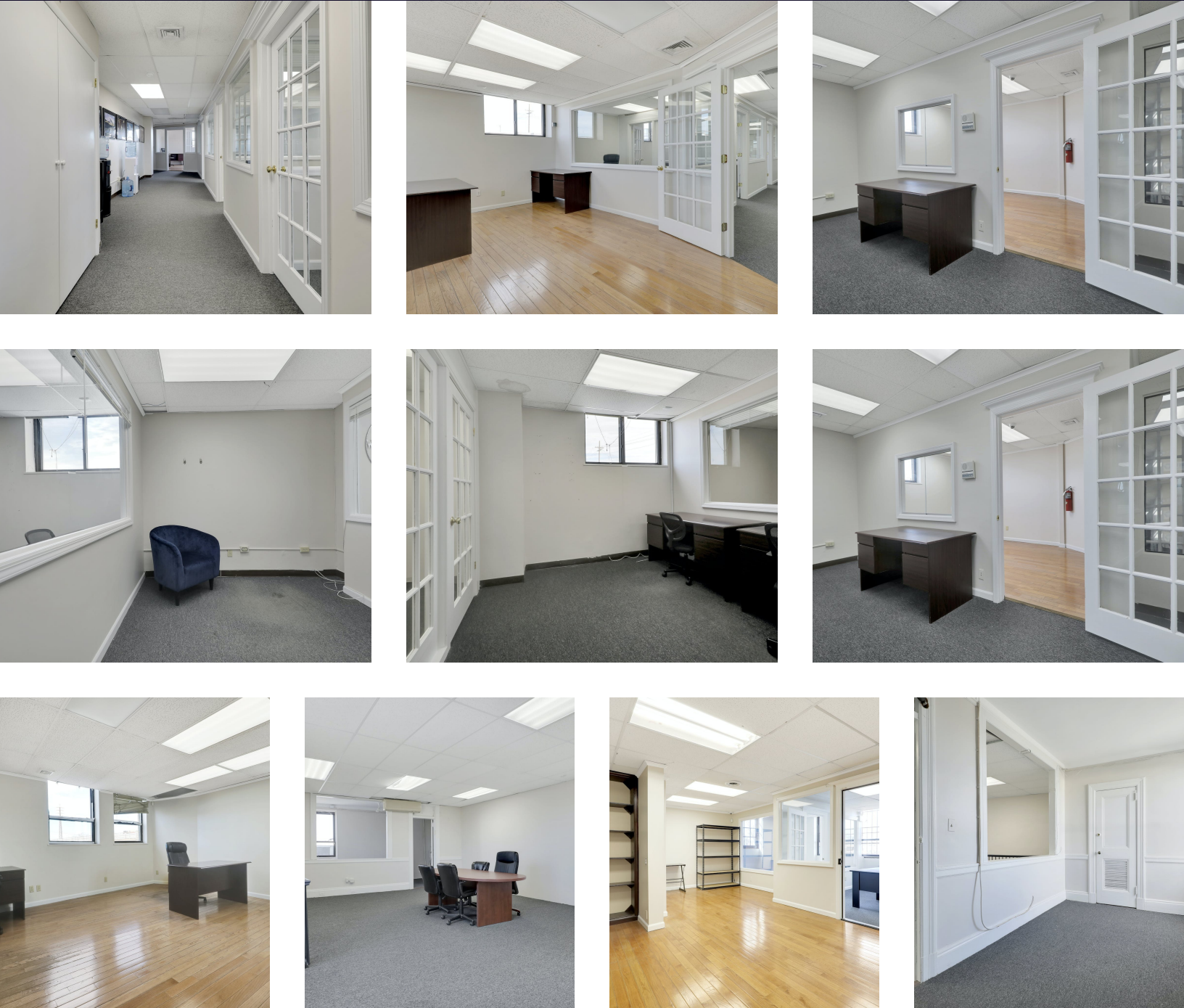


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Ste. #2 | 3,000 SF Office Space For Lease

55 Atlantic Avenue Lynbrook, NY 11563



For More Information:

Michael G. Murphy

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

Jessica Hollenstein

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

 **Douglas Elliman**
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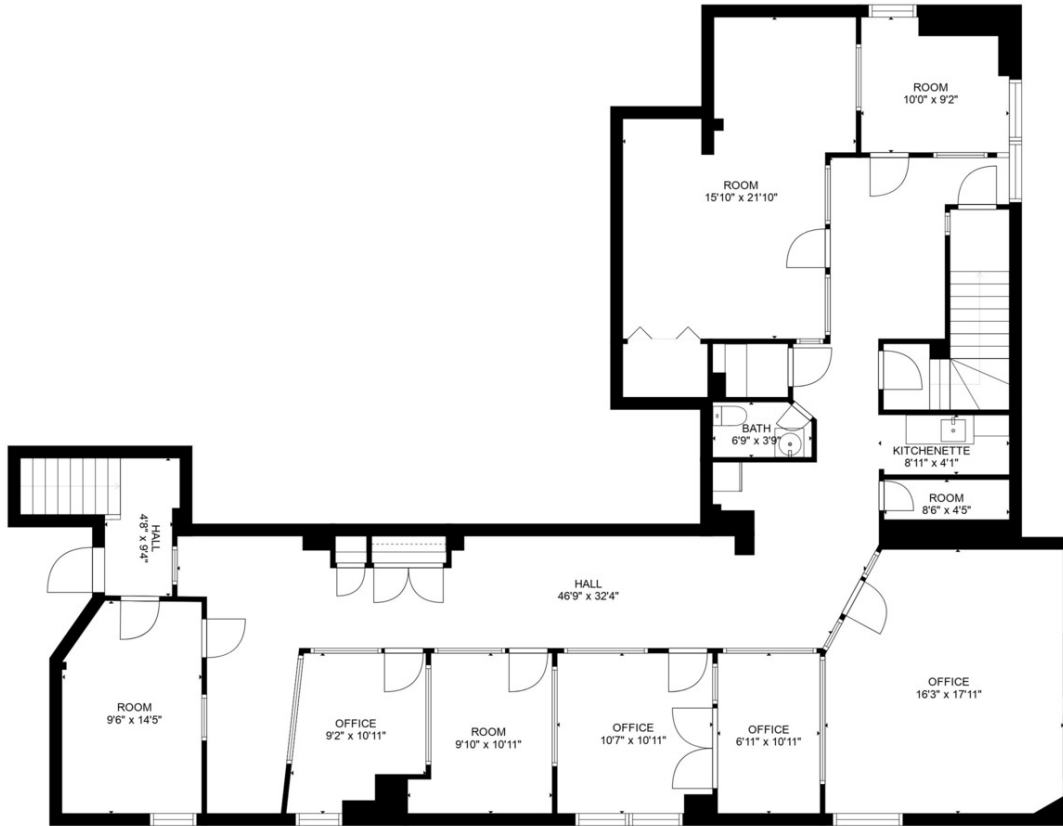
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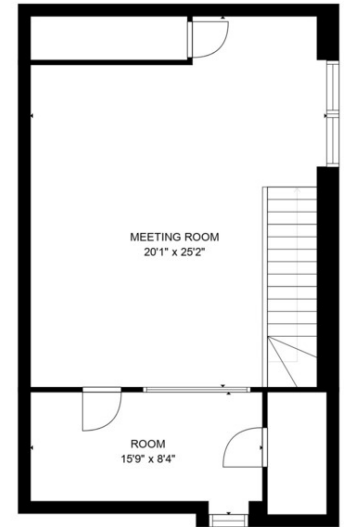


Floor Plan Ste. # 2 | 3,000 SF Office

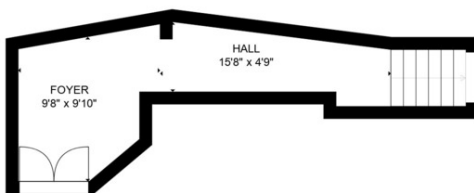
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FLOOR 2



FLOOR 3



FLOOR 1

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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 **Douglas Elliman**
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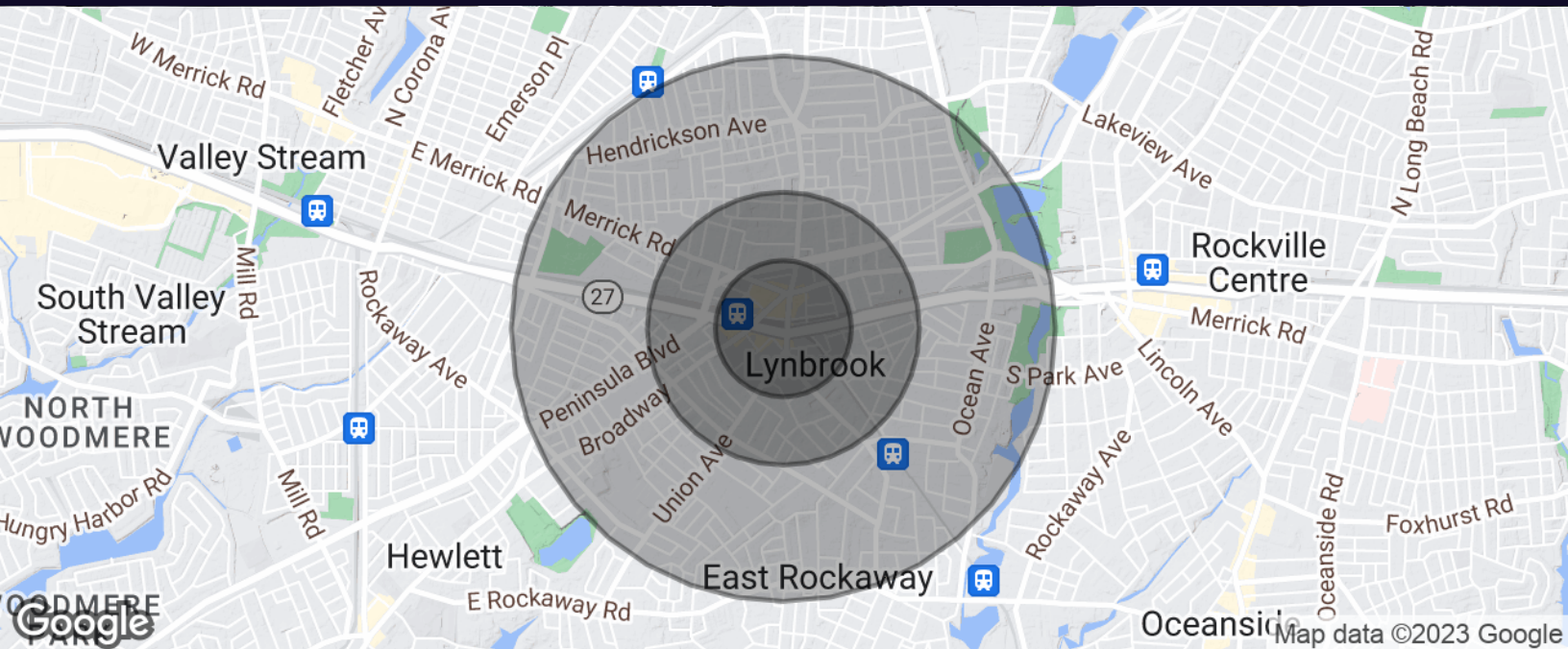
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Property Demographics

55 Atlantic Avenue Lynbrook, NY 11563



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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Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com

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jessica.hollenstein@elliman.com

 **Douglas Elliman**
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For More Information:

Michael G. Murphy

President | Commercial Division

631.858.2460

michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON

516.522.4969

jessica.hollenstein@elliman.com

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

Smithtown, NY 11787