



99

Powerhouse Road Roslyn, NY

For Lease
Multi-Million Dollar Renovation Underway

Scott Silverstein
Licensed RE Salesperson
516 284 3443
scott.silverstein@colliers.com

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Powerhouse Road
Roslyn, NY

Colliers

Multi-Million Dollar
Renovation Underway

Newly Painted & Sealed Facade

Windows Sealed

Parking Lot Renovation

New Hallway Flooring & Paint

Updated Bathrooms

24 Hour Monitored Security

Key Code Access to Building

New HVAC Upgrades Throughout

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal, Colliers International LI, Inc.

Suite #	Available SF	Comments
Suite 100	+/- 13,250 <i>Divisions of: 5,000 – 7,000 SF considered</i>	Built out space with reception area, (2) conference rooms, large staff kitchen & lactation room. All boutique & corporate uses welcome. View Floor Plan
Suite 206	+/- 1,609	Built to Suit - Renovations Underway - All Boutique & Corporate Uses Welcome
Suite 301	+/- 3,254	Built to Suit - Renovations Underway - All Boutique & Corporate Uses Welcome
Suite 304	+/- 861	Built to Suit - Renovations Underway - All Boutique & Corporate Uses Welcome
Suite 205	+/- 726	Leased
Suite 305	+/- 3,118	Leased
Suite 101	+/- 670	Leased



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Roslyn, NY



Floor Plans

1. Suite 100

2. Suite 301

3. Suite 307

4. Suite 304

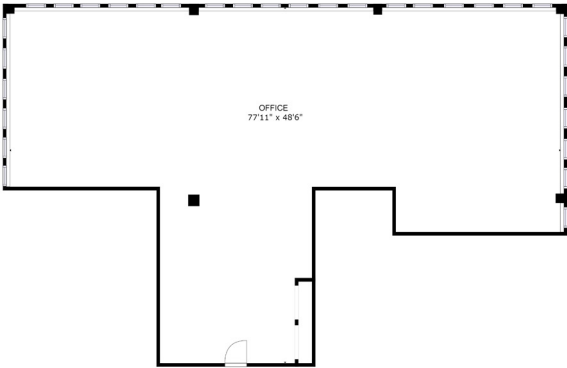
5. Suite 205A

6. Suite 206

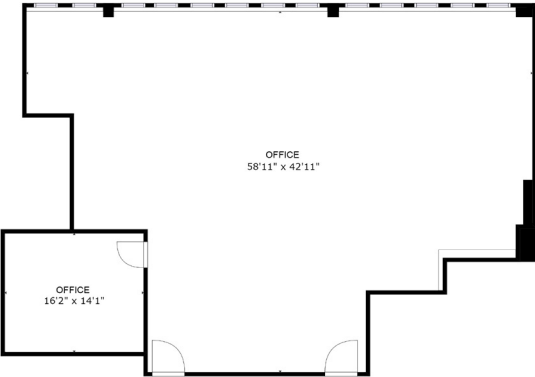
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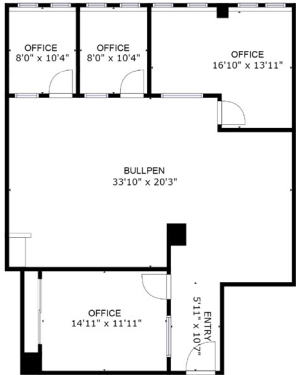
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Local Retailers

Dunkin’ Donuts

Skinny Pizza

Persian Grill

TD Bank

Domino’s

Attilio’s Pizza

First National Bank

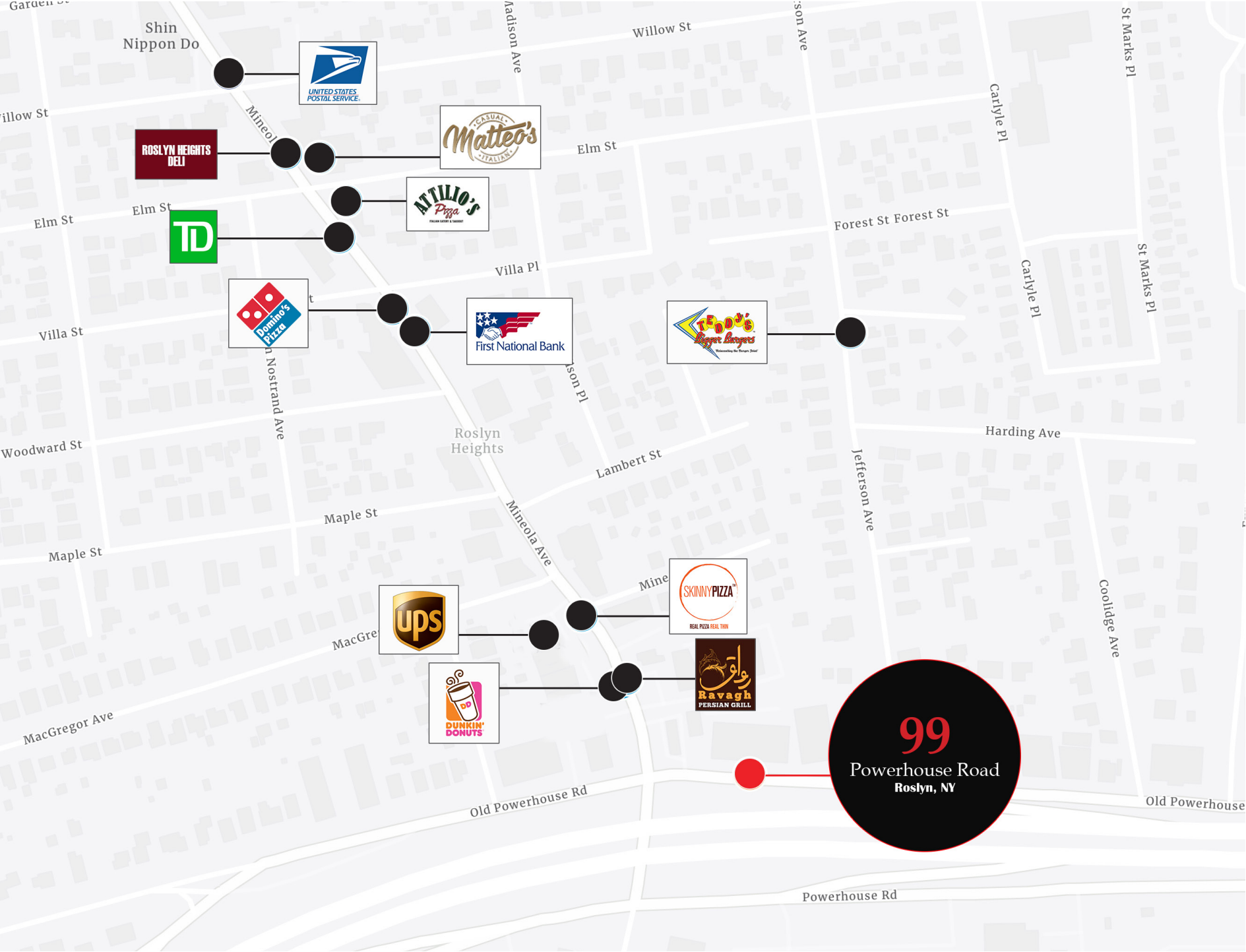
Matteo’s of Roslyn

Roslyn Heights Deli

Teddy’s Burgers

USPS

UPS



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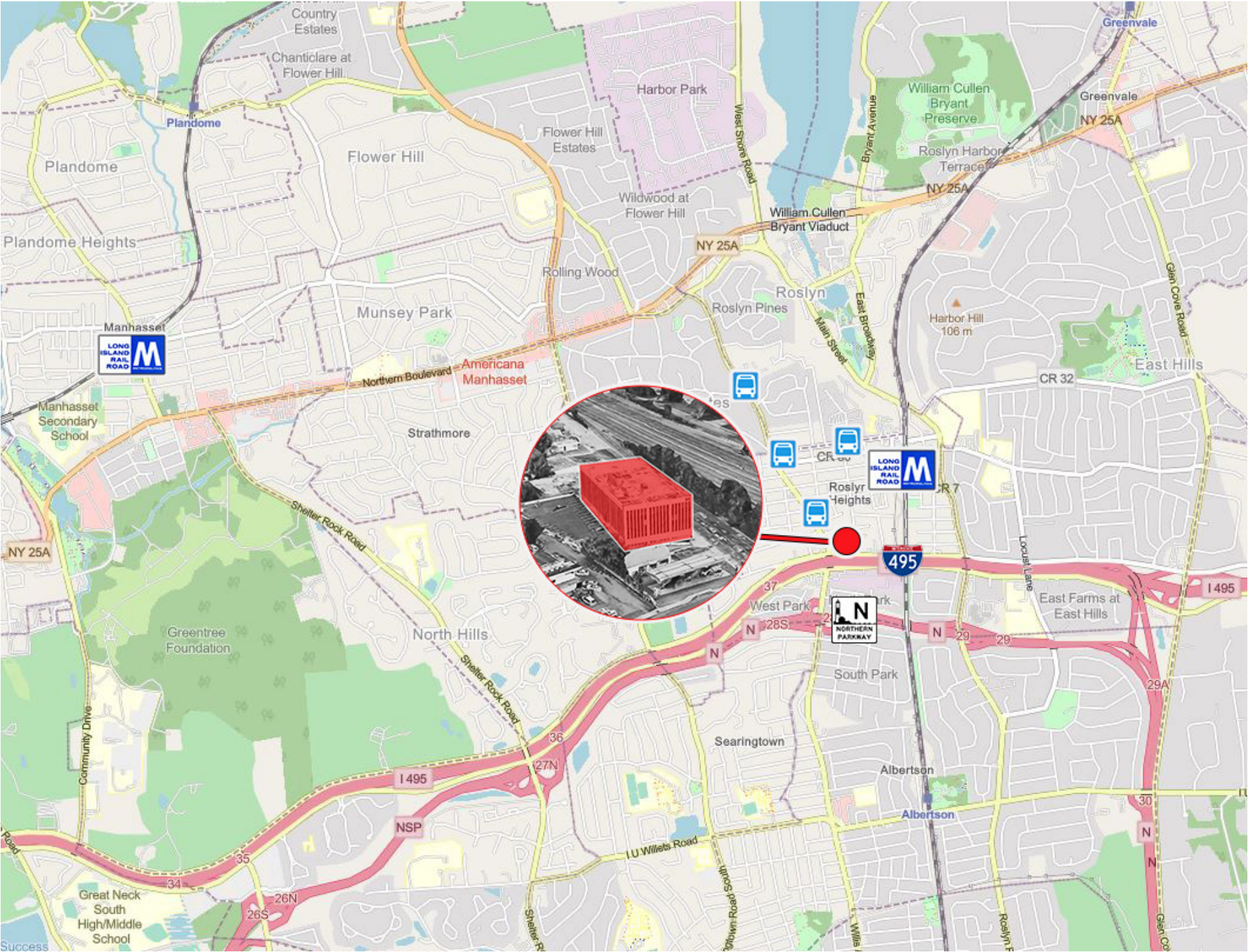
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Roslyn, NY



Roadways &
Transportation

- LIRR Roslyn Station - 1.2 Miles
- LIRR Manhasset Station - 3.8 Miles
- Long Island Expressway - 0.1 Miles
- Northern Parkway - 0.3 Miles
- New York City - 20 Miles



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