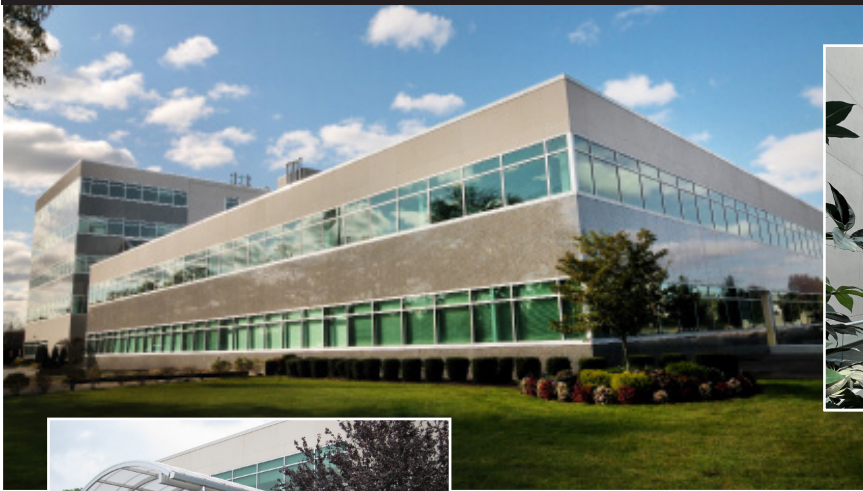


PRIME OFFICE/MEDICAL SPACE FOR LEASE

• 865 merrick avenue • westbury, ny



LOCATION

- westbury, new york 11590
- central nassau submarket

SPACE AVAILABLE

- 19,260 square feet* | second floor | north
- 4,565 square feet* | first floor |
- 1,340 square feet | concourse |

*divisible



• PARK ATRIUM •

• 5-story class "A" 115,000 square feet •

COMMENTS:

- Conveniently located on Merrick Avenue, minutes from the Meadowbrook Parkway
- N35 NICE bus stops in front of property, 1/2 mile to LIRR Westbury Station
- Ample parking, 24/7 access
- Professional on-site ownership & management
- Building features 3-story glass atrium, highly efficient HVAC system, lounge style seating area with Wi-Fi & conference center
- Full building emergency power generator
- Close proximity to restaurants & shops



FOR INFORMATION CONTACT:

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www.therochlinorganization.com



- A Long Island Expwy
- B Northern State Pkwy
- C Southern State Pkwy
- D Cross Island Pkwy
- E Wantagh State Pkwy
- F Seaford Oyster Bay Expwy

All information furnished is from sources deemed reliable. No representation or warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, prior sales or lease, or withdrawal without notice, and any negligence on this part of the writer.

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