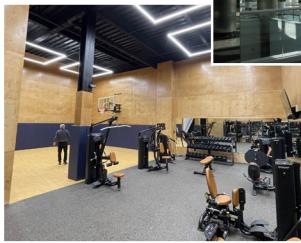


## PRIME OFFICE SPACE FOR LEASE

• 1400 old country road • westbury, new york



### LOCATION

- westbury, new york 11590
- central nassau submarket

### SPACE AVAILABLE

IMMEDIATE OCCUPANCY

- 2,692 square feet | fourth floor | N-407
- 9,881 square feet\* | third floor | sublet
- 1,391 square feet | second floor | N-206

\*up to 20,839 square feet can be made available

### Multi-Million Dollar Renovation Completed

• 4 story building • 250,000 square feet •

### COMMENTS:

- Conveniently located off the Wantagh Parkway, Old Country Road exit ramp
- NICE bus stop at corner
- 4:1000 parking ratio with covered parking deck
- 24 / 7 building access
- Fitness center recently updated & renovated
- Café with seating for 50, serving hot & cold foods
- Conference rooms available for tenants use

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