

Second Story Office Suite Available For Lease in Historic Building

55 Atlantic Avenue | Lynbrook, New York 11563



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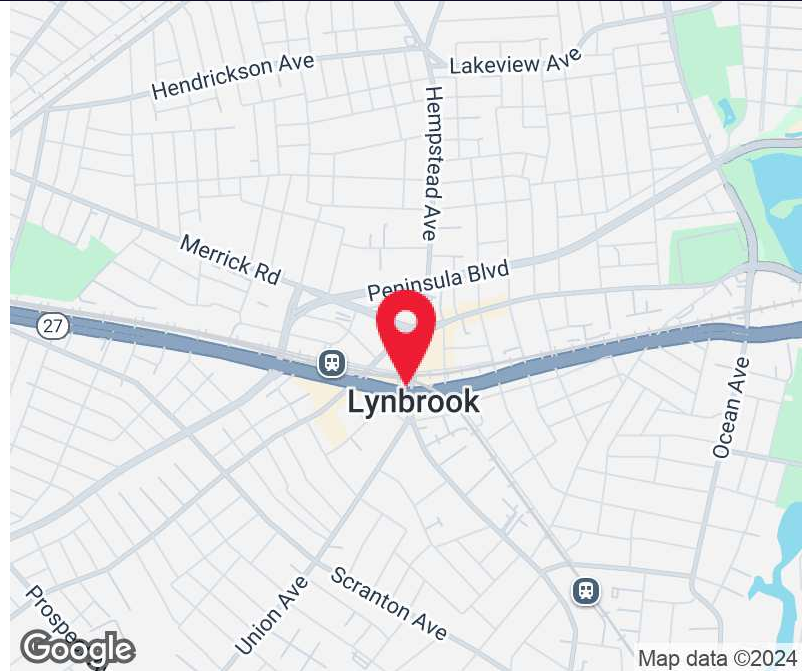
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Professional Office Space For Lease

55 Atlantic Avenue Lynbrook, NY 11563



Offering Summary	
Suite 2 SF:	3,000 SF
Suite 2 Rent:	\$3,500.00/mo
Heat:	Gas
Parking:	Street Municipal Lot

Property Overview

This fully built-out office space spans nearly 3,000 square feet on the second floor of a charming historic building. Situated in a highly accessible area with excellent commuter transportation options and convenient parking just steps away. Includes multiple private offices for focused work and an upstairs conference room for collaborative meetings. A kitchenette, 2 half baths, central air. Taxes included in rent. Tenant responsible for separately metered gas and electric.

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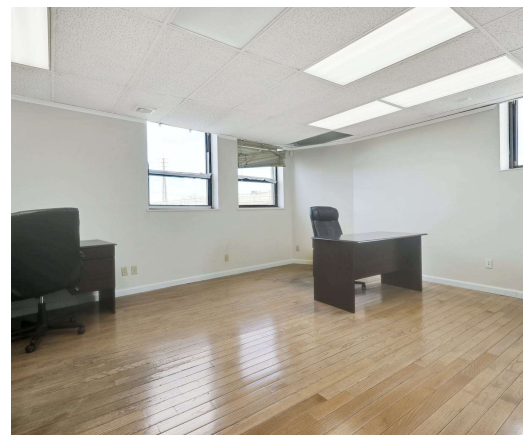
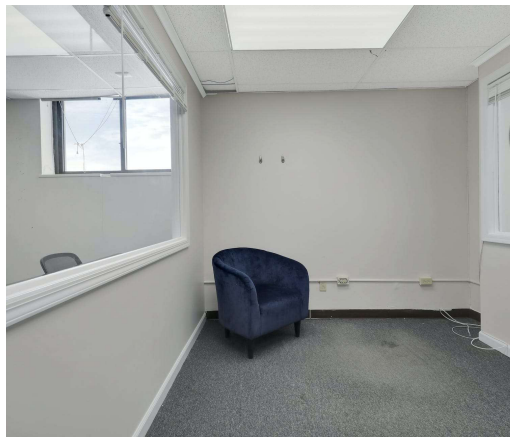
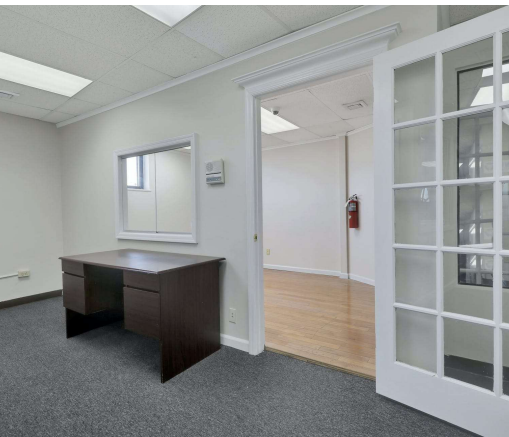
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Floor Plan Ste. # 2 | 3,000 SF Office

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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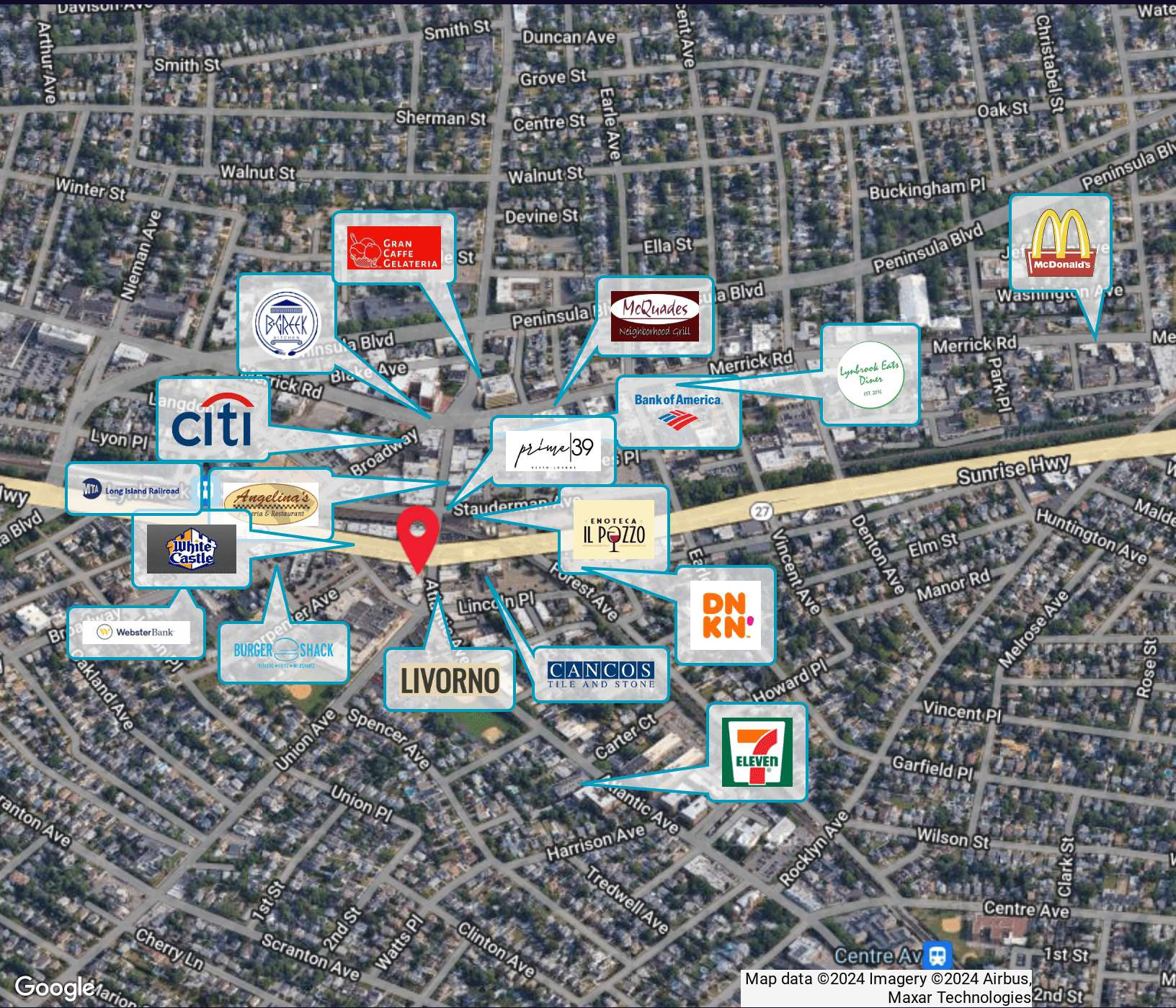
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Local & National Retailers Map

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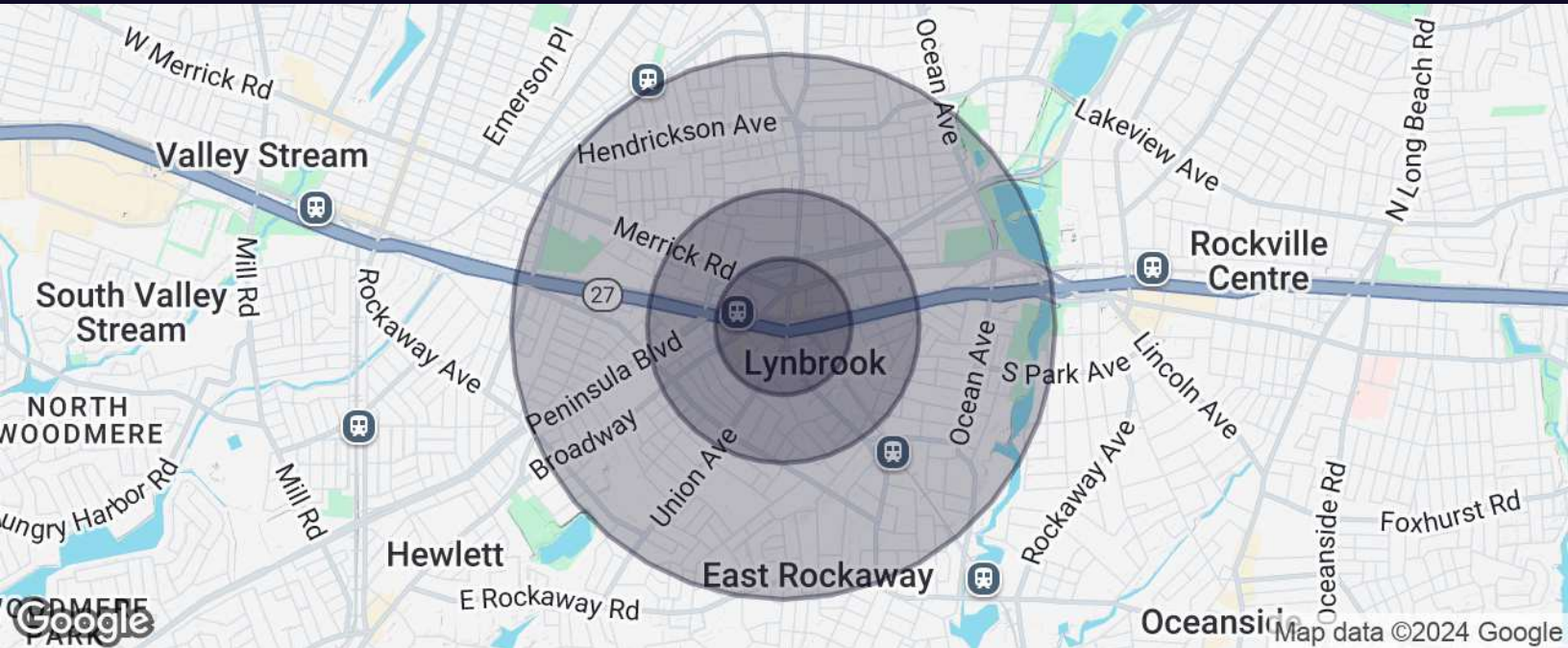
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Property Demographics

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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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EXCLUSIVE LISTING AGENT

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