

# PRIME MEDICAL/OFFICE SPACE

120 BETHPAGE ROAD - HICKSVILLE, NY  
5 BLOCKS FROM THE LIE/NORTHERN STATE PARKWAY



## SIZE

Ground Floor - 10,000 rsf

## RENT

\$25 psf plus utilities

## TERM

Negotiable

## AVAILABILITY

Immediate

## TURN KEY SETUP

Includes reception area, twenty two private offices, training room, two conference rooms, two shared offices (accommodates nine cubicles), three private restrooms and break room

## FORMER TENANT

Family Care Certified Services

## NEIGHBORING TENANTS

Broadway Commons, IKEA, Chipotle, Whole Foods, Panera Bread, Blink Fitness, Citibank, Chase, Starbucks

## PARKING

125+ parking spots, ample street parking and an exclusive parking lot with private entrance

## TRANSPORTATION

- Seven blocks from the LIRR train station  
- Five blocks from the LIE/Northern State Parkway

## FEATURES

Recently renovated lobby, directory, elevator, hallways and bathrooms

Great food, shopping and other services in the immediate vicinity

Build-to-suit available for qualified tenants

24/7 access to building

Prominently located illuminated sign on corner of Bethpage Rd. and Bay Ave. offers exclusive opportunity to showcase your business

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