

## For Lease – Merrick

**1 Lansdowne Avenue @ Sunrise Hwy**  
**2,100 SF +/- Plus Storage Basement**

**First Time Offered**



**Huge Exposure and Traffic Count at Sunrise Hwy**

*Ideal for Office Professional/Showroom*

**Lease Price: \$7,000 Month Gross**

**Available Immediately**

For additional information or to arrange inspection contact:

***Exclusive Agent:***

**Steven Epstein**

**Real Estate Salesperson**

**Direct: 516.320.7704**

**[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)**

### Property Particulars

- 1st floor 2,100 SF +/-
- Lower Level storage - 1250 SF+/-
- Full HVAC
- Gas heat
- 8 car parking on site plus ample street parking
- Huge visibility and traffic count at Sunrise Hwy
- Zoned business X Town of Hempstead