

**BROWN HARRIS STEVENS**

Established 1873

**NOW LEASING – Prime Office Space**  
**175 Fulton Ave, Hempstead, New York 11550**



**For Further Information and Inspection:  
Contact Exclusive Brokers**

**DAVID SARGOY**  
Director Comm'l RE Division  
516.203.8134  
dsargoy@bhsusa.com

**MICHAEL BARUCH**  
Lic. Associate Broker  
516.203.8150  
mbaruch@bhsusa.com

**Brown Harris Stevens Commercial Real Estate, LLC**  
585 Stewart Avenue, Suite 790, Garden City, New York 11530  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

## Building Highlights

175 Fulton Ave, Hempstead, NY 11550

**BUILDING SIZE:**

202,415 Square Feet

**TYPICAL FLOOR SIZE:**

28,343 SF

**BUILDING HEIGHT:**

7 Stories

**HIGHLIGHTS:**

- Restaurant in building
- Attended Lobby with concierge
- Property Manager on Site
- On site security
- 24/7, 365-day access
- Multiple Custom-Built Suites available

**PARKING:**

375 Parking Spaces in structured parking garage

## Rental Information

**RENTAL RATE:**

Upon Request

**REAL ESTATE TAXES:**

Included in rent

**HEAT:**

Included in rent

**ELECTRIC:**

\$3.75 per square foot

**WORKLETTER:**

Negotiable

**OCCUPANCY:**

Immediate

**Brown Harris Stevens Commercial Real Estate, LLC**

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

## Available Spaces

175 Fulton Ave, Hempstead, New York 11550

### SPACE

### SIZE

2<sup>nd</sup> Fl, Suite 200

7,640 SF – Can Divide

2<sup>nd</sup> Fl, Suite 202

1,190 SF

3<sup>rd</sup> Fl, Suite 309A

5,857 SF – Can Divide

5<sup>th</sup> Fl, Suite 506

13,000 SF – Can Divide

5<sup>th</sup> Fl, Suite 502A

1,330 SF

6<sup>th</sup> Fl, Suite 600

7,185 SF

### **Brown Harris Stevens Commercial Real Estate, LLC**

585 Stewart Avenue, Suite 790, Garden City, New York 11530

**Tel** 516.203.8100 **Fax** 516.203.8199 **Website** [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



# BROWN HARRIS STEVENS

Established 1873

## Property Photos

175 Fulton Ave, Hempstead, New York 11550



**Brown Harris Stevens Commercial Real Estate, LLC**  
585 Stewart Avenue, Suite 790, Garden City, New York 11530  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

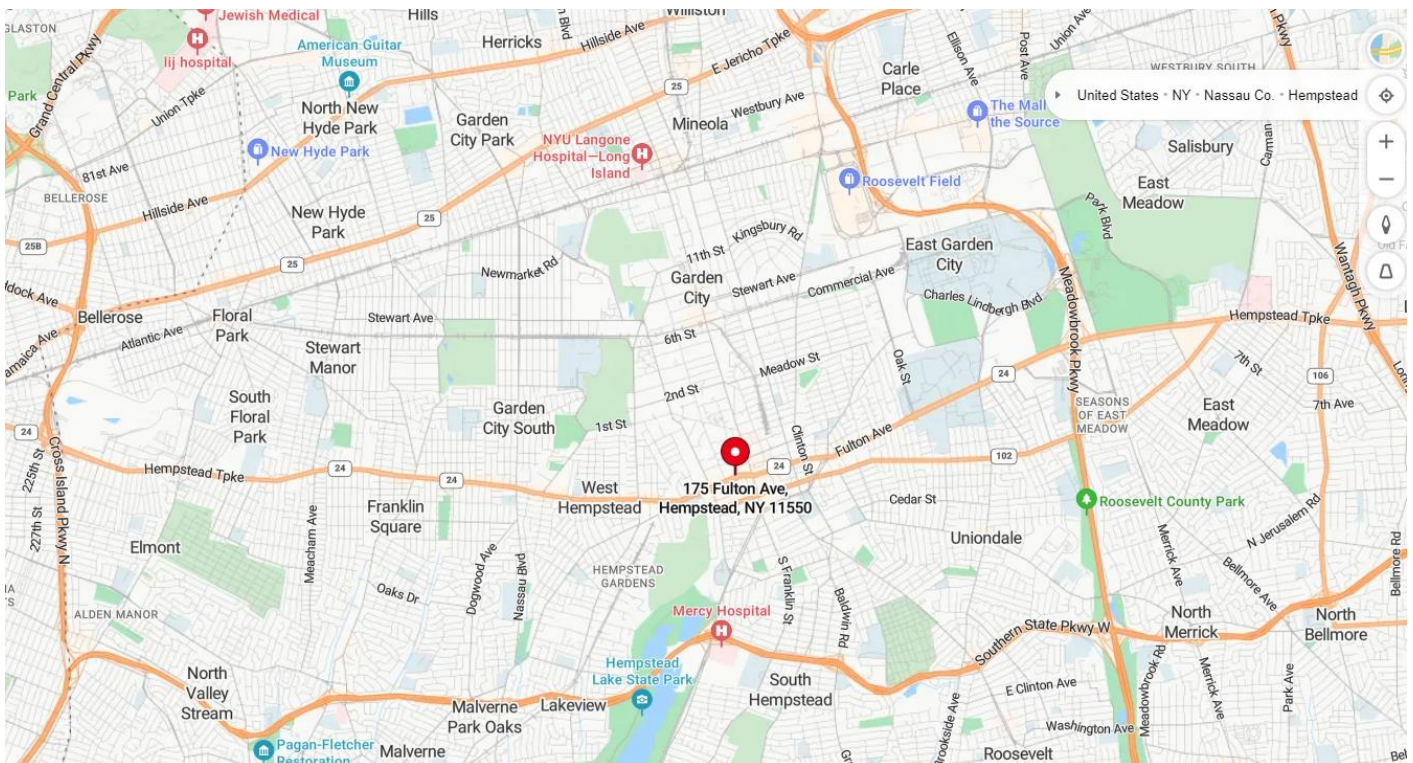
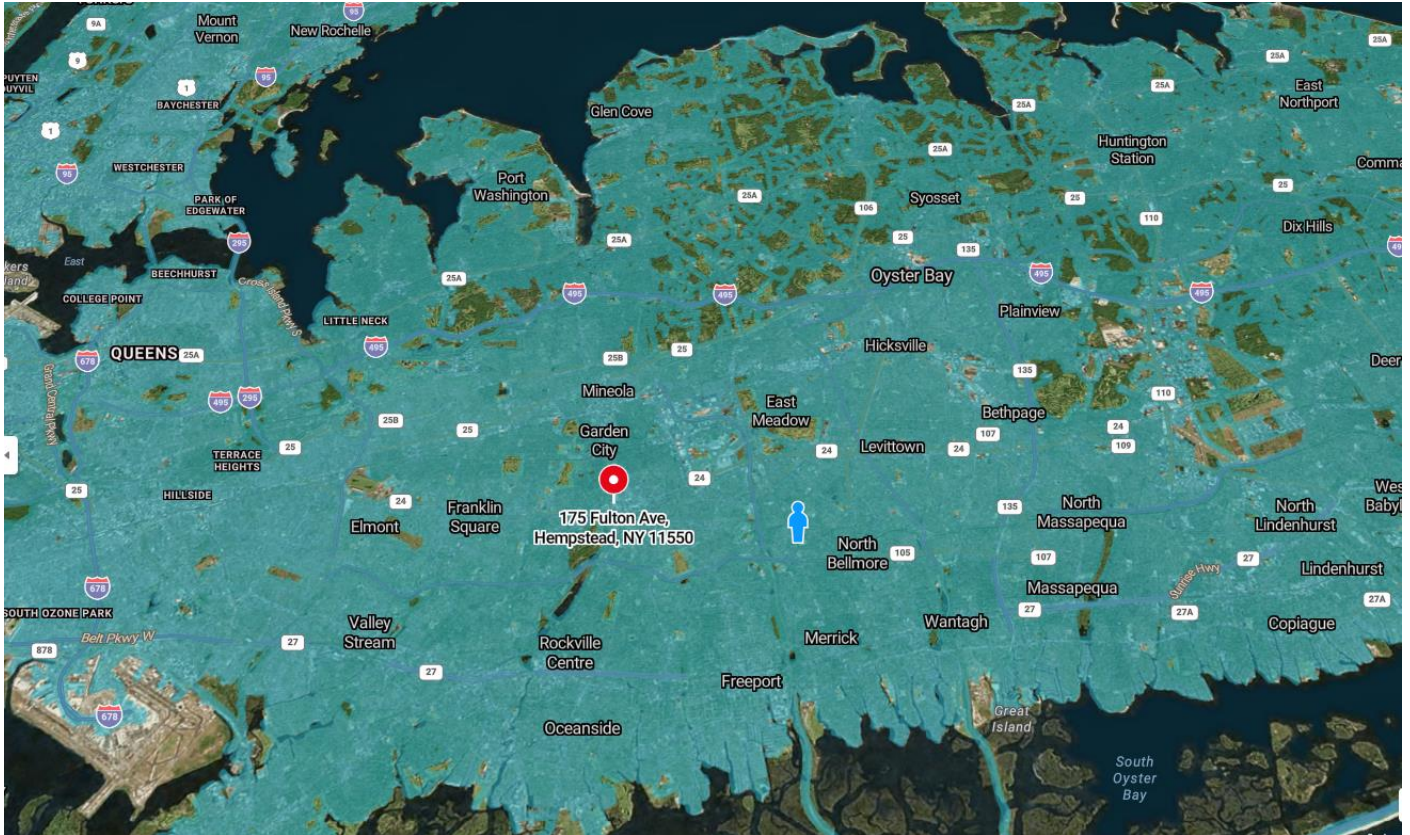
The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



Established 1873

## Map View

**175 Fulton Ave, Hempstead, New York 11550**



**Brown Harris Stevens Commercial Real Estate, LLC**

585 Stewart Avenue, Suite 790, Garden City, New York 11530

**Tel** 516.203.8100 **Fax** 516.203.8199 **Website** [www.BHSCcommercial.com](http://www.BHSCcommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.











# BROWN HARRIS STEVENS

Established 1873






## Location/ Public Transportation 175 Fulton Ave, Hempstead, NY 11550

The building is four blocks from the Hempstead transportation hub (LIRR –Hempstead Station and Hempstead Transit Center). It is walking distance to N6, N6X, N15, N16, N31, N32, N35, N40/41,& N54 bus lines. It is also within walking distance to The Nassau County Courts. The building is minutes away from the Southern State Parkway and Meadowbrook State Parkway. Nearby Schools: Adelphi University, Nassau Community College, Hofstra University and Winthrop University Hospital.

### TRANSIT/SUBWAY

Jamaica-179 Street  	17 min drive	9.3 mi
169 Street  	18 min drive	9.8 mi
Jamaica Center-Parsons/Archer    	20 min drive	9.6 mi
JFK Terminal 7  AIRTRAIN JFK Terminal 7	21 min drive	13.4 mi
JFK Terminal 5  AIRTRAIN JFK Terminal 5	22 min drive	13.4 mi

### COMMUTER RAIL

Hempstead Station  Long Island Rail Road	12 min walk	0.6 mi
West Hempstead Station  Long Island Rail Road	15 min walk	0.9 mi
Country Life Press Station  Long Island Rail Road	3 min drive	1.5 mi
Garden City Station  Long Island Rail Road	4 min drive	1.5 mi
Hempstead Gardens Station  Long Island Rail Road	3 min drive	1.5 mi

### AIRPORT

John F Kennedy International	21 min drive	13.3 mi
Laguardia	29 min drive	16.5 mi

## Telecommunications

- Verizon
- Optimum
- Fiber Optics

### Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.