

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**

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Brown Harris Stevens Commercial Real Estate, LLC
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy.
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depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Building Highlights

175 Fulton Ave, Hempstead, NY 11550

BUILDING SIZE:

202,415 Square Feet

TYPICAL FLOOR SIZE:

28,343 SF

BUILDING HEIGHT:

7 Stories

PARKING:

375 Parking Spaces in
structured parking garage

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

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

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Available Spaces

175 Fulton Ave, Hempstead, New York 11550

SPACE

SIZE

2nd Fl, Suite 200

7,640 SF – Can Divide

2nd Fl, Suite 202

1,190 SF

3rd Fl, Suite 309A

5,857 SF – Can Divide

5th Fl, Suite 506

13,000 SF – Can Divide

5th Fl, Suite 502A

1,330 SF

6th Fl, Suite 600

7,185 SF

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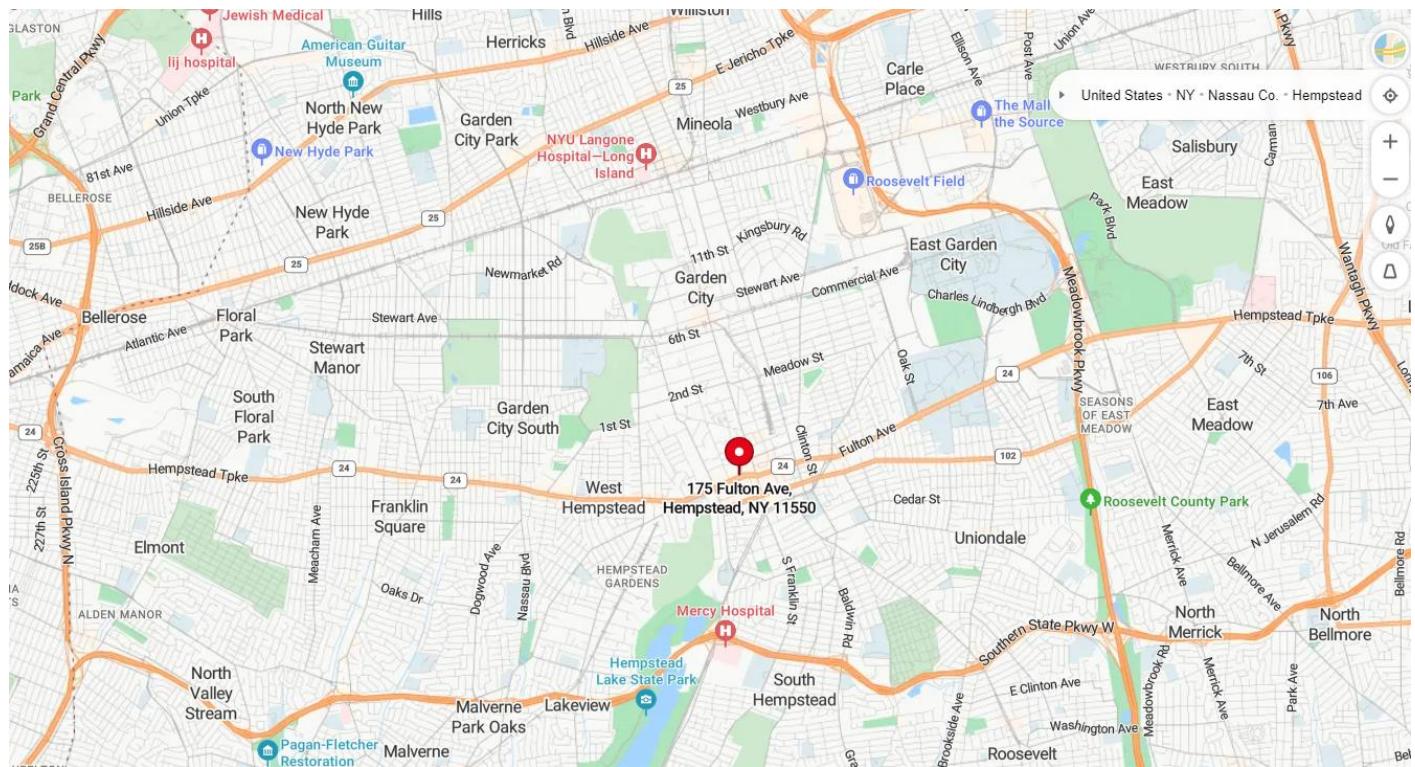
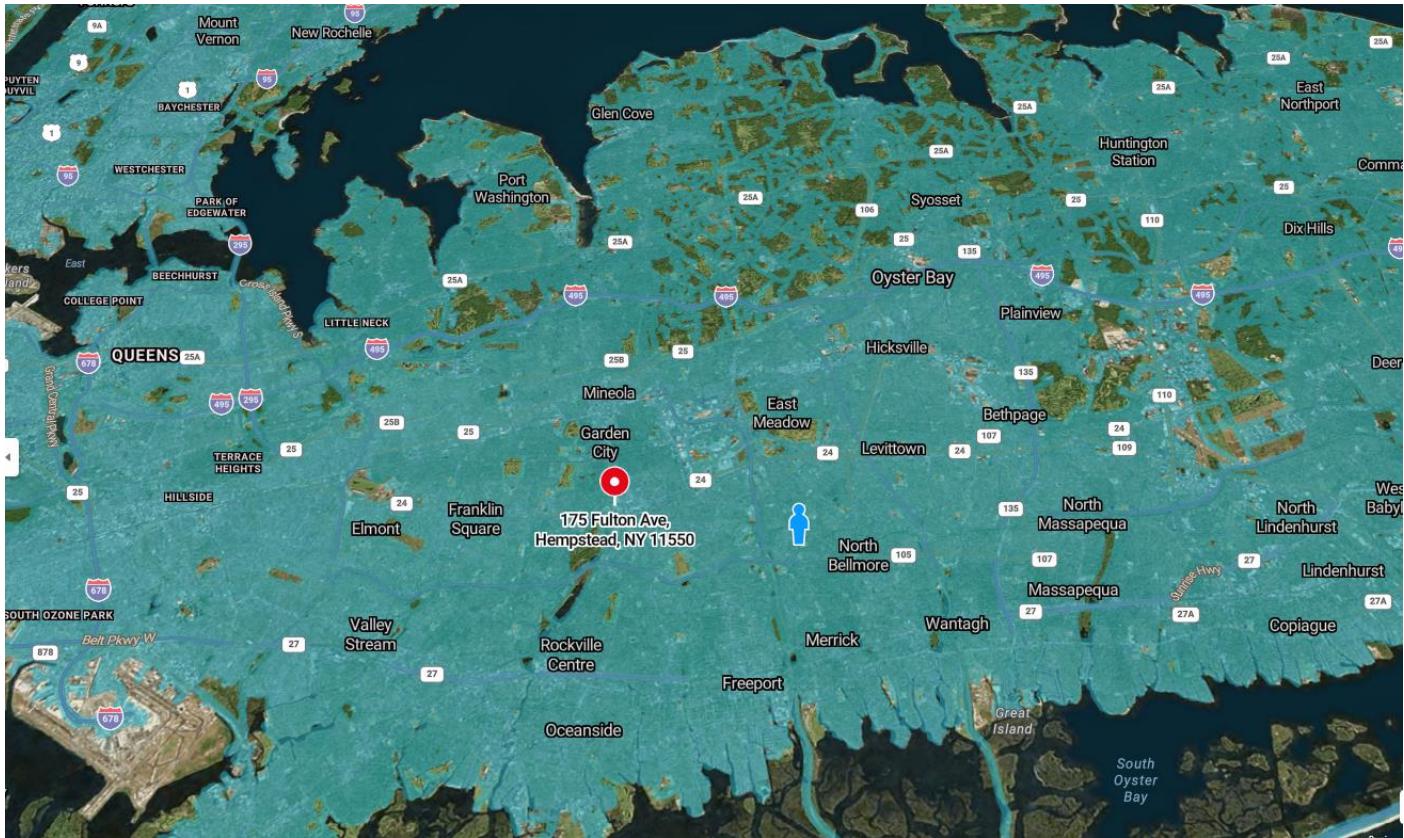
Property Photos

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

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