

# PRIME OFFICE SPACE FOR LEASE

• 99 w. hawthorne avenue • valley stream, ny



## LOCATION

- valley stream, new york 11580
- south-western nassau submarket

## SPACE AVAILABLE

• 1,242 square feet		third floor
• 250 square feet		second floor
• 1,573 square feet		first floor

## • NEWLY RENOVATED LOBBY •

• 6 story building • 49,000 square feet •

## COMMENTS:

- Conveniently located near Sunrise Highway, Merrick Road, Southern State Parkway and Belt Parkway
- Adjacent to LIRR Valley Stream station, shops and restaurants
- 30 minutes from Manhattan, 7 miles to JFK Airport
- 24 / 7 building access
- NICE Bus stop at corner
- Ample private and municipal parking
- Recently renovated lobby and new elevator

## FOR INFORMATION CONTACT: MICHAEL LEVENSTEIN

401 broad hollow road • suite L1  
melville, new york 11747

main - 516.935.8300 direct - 516.441.7330

michael.levenstein@therochlinorganization.com

[www.therochlinorganization.com](http://www.therochlinorganization.com)

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