

1055/1065 Stewart Avenue

Available For Lease

Bethpage, NY



Well Priced
Direct Lease
Self-Contained
Office Space

Located At Route 135 Exit
Easy Access to LIE,
Northern and Southern Parkways,
106/107 and Hempstead Turnpike

Space: 23,359 RSF – Ground Floor (DIVISIBLE)
10,671 RSF – Ground Floor
8,500 USF – Lower Level

Available: Immediately

Features:

- New Entrances, Lobbies, Common Areas and Landscaping
- Build-to-Suit New Office Space
- Flexible Layouts
- Dedicated Tenant Bathrooms
- 30' Column Spans and High Ceilings
- Building Pylon Signage Available
- Abundant Parking
- 24 Hour / 7 Day Access
- New Café & Amenities on Premises
- Long-Term Dedicated Ownership
- **Ability to Create Isolated Office Environment for Each Availability**

Prime Nassau County Location:

- Adjacent to Altice and Sterling Corporate Center
- Bus Stop at Building - LIRR Station Close By
- **Low Commuter Traffic Around Complex**

Site Plan On Reverse Side

For Further Information and Inspection, Contact Exclusive Agent:

Franklin S. Zuckerbrot – LL Comp Broker

718-512-0295

fz@s-z.com

**Sholom &
Zuckerbrot Realty LLC**
Established 1962
Exclusive Leasing and Managing Agents

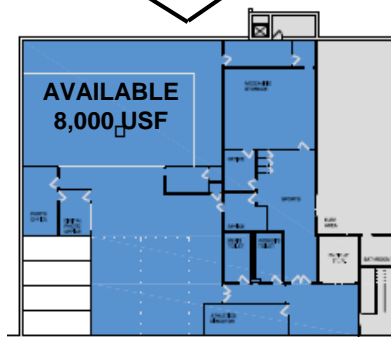
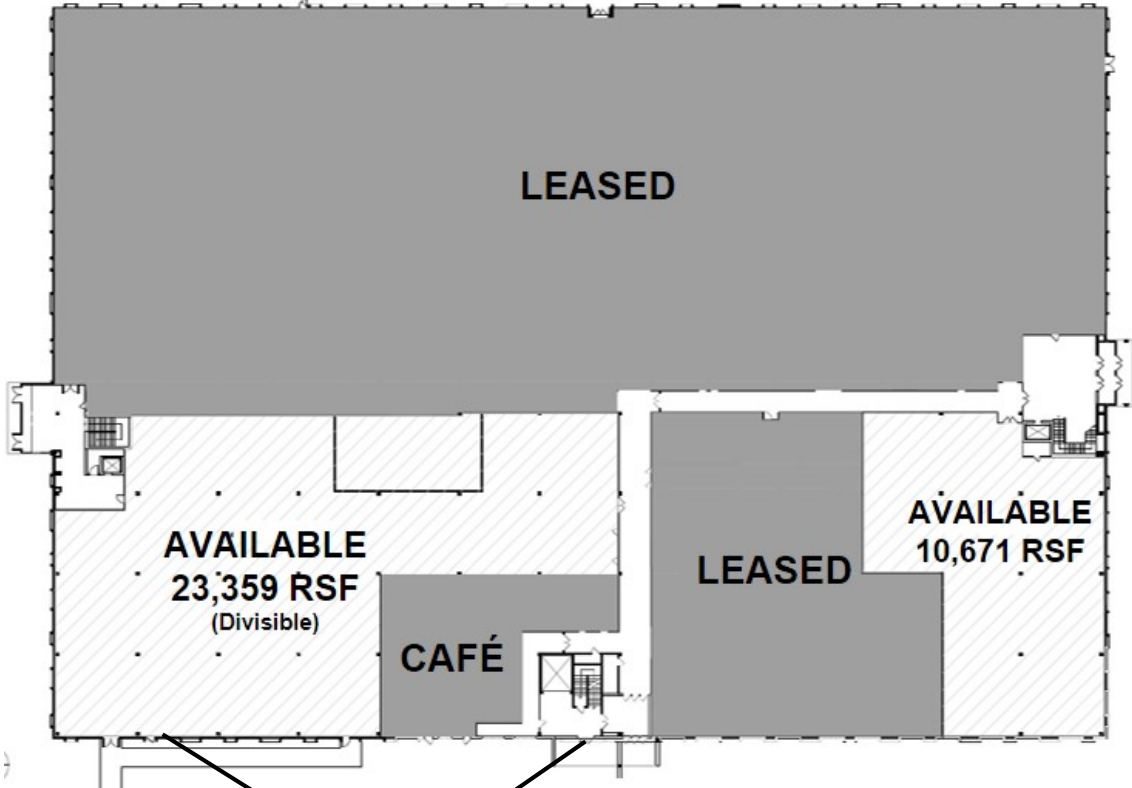
TZ
Real Estate
Owner – Developer

ONE FULL COMMISSION in accordance with our principal's schedule of rates and conditions (copy of which is available upon request) will be paid to the procuring broker executing our brokerage agreement who consummates a lease which has been fully executed by both parties thereto.

Kaufman Astoria Studios 35-11 35th Avenue, LIC, NY 11106 (718) 392-5959 Fax (718) 937-6546

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice

Ground Floor Availability



Lower Level Availability

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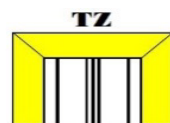
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