

B
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S

NOW LEASING

PRIME OFFICE/MEDICAL SPACE

303 E.MERRICK ROAD., LYNBROOK, NY 11563



For Further Information Contact

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Managing Broker

Brown Harris Stevens

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585 Stewart Avenue-Suite 790, Garden City, NY 11530

Office: 516.203.8100 Fax: 516.203.8199

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, sale prices and other variables not presently ascertainable.

**Brown
Harris
Stevens** **Bold
Honest
Smart**

AVAILABLE SPACE:

BUILDING SIZE: 75,000 sq. ft. on 5 floors

AVAILABLE SPACE:

Ground Floor	6,500 sq. ft.
Suite 200	1,462 sq. ft.
Suite 203	618 sq. ft.
Suite 400	7,000 sq. ft.
Suite 403	1,300 sq. ft.
Suite 404	340 sq. ft.

DESCRIPTION:

PARKING:	Underground parking garage Ample above-ground parking plus municipal lots
Heat:	Included in rent
ELECTRIC:	\$3.25 psf
CLEANING:	Included in rent
WORKLETTER:	Negotiable
RENTAL RATE:	Upon Request
OCCUPANCY:	Immediate

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Comments:

- Two passenger elevators
- One freight elevator
- Heavy power – over 5,000 amps
- Fireproof construction
- New HVAC
- New Boiler
- Optimum & Verizon in building
- Building Superintendent on premises
- Prestigious tenant roster
- Walk to Lynbrook LIRR station and bus



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