

# Office

# Exclusive Listing

# Lease

**55 2nd Avenue  
Brentwood, NY 11717**

## Property Information

<b>Min Size:</b>	1,500
<b>Max Size:</b>	3,000
<b>GLA:</b>	15,000
<b>Sale Price:</b>	
<b>Lease Rate PSF:</b>	\$22.95
<b>Lease Type:</b>	NNN
<b>Electric PSF:</b>	
<b>CAM PSF:</b>	2.5
<b>Possession:</b>	Immediate
<b>Office size:</b>	
<b>Floor:</b>	1
<b>Ceiling Hgt:</b>	
<b>Fuel:</b>	Gas
<b>Sprinklered:</b>	0
<b>Power:</b>	0
<b>Loading Docks:</b>	0
<b>Drive Ins:</b>	0
<b>Parking:</b>	6.87 per 1,000 SF
<b>RE Taxes:</b>	\$75,595.48
<b>Lot Size (Acres):</b>	1.89



**Zoning:**  
Pre-Built Medical Office Space for Lease. Join established Pediatric, Dentistry and Orthopedic/Physical Therapy Practices at property. Immediate proximity to LIRR Station and Suffolk Avenue. Dense population base. Excellent public transportation in immediate area. Separate entrances to each suite. Separate HVAC systems and electric/gas meters for each unit. Possibility to combine 2 suites for 3,000sf. NNN Charges are \$5.04 PSF for Taxes and \$2.50 PSF for CAM

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