

BROWN HARRIS STEVENS

Established 1873

FOR LEASE

OMEK SUITES

**50 CLINTON STREET,
HEMPSTED, NEW YORK 11550**



FOR FURTHER INFORMATION AND INSPECTION CONTACT:

David B. Sargoy
Director Comm'l RE Division
516.203.8134
dsargoy@bhsusa.com

Sam Gelman
Lic. RE Salesperson
516.203.8140
sgelman@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue-Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercialLI.com

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, sales prices and other variables not presently ascertainable.

BROWN HARRIS STEVENS

Established 1873

PROPERTY INFORMATION

Brown Harris Stevens is very excited to announce that we are exclusively leasing brand new suite spaces with Omek Suites. Omek is aiming to be Long Island's premier business incubator. This opportunity is ideal for start-ups and small existing companies. Omek Suites has many amenities and can accommodate users of all sizes with short term and long term leases.

The space was designed specifically for start-ups and small businesses. Oftentimes, new and small companies are not sure if they can commit to a three or five year lease that most building Landlords require. It is also very difficult to find small, individual space. Initially, new and small are not sure of their financials and need affordable space. The mission of the Business Incubator is to provide a user-friendly environment that is affordable and allows users to network with other small businesses to foster mutual beneficial relationships.

SPACE:

- Windowed and Non-Windowed Suites
- Open Bullpen Space Cubicles
- Can Lease One or Multiple Suites
- Short and Long Terms Available

SUITE SIZE:

Ranging from 70' to 200'

HEAT & A/C:

Included in rent

OCCUPANCY:

Immediate

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue-Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercialLI.com

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, sales prices and other variables not presently ascertainable.

BROWN HARRIS STEVENS

Established 1873

AMENITIES

- Front Desk Receptionist
- Common Kitchen/Break Area with Free Coffee/Tea
- Conference Rooms- Some Free Usage Based on Size of Suite
- Copying and Printing Services – Some Free Copies Per Month Based on Size of Suites
- Parking
- Café in Building
- Attended Building Lobby
- Walk to Hempstead, LIRR Station, Bus Terminal and Restaurants and Courts

PRICING:

Windowed Offices

\$875 to \$1,100 Per Month (Based on Sized)

Non-Windowed Offices

\$475 to \$750 Per Month (Based on Sized)

Open Bullpen Area (Cubicles)

\$250 Per Month

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue-Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercialLI.com

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, sales prices and other variables not presently ascertainable.

BROWN HARRIS STEVENS

Established 1873



Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue-Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercialLI.com

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, sales prices and other variables not presently ascertainable.

BROWN HARRIS STEVENS

Established 1873



Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue-Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercialLI.com

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, sales prices and other variables not presently ascertainable.