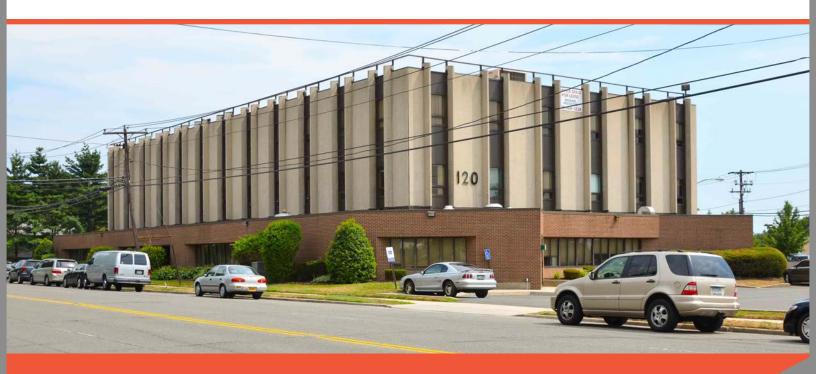
# PRIME MEDICAL/OFFICE SPACE

120 BETHPAGE ROAD - HICKSVILLE, NY
5 BLOCKS FROM THE LIE/NORTHERN STATE PARKWAY



#### SIZE

Second Floor - 1,246 - 3,926 rsf

#### RENT

Medical: \$25/sf + utilities Office: \$22/sf + utilities

## **TERM**

Negotiable

## **AVAILABILITY**

**Immediate** 

#### **TURN KEY SETUP**

Fully wired configuration includes private offices/exam rooms, reception areas, open work space, utility closets and private bathrooms

## **FULL SERVICE**

Includes electric, a/c, heat and private office cleaning

## **NEIGHBORING TENANTS**

Broadway Mall, IKEA, Chipotle, Whole Foods, Citibank, Chase, Sears, Starbucks, Dunkin Donuts

#### **PARKING**

125+ parking spots & ample street parking

## TRANSPORTATION

- Seven blocks from the LIRR train station
- Five blocks from the LIE/Northern State Parkway

## **FEATURES**

Recently renovated lobby, directory, elevator, hallways and bathrooms

Just minutes to major roadways including the LIE and the Northern State Parkway

Fantastic food, shopping and other services at your fingertips

Highly desirable location offers the perfect mix of convenience, amenities and neighborhood attractions

Build-to-suit

24/7 access to building

WWW.WEINBERGERPROPERTIES.COM 516.484.1234 / LISTINGS@WEINBERGERPROPERTIES.COM

