

FOR LEASE

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

381 Sunrise Highway, Lynbrook, New York 11563



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Brown Harris Stevens Commercial Real Estate, LLC
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as 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.

RETAIL SPACE:

- Sunrise Highway visibility – 2,497 SF

AVAILABLE OFFICE SPACE:

- Ground Floor – 1,248 SF
 - Ground Floor – 1,115 SF
 - Suite 206 – 1,285 SF
 - Suite 208 – 2,408 SF
 - Floor 5 – 3,538 SF
 - Suite 608 – 1,634 SF
- Can Be Combined
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HEAT:

Included in rental rate

ELECTRIC:

\$3.50 per square foot

WORKLETTER:

Negotiable

PARKING:

Building lot plus permit parking in Village of Lynbrook Lot adjacent to building

OCCUPANCY:

Immediate

RENTAL RATE:

Upon Request

COMMENTS:

- New LED lighting
- Walk to bus, Lynbrook LIRR station, banks, restaurants, and shopping
- 24/7 building access

For Further Information and Inspection Contact

DAVID B. SARGOY

Managing Director
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ANIL ERGEZER

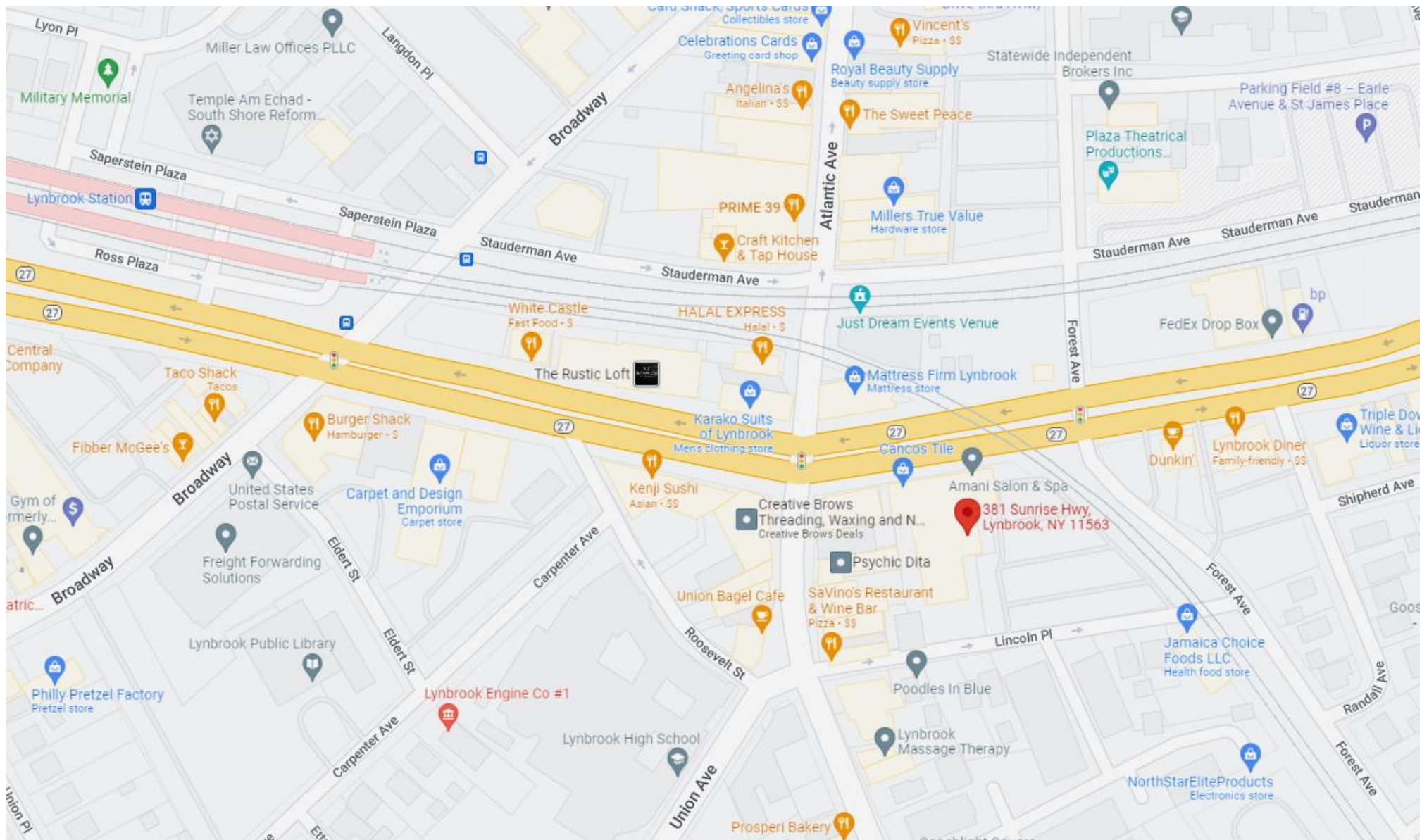
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