

NOW LEASING

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

70 Glen Street, Glen Cove, NY 11542

Prime Office / Medical Space



Pistilli Metro Center

75,000 square feet building

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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.

PROPERTY HIGHLIGHTS

AVAILABLE SPACE:

SUITE # 301

6,554 square feet – Can Divide
• Full Kitchen, Private Bathrooms

SUITE # 320

1,575 square feet

REAL ESTATE TAXES:

Included in rental rate

HEAT:

Included in rental rate

A/C & ELECTRIC:

\$3.75 per square foot

WORKLETTER:

Negotiable

PARKING:

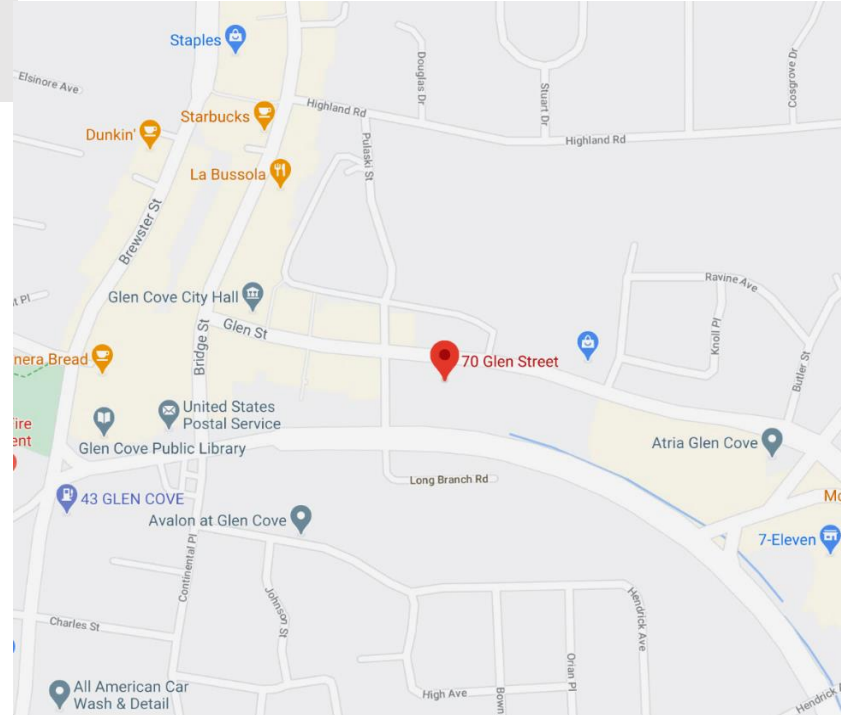
Ample parking in building lot plus municipal parking

RENTAL RATE:

UPON REQUEST

OCCUPANCY:

Immediate



RENOVATIONS:

- New HVAC
- Renovated Elevators
- Upgraded Common Areas
- Repaved Parking Lot with attendant
- LED Lighting
- Exterior buzzer system for security

AMENITIES:

- Bank located in building
- Walk to bus, restaurants, and shopping
- Cablevision & Verizon in building
- Fully sprinklered
- 24 hr. – 7 days access
- On-site management
- Common Kitchens with Refrigerators

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