

Now Leasing

Prime Office/Medical Space

HELMSLEY SPEAR

Established 1866

303 E. Merrick Road, Lynbrook, New York 11563



Pistilli Corporate Center

Helmsley Spear of Long Island
666 Old Country Road, Suite 602
Garden City, NY 11530

For Further Information Contact:

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ZUBIN HASSID

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Property Highlights

BUILDING SIZE: 75,000 SF on 5 Floors

AVAILABLE SPACE:

Suite 204	1,187 SF
Suite 209	560 SF
Suite 405	1,838 SF
Suite 504	780 SF
Suite 512	556 SF
Suite 514	550 SF

PARKING: Underground parking garage
Ample above-ground parking plus municipal lots

HEAT: Included in rent

ELECTRIC: \$3.75 PSF

WORKLETTER: Negotiable

RENTAL RATE: Upon Request

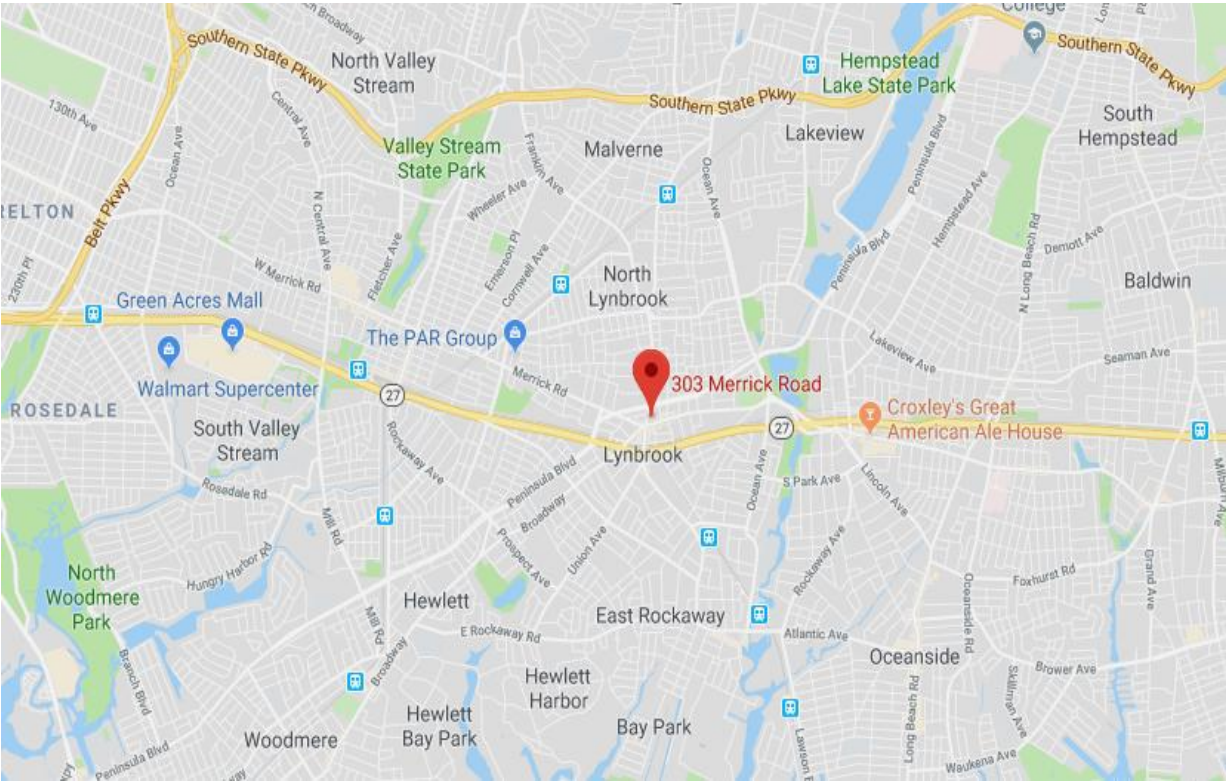
OCCUPANCY: Immediate

COMMENTS:

- Two passenger elevators
- One freight elevator
- Heavy power – over 5,000 amps
- Fireproof construction
- Optimum & Verizon in building
- Building Superintendent on premises
- Prestigious tenant roster
- Walk to Lynbrook LIRR station, bus, banks, restaurants and shopping

New Renovations

- New HVAC
- New Boiler
- New Ceiling Tiles
- New Wallcoverings
- New Carpet
- Re-modeled elevators



The foregoing is based on information obtained by HS 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.