

Now Leasing

Prime Office Space – New Renovations & Best Parking in Hempstead

474 FULTON AVENUE, HEMPSTEAD, NY 11550



585 Stewart Avenue-Suite 790, Garden City, NY 11530

Office: 516.203.8100 Fax: 516.203.8199

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, sale prices and other variables not presently ascertainable.

**For Further
Information Contact:**

David B. Sargoy

Managing Broker

Brown Harris Stevens

516.203.8134

dsargoy@bhsusa.com

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

DESCRIPTION:

AVAILABLE SPACE:

Lower Level 4,070 sq. ft. – Will Divide

PARKING: 100-car parking lot

HEAT: Included in rental rate

ELECTRIC: \$3.25 per square foot

WORKLETTER: Standard Building Workletter

RENTAL RATE: Upon Request

OCCUPANCY: Immediate

Comments:

- Excellent visibility
- Walking distance, bus, LIRR, banks, restaurants & shopping
- Close to Hofstra University & Nassau Coliseum
- Good labor pool in area
- Façade & Lobbies recently renovated

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