

474 FULTON AVENUE, HEMPSTEAD, NY 11550

**EXCLUSIVE
NOW LEASING
PRIME OFFICE SPACE
NEW RENOVATIONS &
BEST PARKING IN
HEMPSTEAD**



**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:**

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

DESCRIPTION:

AVAILABLE SPACE:

Lower Level **4,070 sq. ft. – Will Divide**
Floor 2 **585 sq. ft.**

PARKING: **100-car parking lot**

HEAT: **Included in rental rate**

ELECTRIC: **\$3.25 per square foot**

WORKLETTER: **Standard Building Workletter**

RENTAL RATE: **\$20.00 per square foot**

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

RENTAL RATE UPON REQUEST

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