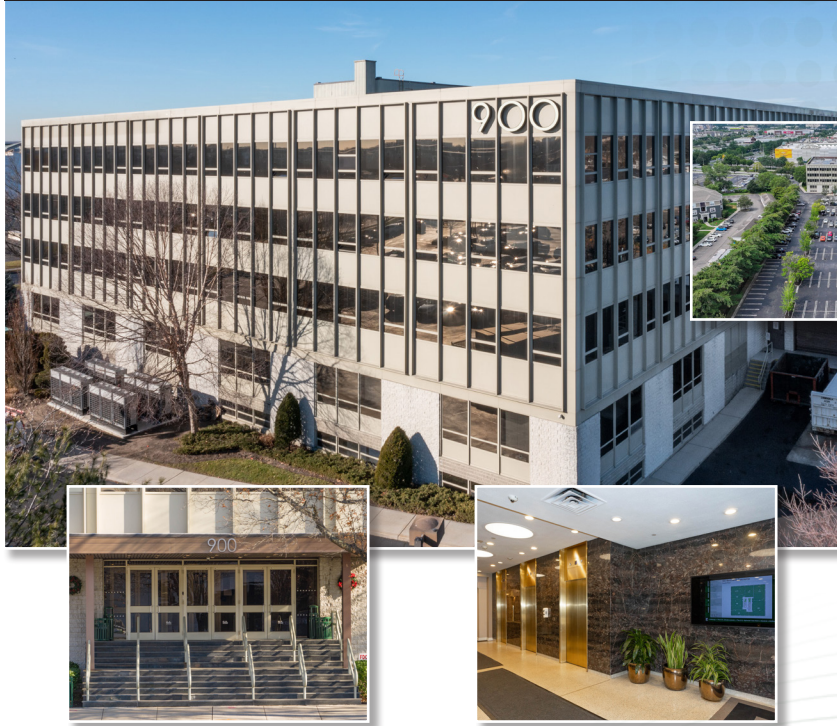


PRIME OFFICE SPACE FOR LEASE

• 900 merchants concourse • westbury, new york



LOCATION

- westbury, new york 11590
- central nassau submarket

SPACE AVAILABLE

IMMEDIATE OCCUPANCY

- | | |
|----------------------|--------------------------|
| • 4,493 square feet | third floor |
| • 13,605 square feet | second floor (divisible) |
| • 6,111 square feet | first floor |
| • 2,228 square feet | first floor |
| • 14,761 square feet | lower level (divisible) |

• 4 story building • 152,000 square feet •

COMMENTS:

- Conveniently located off the Meadowbrook Parkway near Old Country Road
- Close proximity to Westbury LIRR station and NICE bus stop
- 550 parking spaces
- Full building emergency back-up generator
- 24 / 7 building access
- On-site property management
- Café

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