

BROWN HARRIS STEVENS

Established 1873

NOW LEASING – Prime Office Space
175 Fulton Ave, Hempstead, New York 11550



**For Further Information and Inspection:
Contact Exclusive Brokers**

DAVID SARGOY
Director Comm'l RE Division
516.203.8134
dsargoy@bhsusa.com

MICHAEL BARUCH
Lic. Associate Broker
516.203.8150
mbaruch@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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.

BROWN HARRIS STEVENS

Established 1873

Building Highlights

175 Fulton Ave, Hempstead, NY 11550

BUILDING SIZE:
202,415 Square Feet

TYPICAL FLOOR SIZE:
28,343 SF

BUILDING HEIGHT:
7 Stories

HIGHLIGHTS:

- Restaurant in building
- Attended Lobby with concierge
- Property Manager on Site
- On site security
- 24/7, 365-day access
- Multiple Custom-Built Suites available

PARKING:
375 Parking Spaces in structured parking garage

Rental Information

RENTAL RATE: Upon Request

REAL ESTATE TAXES: Included in rent

HEAT: Included in rent

ELECTRIC: \$3.75 per square foot

WORKLETTER: Negotiable

OCCUPANCY: Immediate

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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.

BROWN HARRIS STEVENS

Established 1873

Available Spaces

175 Fulton Ave, Hempstead, New York 11550

SPACE

SIZE

2nd Fl, Suite 200

7,640 SF – Can Divide

2nd Fl, Suite 202

1,190 SF

2nd Fl, Suite 211B

2,072 SF

3rd Fl, Suite 302

2,326 SF

3rd Fl, Suite 306

455 SF

3rd Fl, Suite 309A

5,857 SF – Can Divide

5th Fl, Suite 506

13,000 SF – Can Divide

5th Fl, Suite 502A

1,330 SF

6th Fl, Suite 600

7,185 SF

Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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.

BROWN HARRIS STEVENS

Established 1873

Property Photos

175 Fulton Ave, Hempstead, New York 11550



Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

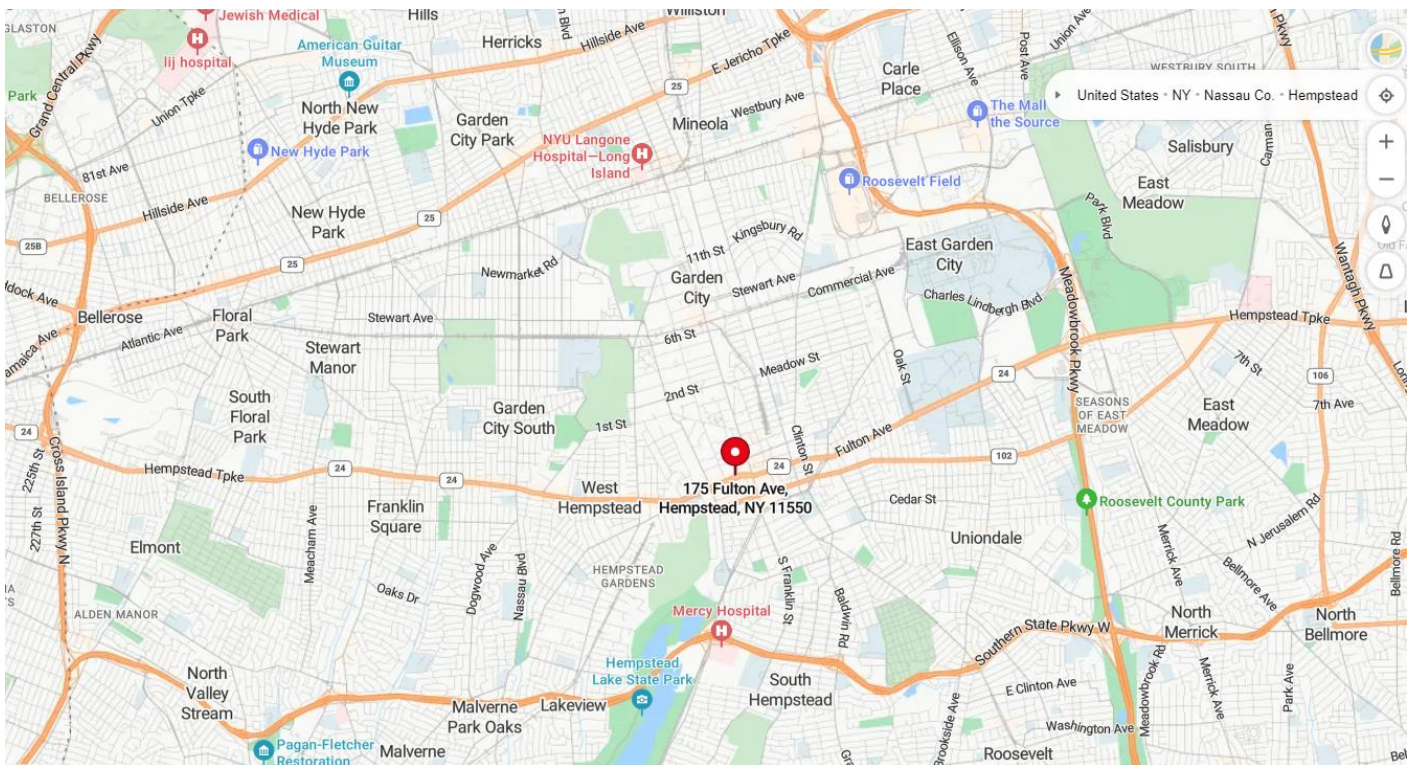
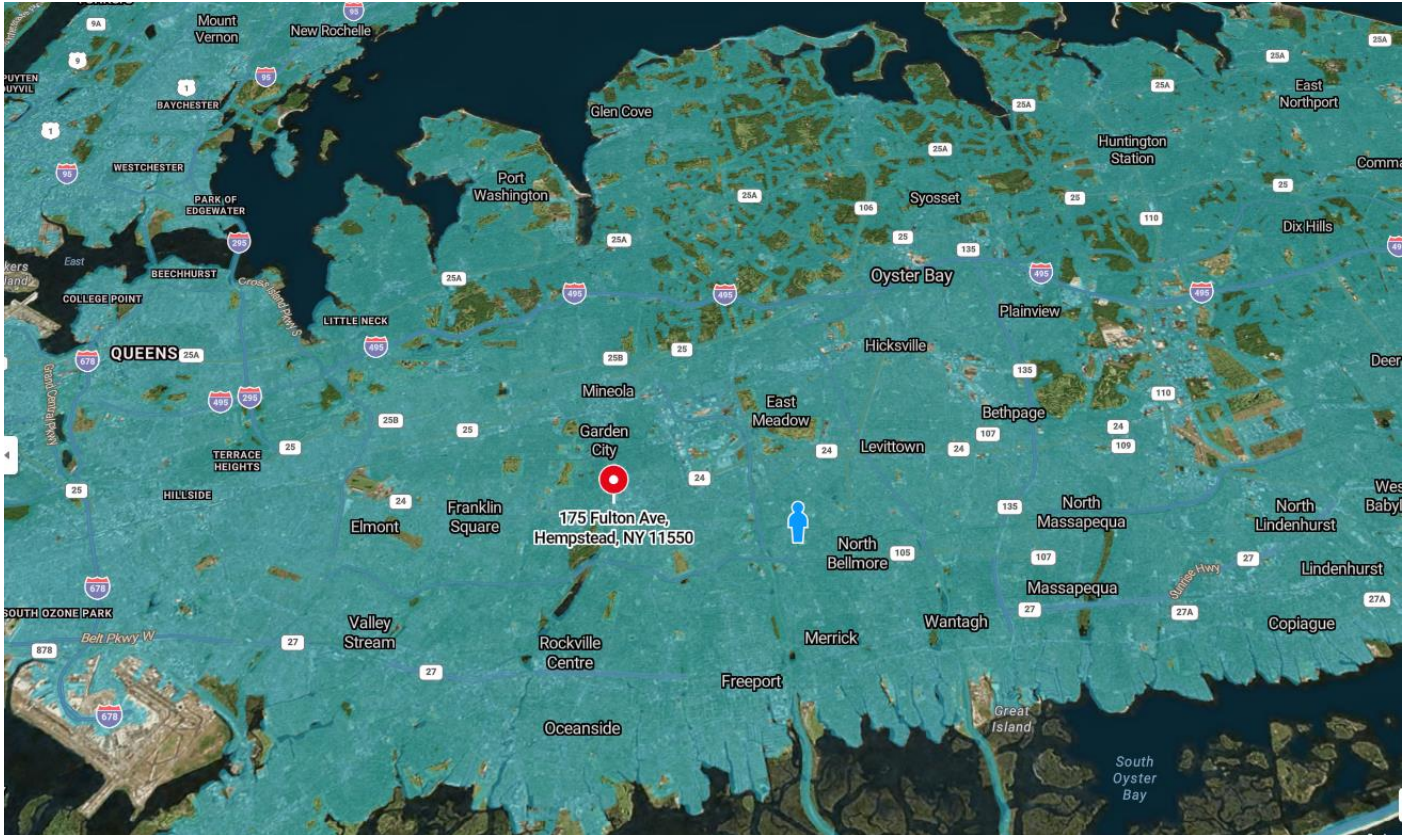
The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

BROWN HARRIS STEVENS

Established 1873

Map View

175 Fulton Ave, Hempstead, New York 11550



Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website www.BHSCcommercial.com

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.






BROWN HARRIS STEVENS

Established 1873






Location/ Public Transportation 175 Fulton Ave, Hempstead, NY 11550

The building is four blocks from the Hempstead transportation hub (LIRR –Hempstead Station and Hempstead Transit Center). It is walking distance to N6, N6X, N15, N16, N31, N32, N35, N40/41, & N54 bus lines. It is also within walking distance to The Nassau County Courts. The building is minutes away from the Southern State Parkway and Meadowbrook State Parkway. Nearby Schools: Adelphi University, Nassau Community College, Hofstra University and Winthrop University Hospital.

TRANSIT/SUBWAY

Jamaica-179 Street 	17 min drive	9.3 mi
169 Street 	18 min drive	9.8 mi
Jamaica Center-Parsons/Archer 	20 min drive	9.6 mi
JFK Terminal 7  JFK Terminal 7	21 min drive	13.4 mi
JFK Terminal 5  JFK Terminal 5	22 min drive	13.4 mi

COMMUTER RAIL

Hempstead Station  Long Island Rail Road	12 min walk	0.6 mi
West Hempstead Station  Long Island Rail Road	15 min walk	0.9 mi
Country Life Press Station  Long Island Rail Road	3 min drive	1.5 mi
Garden City Station  Long Island Rail Road	4 min drive	1.5 mi
Hempstead Gardens Station  Long Island Rail Road	3 min drive	1.5 mi

AIRPORT

John F Kennedy International	21 min drive	13.3 mi
Laguardia	29 min drive	16.5 mi

Telecommunications

- Verizon
- Optimum
- Fiber Optics

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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.