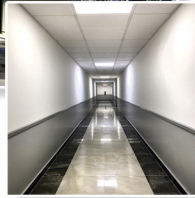
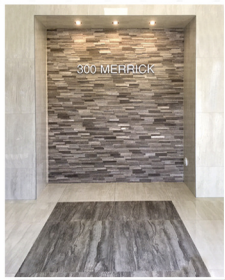


## PRIME OFFICE SPACE FOR LEASE

• 300 merrick road • lynbrook, new york



### LOCATION

- lynbrook, new york 11563
- south-western nassau county submarket

### SPACE AVAILABLE IMMEDIATE OCCUPANCY

• 4,032 square feet\* fourth floor | suite 404

\*divisible

### Newly Renovated Lobby, Hallways, Restrooms & High End Finishes

• 4 story building 34,000 rentable square feet •

#### COMMENTS:

- Located in the Village of Lynbrook, near restaurants, shops, new Regal Cinema and the Lynbrook LIRR station
- Boutique office building conveniently located near Peninsula Boulevard and Sunrise Highway
- 17-minute drive to JFK Airport and 40-minute train ride to Penn Station
- On-site reserved parking and abundant municipal parking nearby
- Lobby attendant
- 24/7 card key access system
- On-site professional ownership and management
- Bank branch with ATM on-site

#### FOR INFORMATION CONTACT:

**MICHAEL D. ROSENFELD**

401 broad hollow road • suite L1  
melville, new york 11747

main - 516.935.8300 • direct - 516.441.7360

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www.therochlinorganization.com

OPERATED BY



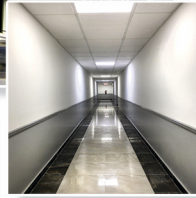
NEPTUNE ASSOCIATES





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