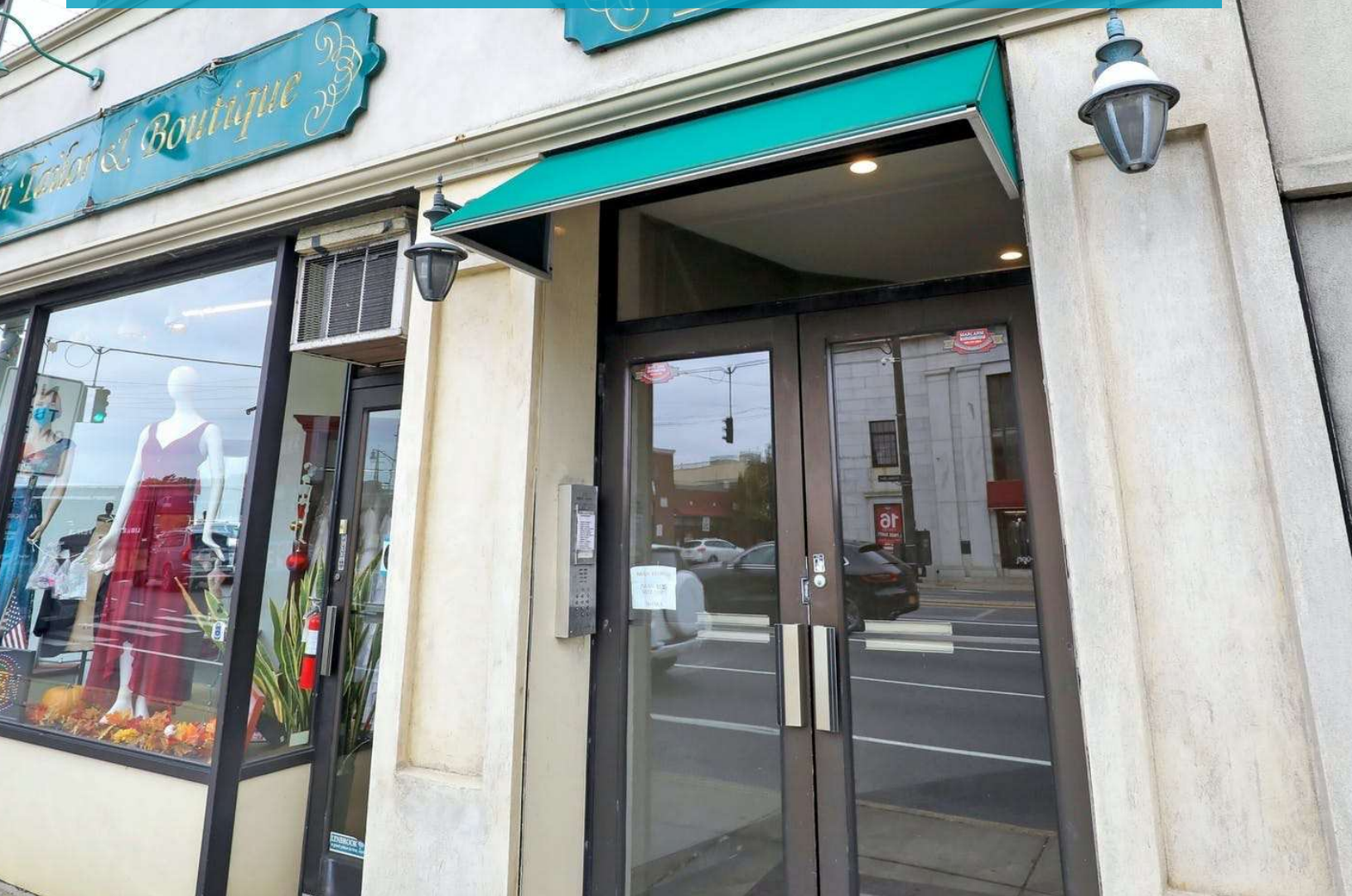


560 SF SECOND FLOOR OFFICE | FOR LEASE
375 SUNRISE HIGHWAY SUITE # 2
LYNBROOK NEW YORK



For More Information:

Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE
SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
516.522.4969
jessica.hollenstein@elliman.com

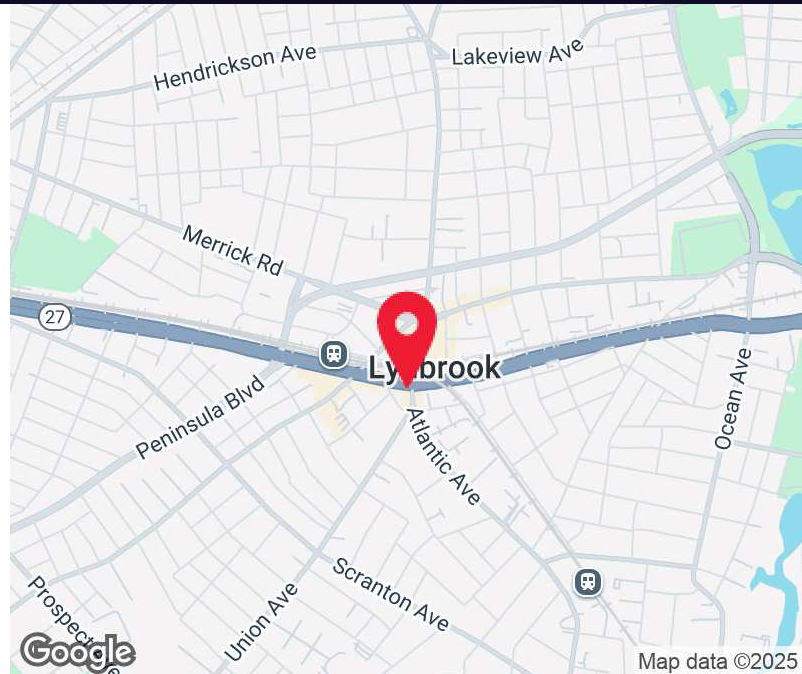
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560 SF OFFICE FOR LEASE

375 SUNRISE HIGHWAY STE. 1 | LYNBROOK, NY



Offering Summary

Lease Rate:	\$1,650.00/month
Available SF:	560 SF
Floor:	Second
Heat/HVAC:	GAS

Property Overview

Prime Office Space in Fantastic Location! Renovated 560sf office situated on 2nd floor of walk-up building, perfect for small business owners, entrepreneurs, and professional service providers. This quiet, versatile office includes 2 separate offices and a waiting room that can also serve as a 3rd office or employee area. Storage space for office supplies and equipment. A shared conference room on the same floor is available for use. 24/7 access. Central air. Tenant pays electric, while landlord covers heat. Includes 1 designated parking spot. Just one block from the LIRR and municipal parking.

Property Highlights

- CONTACT JESSICA HOLLENSTEIN FOR ALL INFORMATION AND SHOWINGS: (516) 522-4969.
- Excellent Location on Heavily Traveled Sunrise Highway!
- Landlord pays heat. Tenant Pays Electric.
- Shared Conference Room Available

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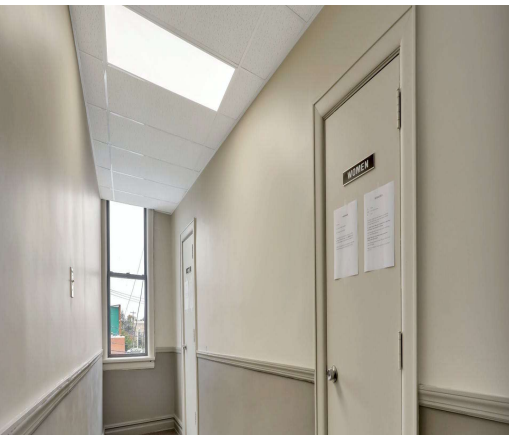
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Property Photos

375 SUNRISE HIGHWAY STE. 1 | LYNBROOK, NY



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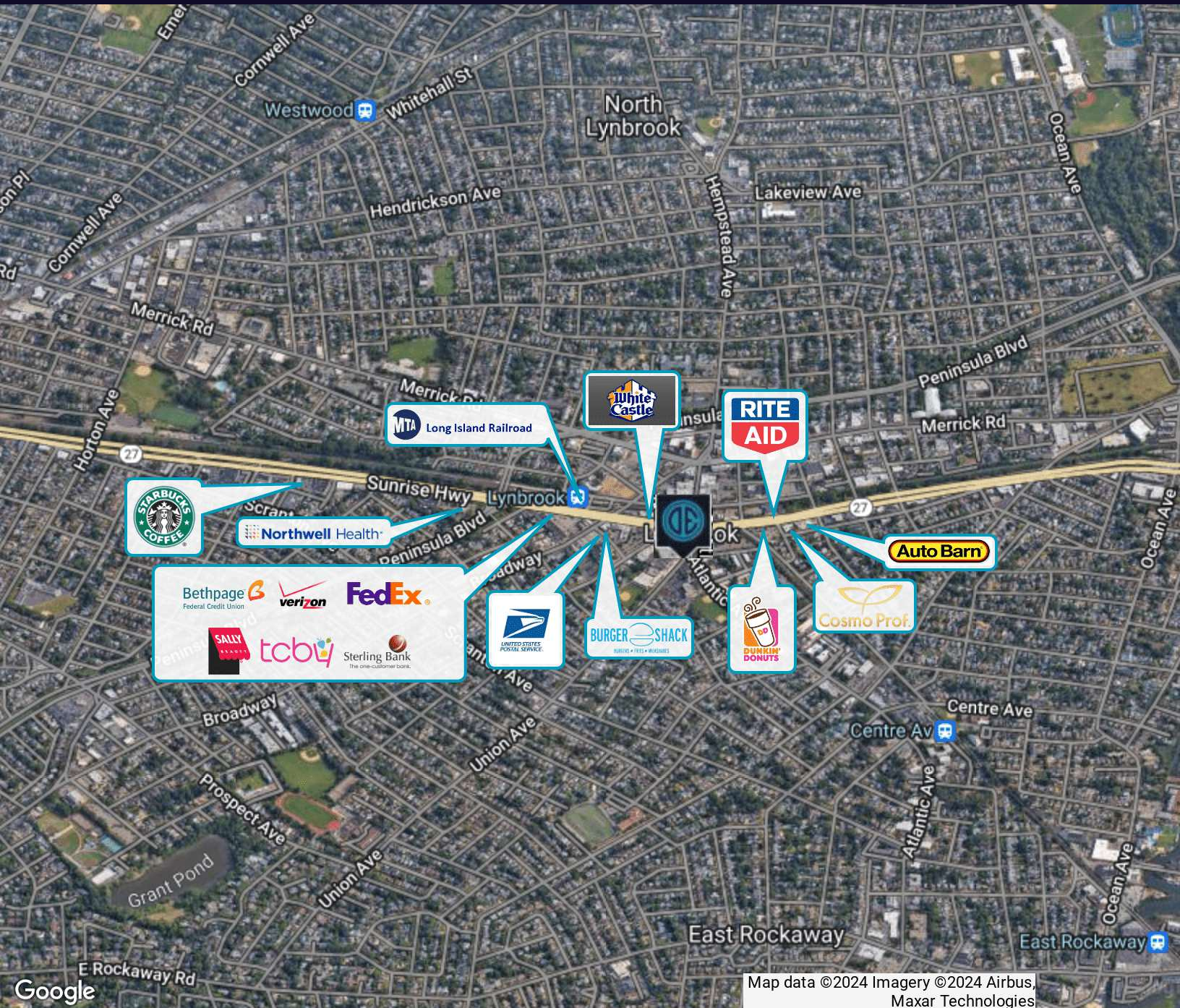
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Local + National Retailer Map

375 SUNRISE HIGHWAY STE. 1 | LYNBROOK, NY



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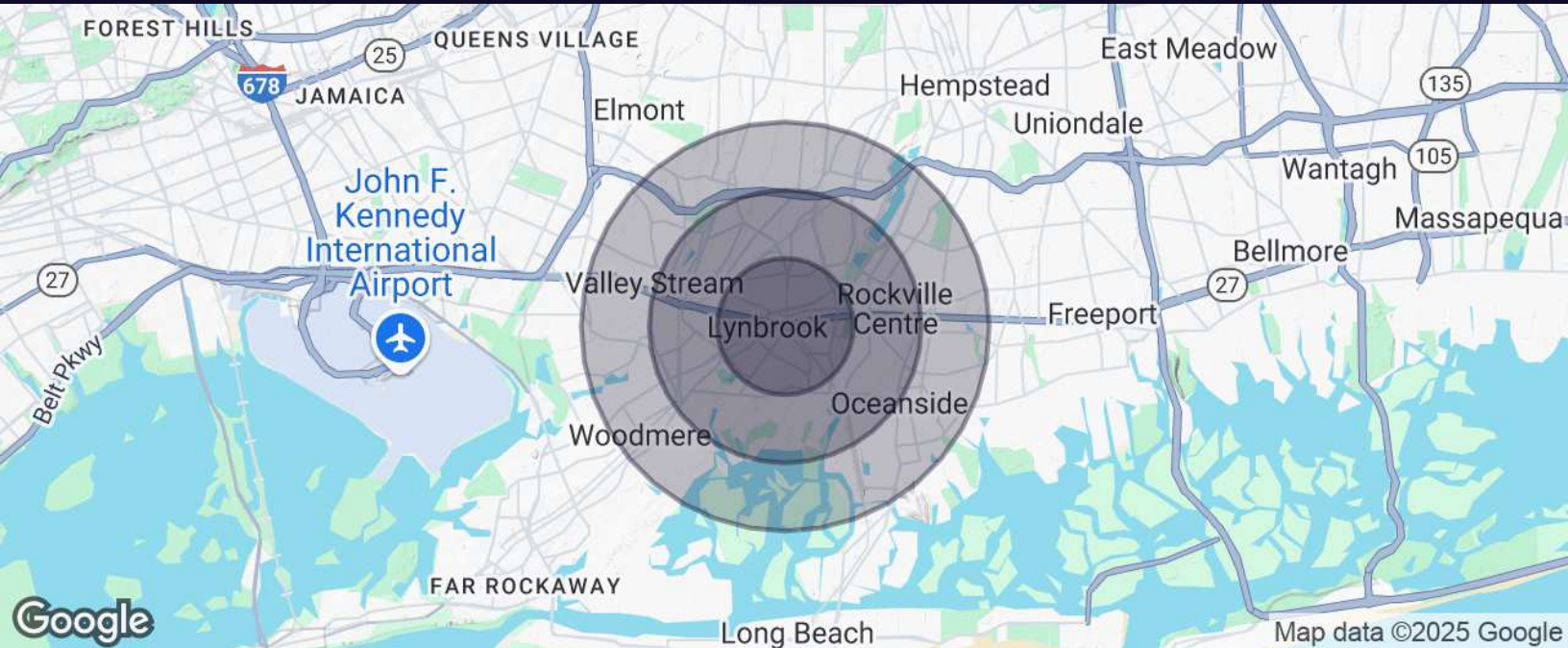
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PROPERTY DEMOGRAPHICS

375 SUNRISE HIGHWAY Lynbrook, NY 11563



Population	1 Mile	2 Miles	3 Miles
Total Population	29,228	96,259	193,863
Average Age	42.9	42.0	41.5
Average Age (Male)	39.9	39.6	39.1
Average Age (Female)	45.4	43.9	43.3

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	10,895	34,812	67,683
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$98,248	\$106,781	\$110,406
Average House Value	\$459,202	\$494,794	\$506,892

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jessica.hollenstein@elliman.com

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass
Smithtown, NY 11787