

# For sale

## Class A Medical / Office Space



### Property specifications

|                     |  |
|---------------------|--|
| Available space     | Entire 1 <sup>st</sup> floor: 20,000 SF<br>Entire 2 <sup>nd</sup> floor: 20,000 SF<br>Lower level: 3,000 SF  |
| Sale price          | Upon request   |
| Building highlights | <ul style="list-style-type: none"><li>• Unique full building opportunity</li><li>• Excellent medical/office opportunity</li><li>• Substantial building renovations possible</li><li>• Building signage available</li><li>• 5 per: 1,000 parking ratio</li><li>• Existing 150 KVA backup generator</li><li>• Connected to sewers</li><li>• 1<sup>st</sup> floor on slab, suitable for high density radiological/MRI equipment</li><li>• Real estate taxes: \$269,542</li><li>• Lot size: 2.4480 Acres</li></ul> |
| Location            | <ul style="list-style-type: none"><li>• Directly across from Eisenhower Park</li><li>• Walking distance to Westbury LIRR - .06 miles away</li><li>• Restaurants &amp; shopping nearby, Samanea (formerly Source Mall) - .04 miles away</li><li>• Both Hilton and Marriott Hotels located adjacent to the property</li></ul>  |

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# Potential floor plan

Entire 1<sup>st</sup> floor: 20,000 SF



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3D virtual tour

