



For Sublease

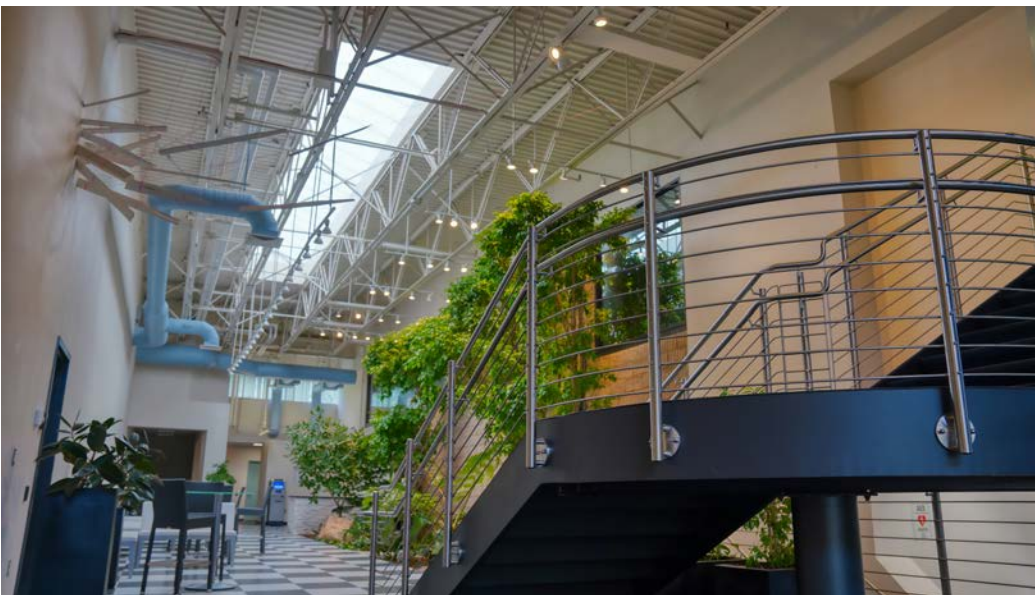
900 W Shore Road, Port Washington, NY

117,445 SF Headquarters Opportunity



PROPERTY SPECIFICATIONS

ADDRESS	900 W Shore Road, Port Washington, NY
AVAILABILITY	117,445 SF
POSSESSION	Immediate
TERM	Thru 12/31/2028
RENTAL RATE	Upon request
BUILDING FEATURES	<ul style="list-style-type: none">• Fully furnished• Various sized conference rooms• Full Service cafeteria and Grab and Go• Full backup generator• Metered utilities• Efficient floor plates• EV charging stations• BMS HVAC control system• All new 20 YR Warranty EPDM roofing• Access control system• Eagle Eye Security camera system
LOCATION	<ul style="list-style-type: none">• 2.2 miles off Long Island Expressway• 7.3 miles to the Queens - Long Island border



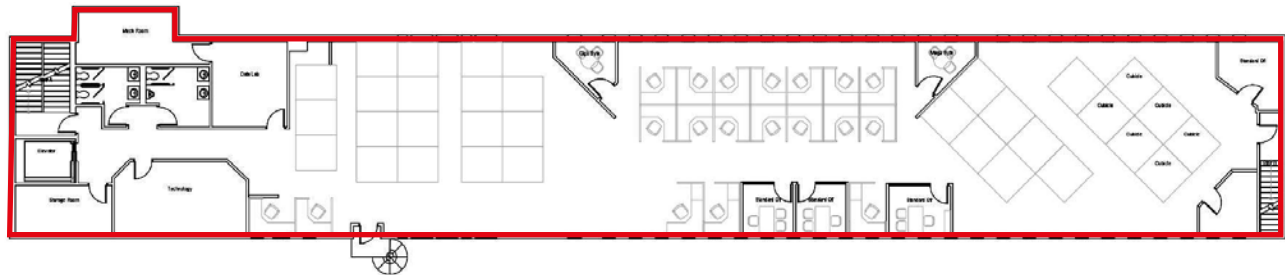
FLOOR PLANS



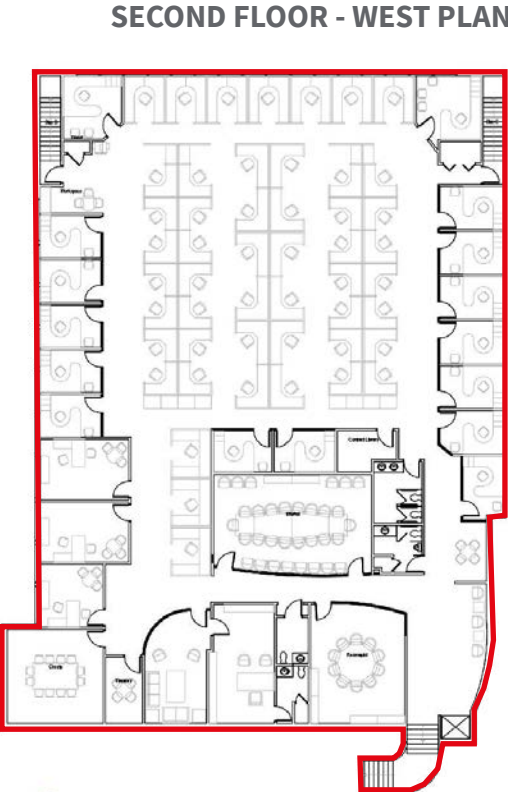
FIRST FLOOR PLAN



SECOND FLOOR - EAST PLAN

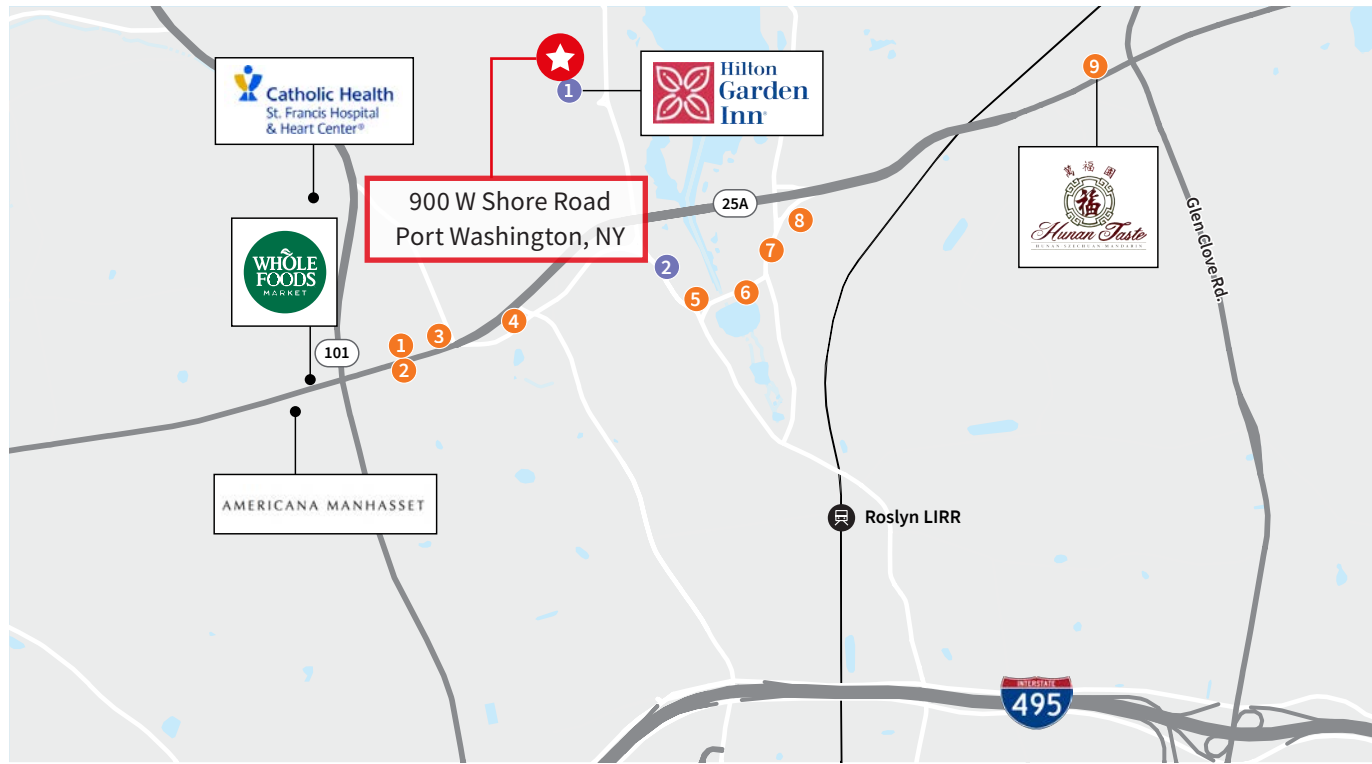


THIRD FLOOR PLAN



SECOND FLOOR - WEST PLAN

LOCATION



Restaurants

- | | |
|---------------------|---------------|
| 1 LIMANI | 6 Felice |
| 2 Il Mulino | 7 Kyma |
| 3 Bryan & Cooper | 8 Besito |
| 4 Wild Fig | 9 Hunan Taste |
| 5 Hendrick's Tavern | |

Hotels

- | |
|---------------------|
| 1 Hilton Garden Inn |
| 2 The Roslyn Hotel |

CONTACTS

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