

1025 Old Country Road, Westbury, New York



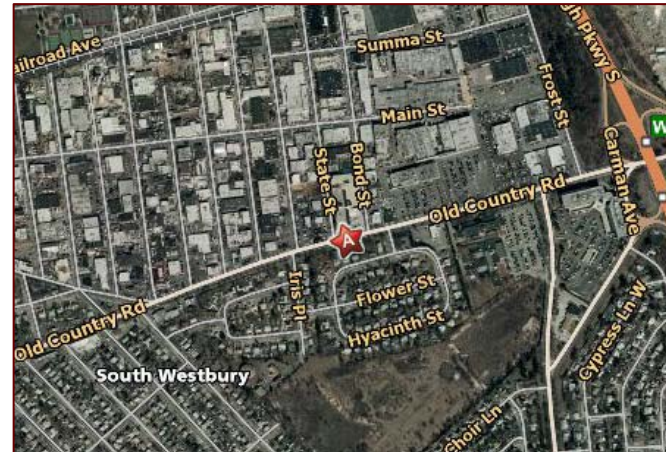
Michael A. Stein, Managing Principal x 104

Michael D. Ventre, Managing Principal x 105

**WINDSOR COMMERCIAL
REAL ESTATE**



1025 Old Country Road, Westbury, New York



1025 Old Country Road, Suite 407 * Westbury, NY 11590 * Nass: 516.512.6100 Suff: 631.923.0800 * Fax: 516.512.6101 * www.WindsorCRE.com

All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

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PROPERTY INFORMATION

Max Contig:	46,500 SF	Max Contig Floor:	15,500 SF	Stories:	4
Smallest Space:	375 SF	Max 1 Floor:	19,219 SF	Year Built:	1980
Rent/SF/yr:	\$24.00	Total Spaces Avail:	10	% Leased:	74.9%
% Leased:	74.9%	Tenancy:	Multiple Tenant	Rent/SF/yr:	\$22.00
Total Avail:	54,906 SF	Elevators:	2	RBA:	219,000 SF
Bldg Vacant:	54,906 SF				
Typical Floor Size:	54,750 SF				
Parking:	Free Surface Spaces; Free Covered Spaces				
Amenities:	24/7 Building Access, Atrium, Food Service				
Elevator Banks:	1st-3rd(2)				

- Property is located within a NYS Empire Zone. Nassau County's first High Technology Property.
- Back up generator plant-1500 KW generator available for use by tenants.
- Indoor parking - unlike any other property on Long Island.
- Located 1/4 mile west of Wantagh Parkway.
- On-site management of the facility

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AVAILABLE FOR LEASE

Suite	Use	Type	Avail. SF	Rent/SF/Yr + Svs	Occupancy	Term
402 West (N)	Office	Direct	1,250 *	\$22.00/+elec	Vacant	Negotiable
406 West	Office	Direct	1,290	\$22.00/+elec	Vacant	Negotiable
412 West	Office	Direct	1,300	\$22.00/+elec	Vacant	Negotiable
402 West (C)	Office	Direct	1,850 *	\$22.00/+elec	Vacant	Negotiable
402 West (S)	Office	Direct	1,900 *	\$22.00/+elec	Vacant	Negotiable
304 West	Office	Direct	2,058 *	\$22.00/+elec	Vacant	Negotiable
423 West	Office	Direct	3,705 **	\$22.00/+elec	Vacant	Negotiable
320 East	Office	Direct	1,619 (no windows)	\$19.00/+elec	Vacant	Negotiable
433 East	Office	Direct	2,735	\$22.00/+elec	Vacant	Negotiable
Str 1	Office	Direct	6,095	\$22.00/+elec	Vacant	Negotiable

* Contiguous

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