

Windsor Commercial Real Estate

September 2009 Listings

Michael D. Ventre	Managing Principal	MVentre@WindsorCRE.com	Ext. 105
Michael A. Stein	Managing Principal	MStein@WindsorCRE.com	Ext. 104
Bertram F. Donley	Executive Director	BDonley@WindsorCRE.com	Ext. 106
Bernard N. DelBello III	Director	BDelbello@WindsorCRE.com	Ext. 102
Grace Appelt	Admin	Grace@WindsorCRE.com	Ext. 101

Please send all Exclusive Listings to the following, thank you.

Listings@WindsorCRE.com or Fax: 516.512.6101

1025 Old Country Road, Ste 407, Westbury, New York 11590
Nass: 516.512.6100 Suff: 631.923.0800 Fax: 516.512.6101
www.WindsorCRE.com * info@windsorcre.com

WINDSOR COMMERCIAL
REAL ESTATE





1025 Old Country Road, Westbury, New York



Floor	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	1,298	\$22.00/+elec	Vacant	Negotiable
423 East	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
311 West	Office	Direct	1,653	\$22.00/+elec	Vacant	Negotiable
420 East	Office	Direct	6,000 **	\$22.00/+elec	Vacant	Negotiable
Str 1	Office	Direct	6,095	\$22.00/+elec	Vacant	Negotiable
Str 2	Office	Direct	8,000 **	\$22.00/+elec	Vacant	Negotiable

*Contiguous

**Contiguous

FOR FURTHER INFORMATION

Michael A. Stein Ext. 104
MStein@WindsorCRE.com

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- Property is located within a NYS Empire Zone. Nassau County's first High Technology Property.
- Back up generator plant—1 500 KW generator available for use by tenants.
- Indoor parking
- Located 1/4 mile west of Wantagh Parkway.
- On-site management of the facility

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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



591 STEWART AVENUE, GARDEN CITY, NEW YORK

DIRECT DEALS @ SUBLEASE TERMS & PRICING



Office 900 SF – 2nd Fl. – Fully Furnished \$27.00 per SF
 For Lease Utilities: \$3.00 per SF

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Bernie DelBello, Ext 102
 BDelBello@WindsorCRE.com

595 STEWART AVENUE, GARDEN CITY, NEW YORK

DIRECT DEALS @ SUBLEASE TERMS & PRICING



Office 1,595 SF – 5th Fl..... \$25.00 per SF
 Office 1,795 SF – 5th Fl..... \$25.00 per SF
 For Lease 3,390 SF – 5th Fl..... \$25.00 per SF
 1,510 SF – 8th Fl..... \$28.00 per SF
 2,600 SF – 7th Fl..... \$28.00 per SF
 Contiguous < 3,396 SF – 7th FL..... \$28.00 per SF
 2, 881 SF – 7th FL..... \$28.00 per SF
 Utilities: \$3.00 per SF

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317-323 LARKFIELD ROAD, EAST NORTHPORT, NEW YORK

FOR SALE



Investment Building Size: 6,537 SF \$1,300,000–Negotiable
 Property for Lot Size: 14,000 SF \$1,525,000–Negotiable
 Sale 3 Apartments Taxes: \$23,200
 2 Commercial Stores

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 MStein@WindsorCRE.com



199 JERICHO TURNPIKE. FLORAL PARK, NEW YORK

4TH FLOOR DIVISIBLE



Office	5,838 SF – 4 th Fl. Div.	\$24.00 per SF
For Lease	1,615 SF – 2 nd Fl.	Utilities: \$3.00 per SF

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Available For Sale – Call for Details

62 SOUTH STREET, OYSTER BAY, NEW YORK

LEASE



Office	2,672 SF – Suite 200	\$21.50 per SF
For Lease	930 SF – Suite 201	Separately Metered
	500 SF – Suite 202	
	761 SF – Suite 203	
	1,261 SF – Suite 202/203	

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73 SOUTH STREET, OYSTER BAY, NEW YORK

LEASE



Office	5,656 SF – Professional Office	\$21.50 per SF
For Lease	1,665 SF * Basement	Utilities: \$3.00 per SF
	Private Parking, plus adjacent to Municipal	

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1 200 VETERANS MEMORIAL HIGHWAY, HAUPPAUGE, NEW YORK

AGGRESSIVE DEALS



Office 7,631 SF – 1st Fl. Divisible
For Lease 2,710 SF – 3rd Fl.

\$ 21.00 per sq. ft.

Utilities: \$ 3.00 per sq. ft.

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1 300 VETERANS MEMORIAL HIGHWAY, HAUPPAUGE, NEW YORK

SHORT TERMS AVAILABLE



Office 900 SF – 3rd Fl.
For Lease 1,650 SF – 1st Fl.
 1,410 SF – 2nd fl.

\$ 21.00 per sq. ft.

Utilities: \$ 3.00 per sq. ft.

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1 1 WESTON STREET, HUNTINGTON, NEW YORK

FULL FLOOR



Office 2,300 SF – 2nd Fl.
For Lease Divisible

\$22.00 per SF

Utilities: Separate Meter

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