



Your Corporate Real Estate Department!sm

Multi-Tenant High Technology Center

625 Locust Street, Garden City, New York



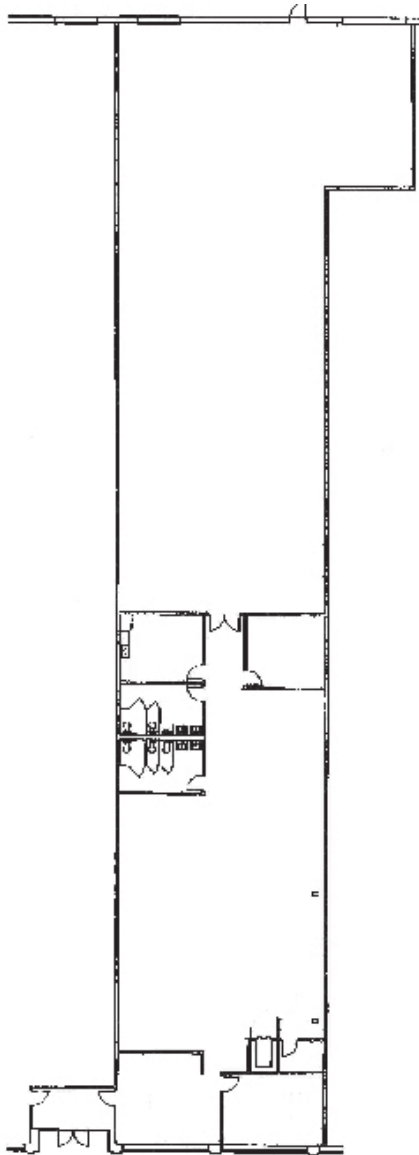
This is a unit of 9,544 square feet that can be leased separately or combined with another unit of 13,045 square feet for a total 22,589 square feet.

625 Locust Street is a 38,500 square foot “flex” building located in the Uniondale-Garden City office complex, near the Nassau Coliseum and Roosevelt Field Shopping and Restaurant Center.

- 9,544 square feet available for lease
- Can be combined with another 13,045 square foot unit
- Fully sprinklered, sewers, gas heating
- Separate entrance and metered utilities
- One loading dock and one drive-in door
- Extensive parking allows heavy office, R & D use
- Minutes to the Meadowbrook Parkway and Roosevelt Field



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625 Locust Street, Garden City, NY

Description:

9,544 square feet in a 38,500 square foot "flex" building situated on 2.8 acres. Can be combined with 13,045 square feet for a total of 22,589 square feet.

Location:

In the Uniondale-Garden City Office Complex, near Nassau Coliseum, Roosevelt Field and restaurants. Minutes to the Meadowbrook Parkway.

Parking:

Over 110 parking spaces at building, 27 available for this suite.

Building:

Office Area:	Built to Suit
Ceiling Height:	15 feet clearance
Heat:	Gas
Power:	400 amps
Sprinkler:	Yes
Loading:	1 loading dock 1 drive-in door
Sewers:	Yes

Occupancy:

Immediate

Rental:

\$7.95 per square foot net includes 10% BTS office or "As Is" with 4,128 square feet existing office.

Taxes:

\$3.42 per square foot.

For further information:

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