



Island Associates Real Estate Inc.

We create value

Office Space For Lease 1200 Hempstead Tpke. Franklin Square, NY



Robert Monahan

Robert@IslandAssociates.com

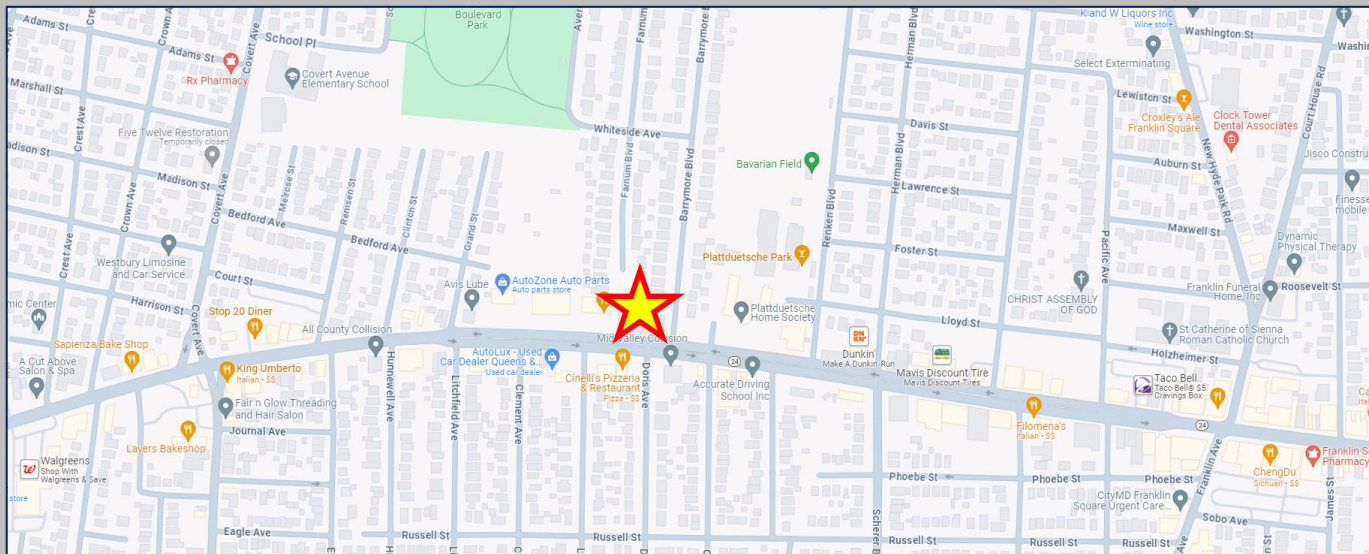
Robert Raffa

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3,895 SF Office Space Available for Lease

Price: \$15.00 SF* / NNN

*Introductory rate of \$15 per square foot for the first year with sliding scale increases for the years that follow & First 3 Months FREE



Renovated 2nd floor office space. Can be subdivided

Perfect medical office or data center

Includes 2 separate stair wells, 2 bathrooms & small kitchen area. Also included are 7 outdoor parking spots.

11' Finished Ceilings with ample windows letting in an abundant amount of natural light. Equipped with LED lighting, central air & heating system. Tenant responsible for 50% of taxes (\$23,944) and 50% of the insurance (\$2,500).

DTC of over \$30,550

***Ground Floor office space is also available.

4,000 SF @ \$25 / NNN

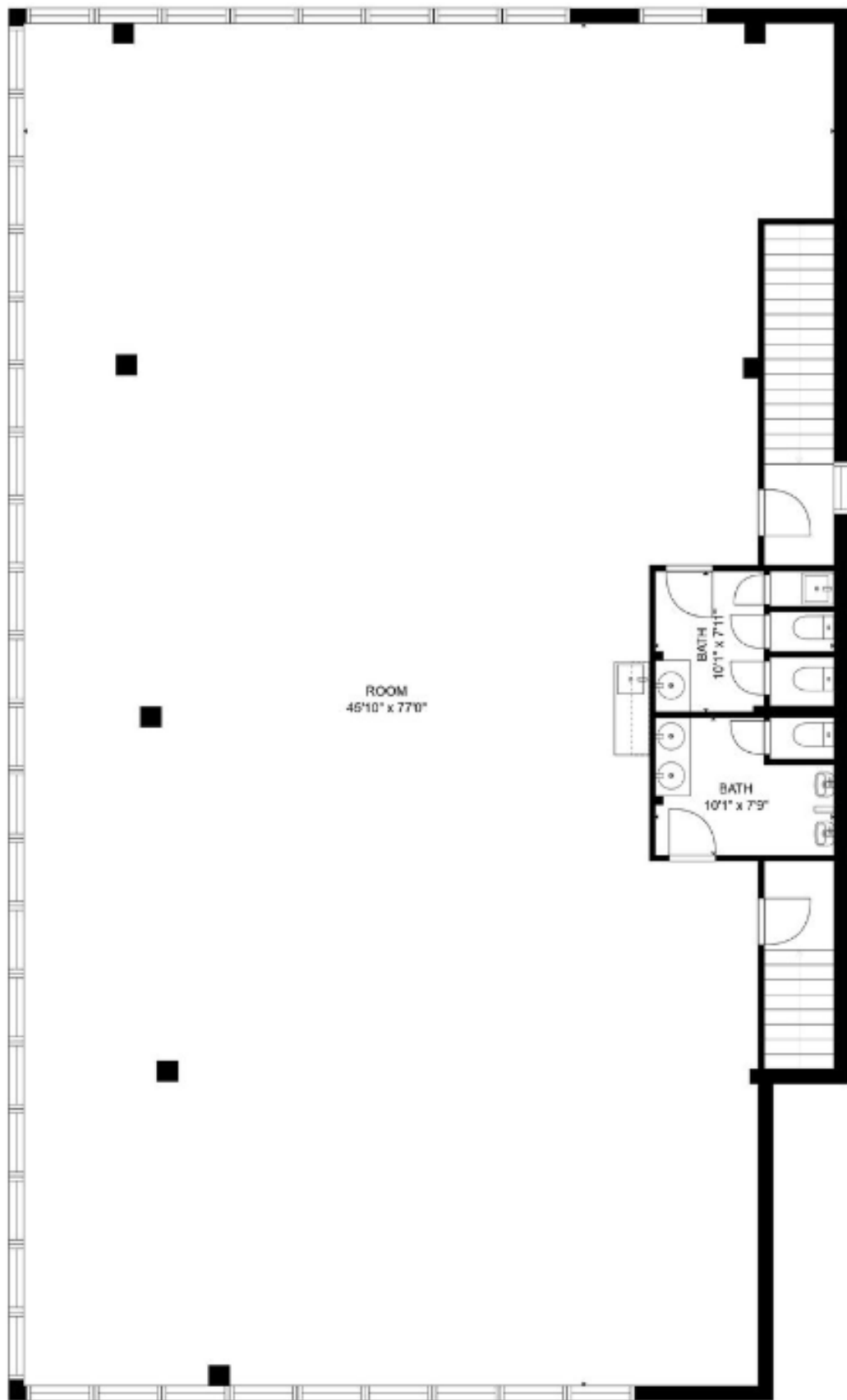
Demographics	1 Mile	3 Miles	5 Miles
Total Population	33,669	269,979	777,255
Average HH Income	\$132,670	\$143,180	\$131,667

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.



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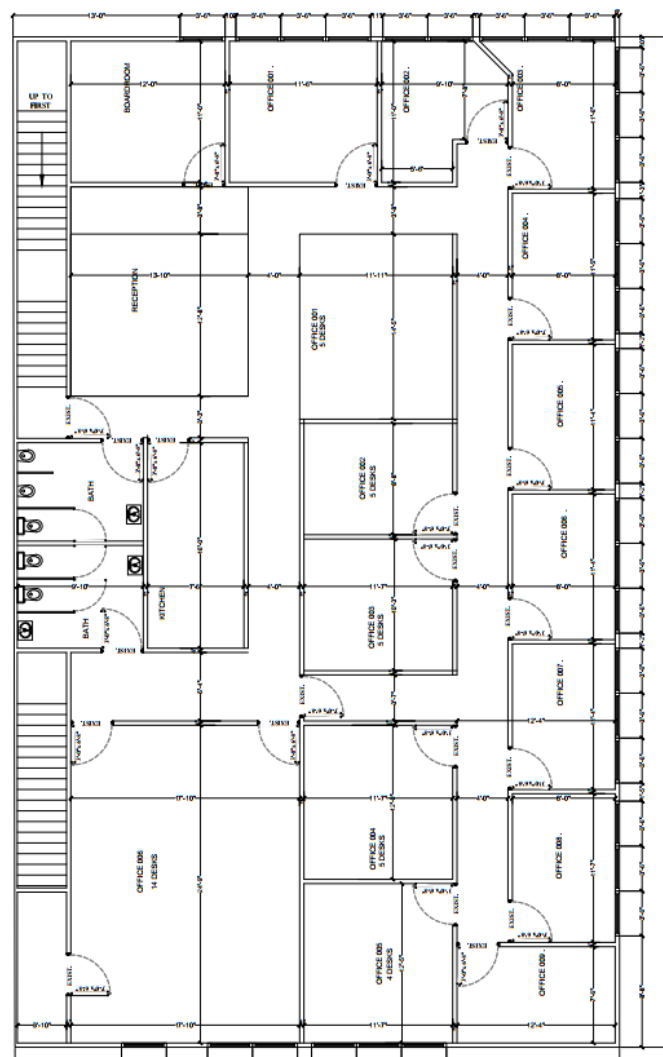


ROOM
46'10" x 77'0"

BATH
10'1" x 7'9"

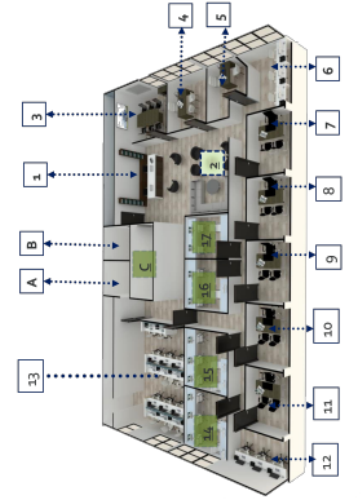
BATH
10'1" x 7'9"

BATH
10'1" x 7'11"
LINEN



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREAS	
OFFICE	
1	174.37 SQ.
2	171.86 SQ.
3	132.00 SQ.
4	126.50 SQ.
5	90.00 SQ.
6	55.22 SQ.
7	51.37 SQ.
8	50.68 SQ.
9	50.68 SQ.
10	50.68 SQ.
11	52.66 SQ.
12	50.31 SQ.
13	440.12 SQ.
14	143.82 SQ.
15	139.00 SQ.
16	118.72 SQ.
17	108.38 SQ.
SERVICE	
A	78.44 SQ.
B	75.16 SQ.
C	120.00 SQ.



3D SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

<p>FOR DESCRIPTION</p> <p>ALL DIMENSIONS TO BE FIELD VERIFIED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REVISIONS	DATE	BY										<p>DRAWN BY: BG</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							<p>JUNGY SHIN PE</p> <p>PROJECT: SECOND FLOOR PLAN</p> <p>DATE: 11/11/2023</p>	<p>OWNER: ARTURO TORRES</p> <p>PROJECT: OFFICE LONG ISLAND</p>	<p>DOB STAMP:</p>	<p>DATE: 11/11/2023</p> <p>SCALE: 1/8" = 1'-0"</p> <p>TOTAL AREA: 601.00</p> <p>DATE: 11/11/2023</p>
REVISIONS	DATE	BY																					

DATE	SCALE	AREA	DOOR	GLASS	WALLS	FLOORING	MECHANICAL	ELECTRICAL	PLUMBING	PAINTING	FINISHES	FURNITURE	EQUIPMENT	OTHER	TOTAL	CONSTRUCTION DRAWING

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