



## Front unit with great retail exposure in highly-trafficked sports & entertainment hub

Gross Building Area:	43,600 SF
Available Space:	4,300 SF
Suite:	300
Sprinklered:	Yes
Sewers:	Yes
Power:	800 amps
Ceiling Height:	16'
Lease Price:	\$25.50 PSF



Prime Nassau  
Country location



Newly-renovated  
building



Fully air  
conditioned



Separately  
metered



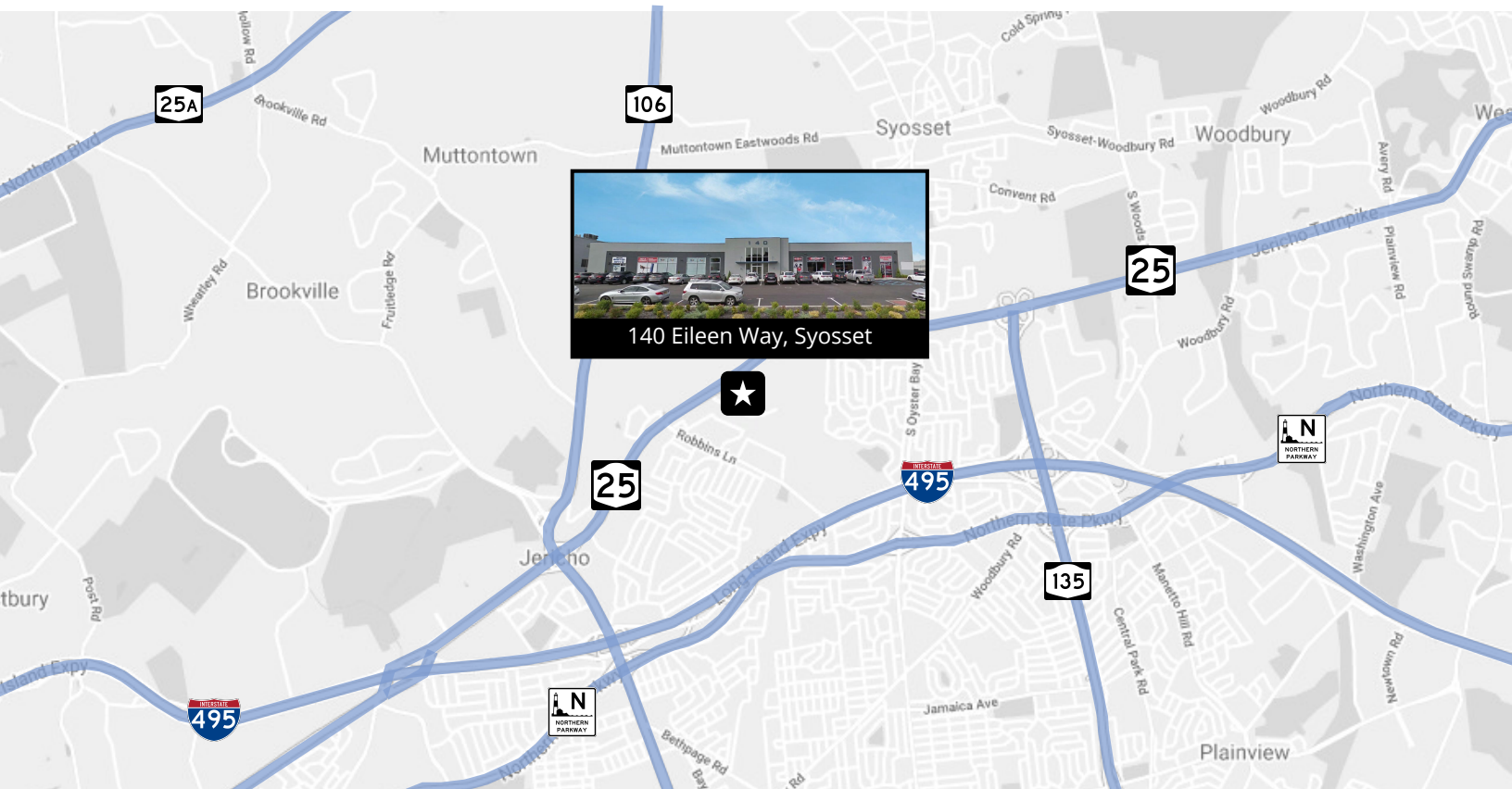
Ample parking

# Office-Flex space for lease

140 Eileen Way, Syosset, NY 11791

## Property Highlights

- Front unit with great retail exposure
- Prime Nassau County location, located minutes from the Long Island Expressway and Northern State Parkway
- Newly renovated building, ideal for technology, design studio, showroom or sports facility uses
- Locker room with showers
- Fully air conditioned
- Separately metered
- Ample parking
- Will consider office build-out



**Marko Glavadanovic**

Senior Director

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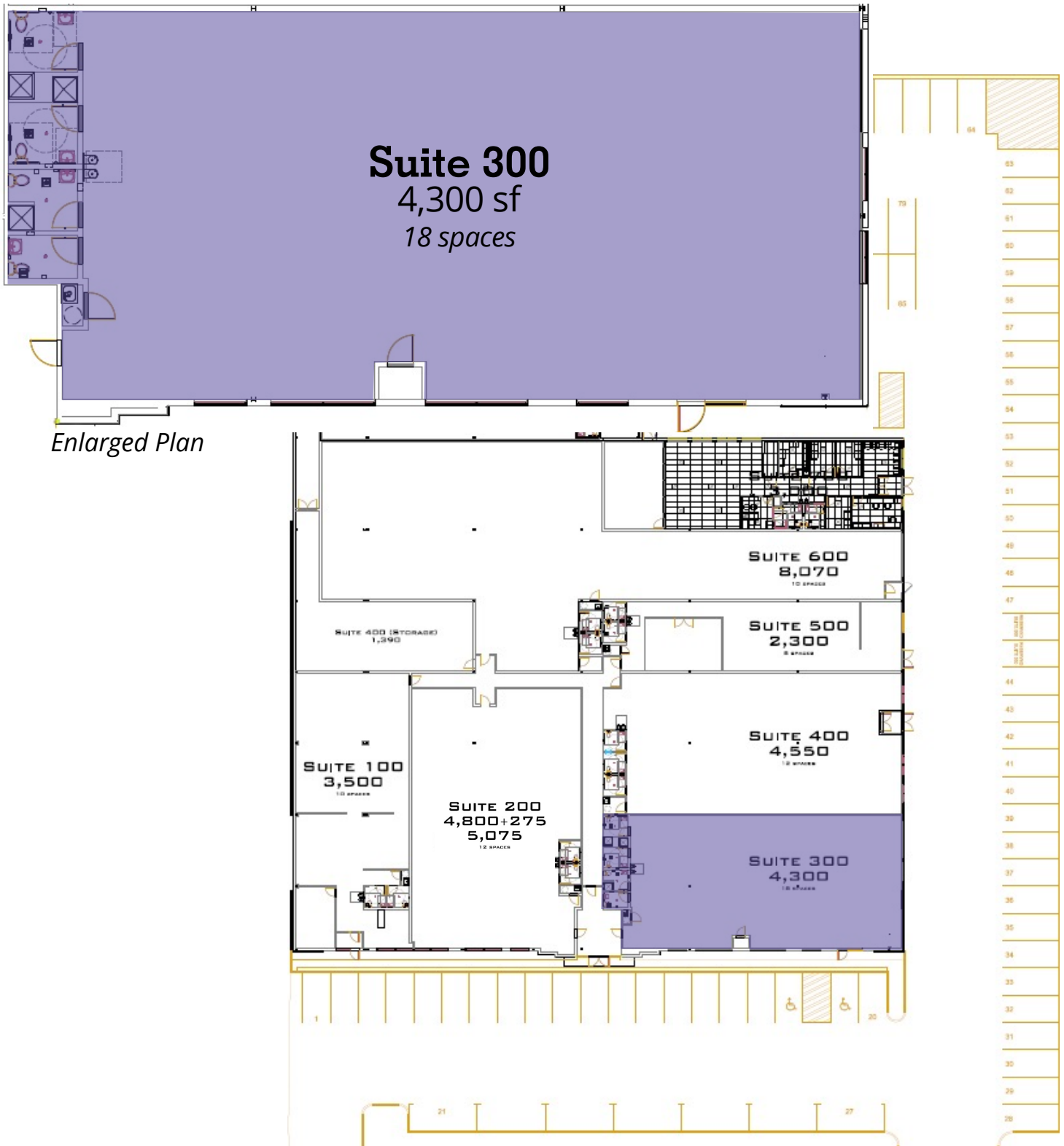
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58 S. Service Road, Suite 110

Melville, NY 11747

516 962 5397

# Floor Plan



Enlarged Plan

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