

20 STATION DRIVE

WYANDANCH, NY

New Transit-Oriented Office Development



www.20station.com



20 STATION DRIVE

WYANDANCH, NY

New 112,000 SF
Commercial Development
with LIRR train station
at its Doorstep



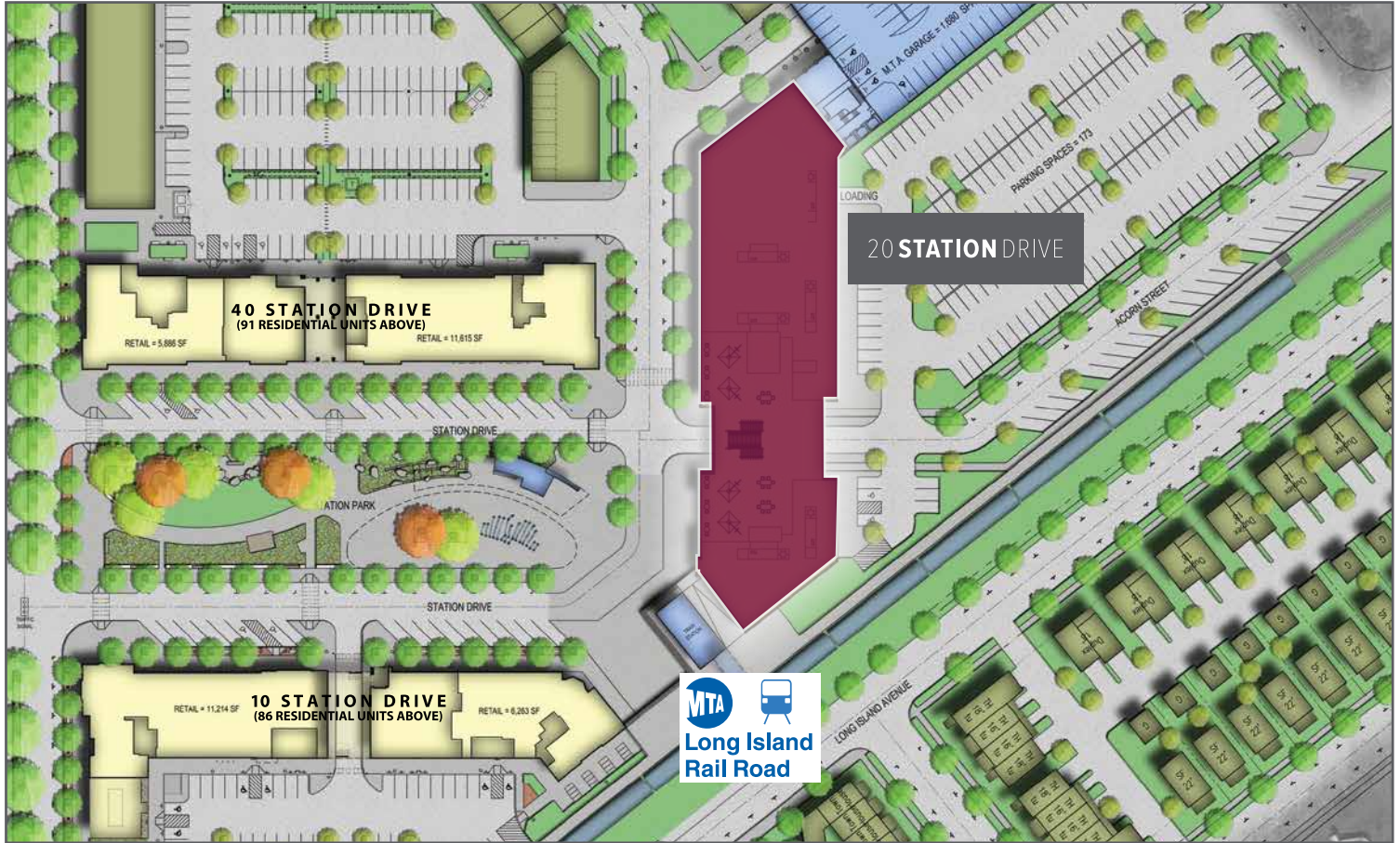
PROPERTY HIGHLIGHTS:

- Loft-style Design: High ceilings and oversized windows with abundance of natural light
- Built-to-suit opportunity
- LIRR Station at your doorstep
- LEED Certified construction
- Covered and on-grade open parking
- Retail shops and housing on-site
- Prominent signage
- Rooftop area amenities
- Sewer connection on-site
- IDA benefits / incentives available

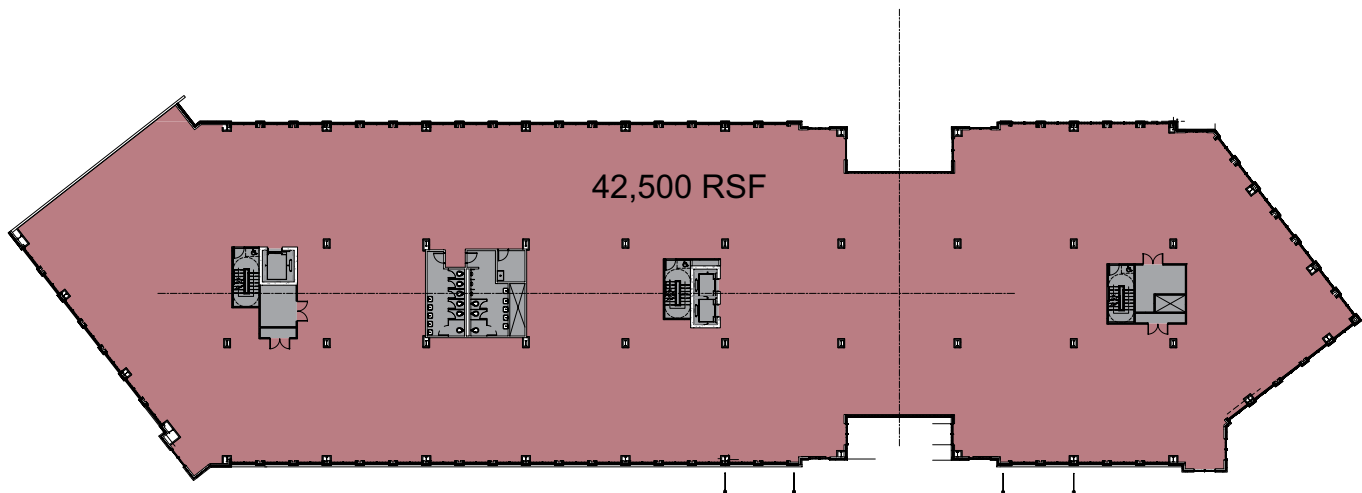
AVAILABLE SPACE:

- Ground Floor: 27,000 RSF
- 2nd Floor: 42,500 RSF
- 3rd Floor: 42,500 RSF
- **Total: 112,000 RSF**
- Asking rental rate upon request

SITE PLAN

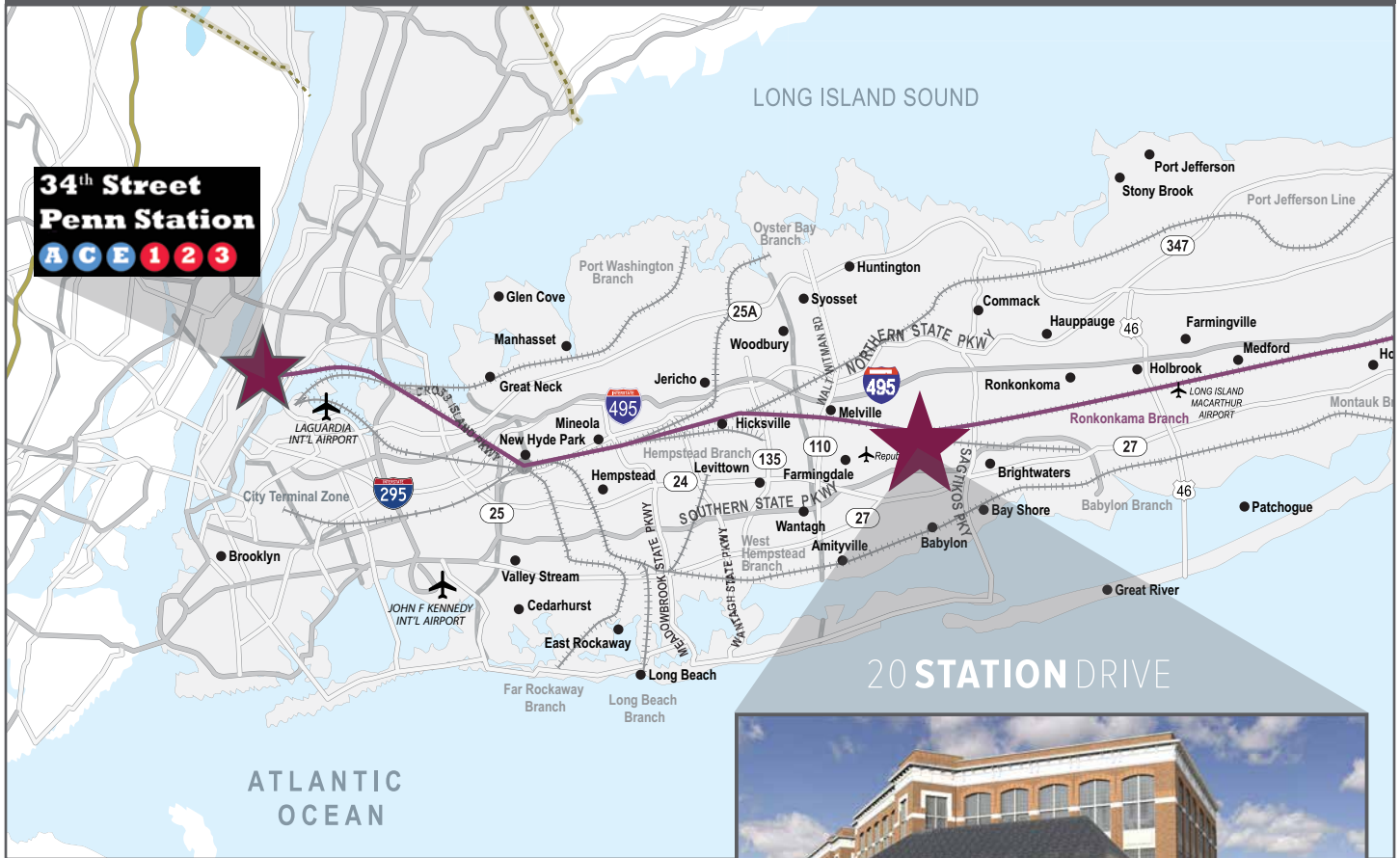


TYPICAL FLOOR PLAN



Leasing Legend
■ leasable
■ non leasable

LOCATION:



- Close proximity to Long Island Expressway (Exit 50) and Southern State Parkway (Exit 36N)
- MTA bus stop on site (23, 2A, 2B)
- On-site LIRR Station (Ronkonkoma Line)
- 58 minute train ride from Penn Station



Leasing Agent:



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