



# 90 MERRICK AVENUE

East Meadow, NY  
**FOR SUBLEASE**

# LONG TERM, FULL FLOOR SUBLEASES

**ENTIRE 7<sup>TH</sup> FLOOR:** 26,714 RSF

**PARTIAL 6<sup>TH</sup> FLOOR:** 8,740 SF

**ASKING RENT:** UPON REQUEST

**POSSESSION:** IMMEDIATE

**TERM:** THROUGH NOVEMBER 2030

## BUILDING FEATURES

- 9-story reflective glass rectangular/parallelogram shaped building adjacent the Meadowbrook Parkway
- 24/7 access
- 5 elevator banks
- Floor-by-floor HVAC
- 4:100 surface parking
- Concierge security attendant
- New health club, building conference room and cafeteria
- Located in the Nassau County Hub -close to the Nassau Veterans Memorial Coliseum, Museum Row, Nassau Community College and Hofstra University
- Located near NICE bus line #70
- Easy access to the Meadowbrook Parkway

# ENTIRE 7<sup>TH</sup> FLOOR



## SPACE FEATURES

- Full floor opportunity with beautiful views in all directions. A portion of the Manhattan skyline is visible
- 16 windowed offices, 1 training/meeting room, 3 conference rooms, 2 pantries and 1 executive bathroom with a shower
- Upgraded finishes throughout
- 5 entry points from the floor lobby to the space, 2 of which possess glass double doors and reception stations.
- Long lease term in place with a financially strong sublessor

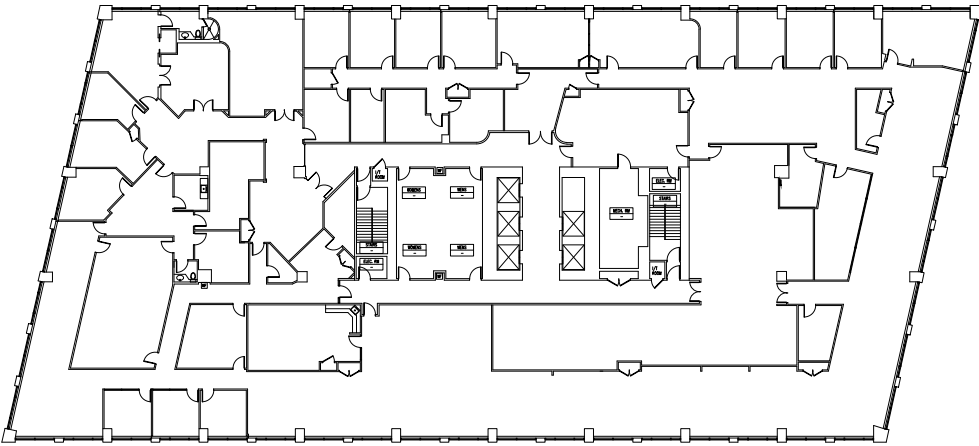


# PARTIAL 6<sup>TH</sup> FLOOR

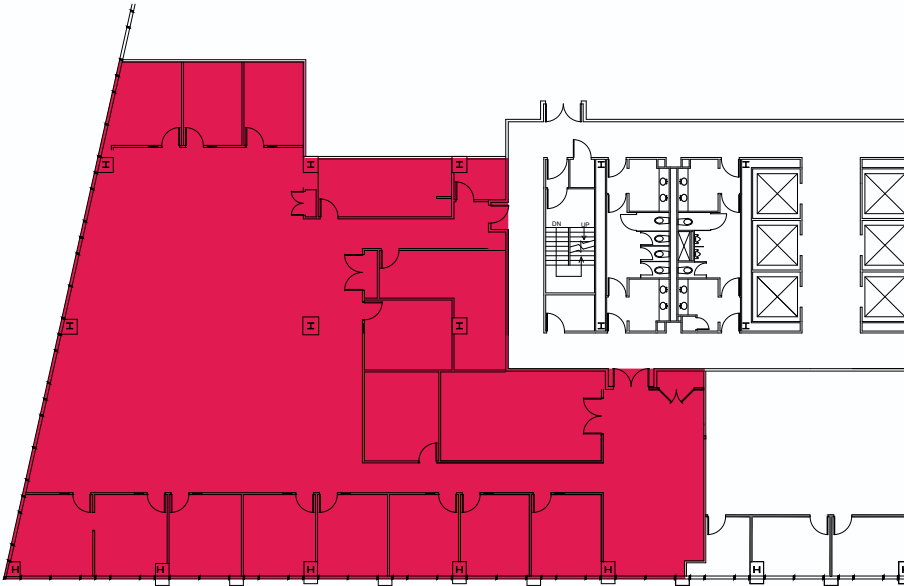
## SPACE FEATURES

- Partial floor opportunity with beautiful views in all directions. A portion of the Manhattan skyline is visible
- Reception area, windowed offices, a conference room, kitchen, file rooms and cubicles
- Upgraded finishes throughout
- Long lease term in place with a financially strong sublessor

# FLOOR PLANS



ENTIRE  
7<sup>TH</sup> FLOOR  
26,714 RSF



PARTIAL  
6<sup>TH</sup> FLOOR  
+/- 8,740 SF



# MAP





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