

PRIME OFFICE SPACE FOR LEASE

• 99 w. hawthorne avenue • valley stream, ny



LOCATION

- valley stream, new york 11580
- south-western nassau submarket

SPACE AVAILABLE

- | | | |
|---------------------|--|-------------|
| • 1,229 square feet | | sixth floor |
| • 1,354 square feet | | first floor |

• NEWLY RENOVATED LOBBY •

• 6 story building • 49,000 square feet •

COMMENTS:

- Conveniently located near Sunrise Highway, Merrick Road, Southern State Parkway and Belt Parkway
- Adjacent to LIRR Valley Stream station, shops and restaurants
- 30 minutes from Manhattan, 7 miles to JFK Airport
- 24 / 7 building access
- NICE Bus stop at corner
- Ample private and municipal parking
- Recently renovated lobby and new elevator

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OWNED AND OPERATED BY



PHILIPS INTERNATIONAL



- | | |
|-------------------------|------------------------------|
| (A) Long Island Expwy | (D) Cross Island Pkwy |
| (B) Northern State Pkwy | (E) Wantagh State Pkwy |
| (C) Southern State Pkwy | (F) Seaford Oyster Bay Expwy |