

FOR LEASE

CLASS A MEDICAL / OFFICE SPACE

875 MERRICK AVENUE, WESTBURY, NY



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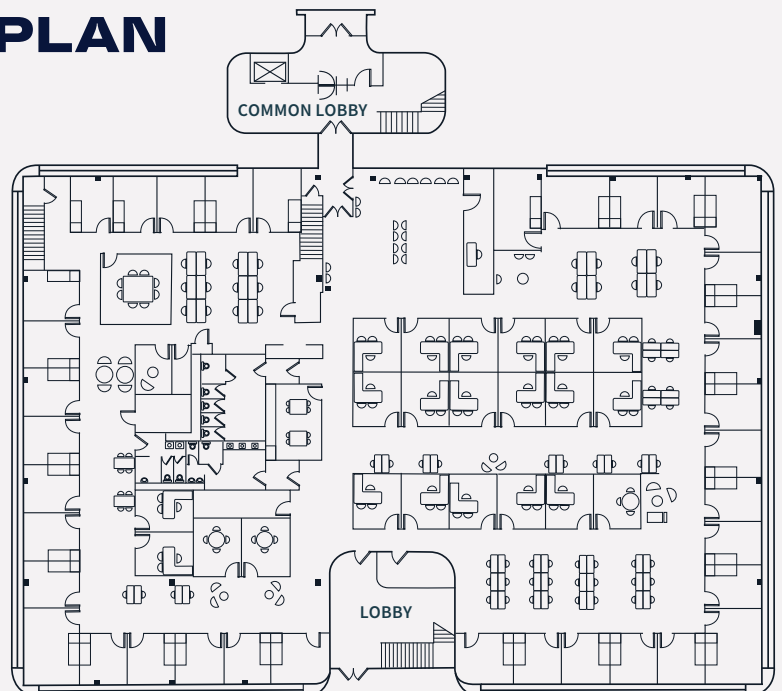
PROPERTY SPECIFICATIONS

Available space	<ul style="list-style-type: none">· Entire 1st floor: 20,000 SF· Entire 2nd floor: 20,000 SF· Lower level: 3,000 SF (Reasonable divisions considered)
Rental rate	Upon request
Building highlights	<ul style="list-style-type: none">· Unique full building opportunity· Excellent medical/office opportunity· Substantial exterior renovation recently completed· Building signage available· 5 per: 1,000 parking ratio· Existing 150 KVA backup generator· Connected to sewers· 1st floor on slab, suitable for high density radiological/ MRI equipment· Lot size: 2.4480 Acres
Location	<ul style="list-style-type: none">· Directly across from Eisenhower Park Walking distance to Westbury LIRR - .06 miles away· Restaurants & shopping nearby, Samanea (Formerly Source Mall) - .04 miles away· Both Hilton and Marriott Hotels located adjacent to the property

POTENTIAL FLOOR PLAN

Entire 1st floor: 20,000 SF

CLICK OR SCAN TO WATCH 3D VIRTUAL TOUR



JERICO TURNPIKE

NORTHERN STATE PARKWAY

25

1 MILE

WESTBURY

WESTBURY LIRR

TJ-maxx **BIG LOTS!**
BARNES & NOBLE



875 MERRICK AVENUE

CARLE PLACE LIRR

The **Cheesecake Factory**

DICK'S SPORTING GOODS **★ macy's**
NORDSTROM

TRADER JOE'S
Walmart 
COSTCO WHOLESALE 
TARGET
BEST BUY

 **BUFFALO WILD WINGS**
THE HOME DEPOT

ROOSEVELT FIELD MALL

MOTT SECTION

MINEOLA

MEADOWBROOK STATE PKWY

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