

HUNT

Corporate Services, Inc.

We Facilitate Your Business

29,040 Square Feet of Office/Flex For Lease, Will Divide Just off Long Island Expressway, Plainview, NY



55 West Ames Court, Plainview, New York

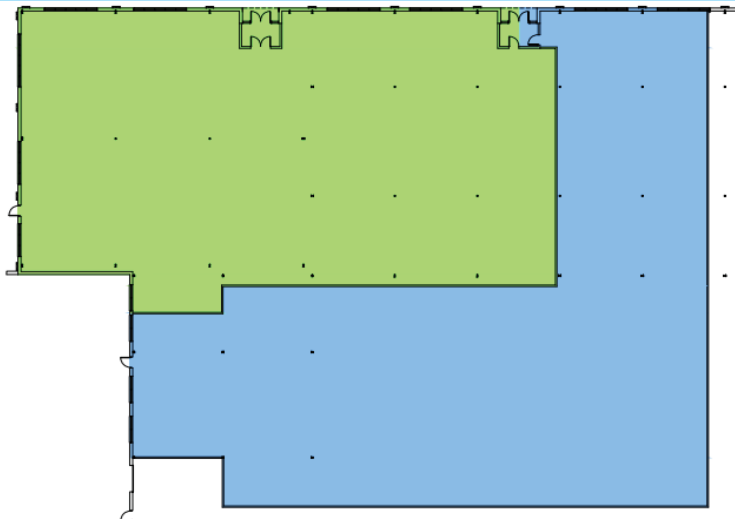
55 West Ames Court is a 90,215 square foot renovated/flex building located immediately off the Long Island Expressway in Plainview, New York.



- 29,040 square feet of office/flex space available - Suitable for R&D, Pharma or back office
- Fully air-conditioned, fully sprinklered, sewers, gas heating
- Separate entrance and utilities
- Extensive parking, 90-plus spaces
- One block off the Long Island Expressway, Exit 46
- Loading docks and overhead doors

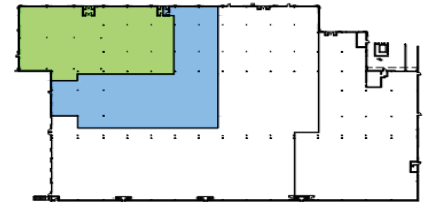
55 West Ames Court, Plainview, New York

Loading Docks
and
Overhead Doors



A division of the space is possible.
Here is a hypothetical division:

- VACANT SPACE 'A' = 15,212 RSF
- VACANT SPACE 'B' = 13,828 RSF



Description:

29,040 square feet of office/flex space available for lease in a 90,215 square foot building situated on 5.5 acres. WILL DIVIDE!

Location:

One block off the Long Island Expressway, at Exit 46.

Parking:

Over 90 parking spaces are allocated to this space.

Occupancy:

Arranged

Building:

Heat: Gas

Sprinkler: Yes

Sewers: Yes

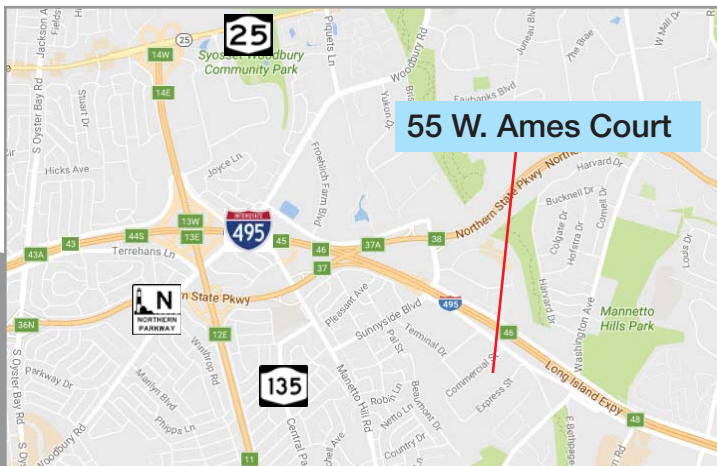
Loading: Up to 2 loading docks and 3 overhead doors are available

Rental:

\$14.95 per square foot net

Taxes:

\$5.82 per square foot



Exclusively Represented By:

David G. Hunt, MCR, CCIM

Licensed Real Estate Broker

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