

99

POWERHOUSE ROAD

ROSLYN, NY

FOR LEASE

MULTI-MILLION DOLLAR RENOVATION UNDERWAY



EXCLUSIVE AGENT

SCOTT SILVERSTEIN

NYS LICENSED RE SALESPERSON

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99 POWERHOUSE ROAD ROSLYN, NY



MULTI-MILLION DOLLAR RENOVATION UNDERWAY

Newly Painted & Sealed Facade

Windows Sealed

Parking Lot Renovation

New Hallway Flooring & Paint

Updated Bathrooms

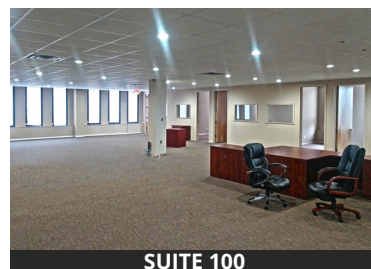
24 Hour Monitored Security

Key Code Access to Building

New HVAC Upgrades Throughout

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The user is required to conduct their own
due diligence and verification.

SUITE #	AVAILABLE SF	COMMENTS
SUITE 100	+/- 13,250	Built out space with reception area, (2) conference rooms, large staff kitchen & lactation room. All boutique & corporate uses welcome. VIEW FLOOR PLAN
SUITE 205	+/- 726	<i>Built to Suit - Renovations Underway - All Boutique & Corporate Uses Welcome</i>
SUITE 206	+/- 1,609	<i>Built to Suit - Renovations Underway - All Boutique & Corporate Uses Welcome</i>
SUITE 301	+/- 3,254	<i>Built to Suit - Renovations Underway - All Boutique & Corporate Uses Welcome</i>
SUITE 304	+/- 861	<i>Built to Suit - Renovations Underway - All Boutique & Corporate Uses Welcome</i>
SUITE 305	+/- 3,118	<i>Built to Suit - Renovations Underway - All Boutique & Corporate Uses Welcome</i>



SUITE 100



SUITE 100 - CONFERENCE RM.



SUITE 100



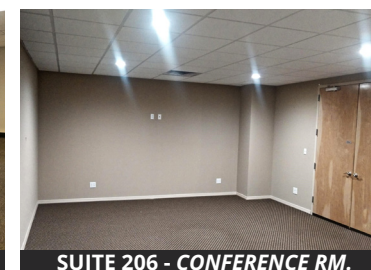
SUITE 100 - KITCHEN



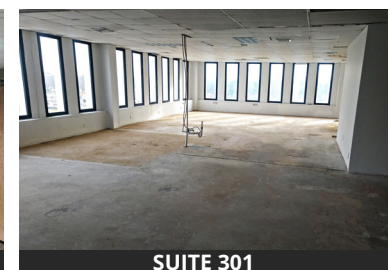
SUITE 205



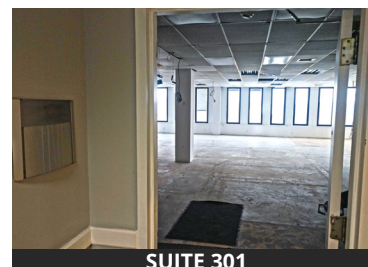
SUITE 206



SUITE 206 - CONFERENCE RM.



SUITE 301



SUITE 301



SUITE 305

99

POWERHOUSE ROAD
ROSLYN, NY



LOCAL RETAILERS

DUNKIN' DONUTS

SKINNY PIZZA

PERSIAN GRILL

TD BANK

DOMINO'S

ATTILIO'S PIZZA

FIRST NATIONAL BANK

MATTEO'S OF ROSLYN

ROSLYN HEIGHTS DELI

TEDDY'S BURGERS

USPS

UPS

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ROADWAYS & TRANSPORTATION

LIRR ROSLYN STATION - 1.2 MILES

LIRR MANHASSET STATION - 3.8 MILES

LONG ISLAND EXPRESSWAY - 0.1 MILES

NORTHERN PARKWAY - 0.3 MILES

NEW YORK CITY - 20 MILES

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