

PREMIER OFFICE SPACE | FOR LEASE



77

SUNRISE HIGHWAY

LYNBROOK, NY



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

TOTAL BUILDING SF

26,000 SF

AVAILABLE SF

3rd Floor: 3,886 SF

*Divisible to 1,768 & 2,206 SF

PARKING

Private, covered & street parking

AMENITIES

24 Hour Access

Air Conditioning

Central Heating

PROPERTY HIGHLIGHTS

- Conveniently located near Merrick Road, Southern State Parkway, Belt Parkway & 8.9 miles to JFK Airport
- Close to LIRR Lynbrook station, shops & restaurants
- Responsive local ownership & property management
- Build-to-suit suites available



WORK
CONNECT
THRIVE

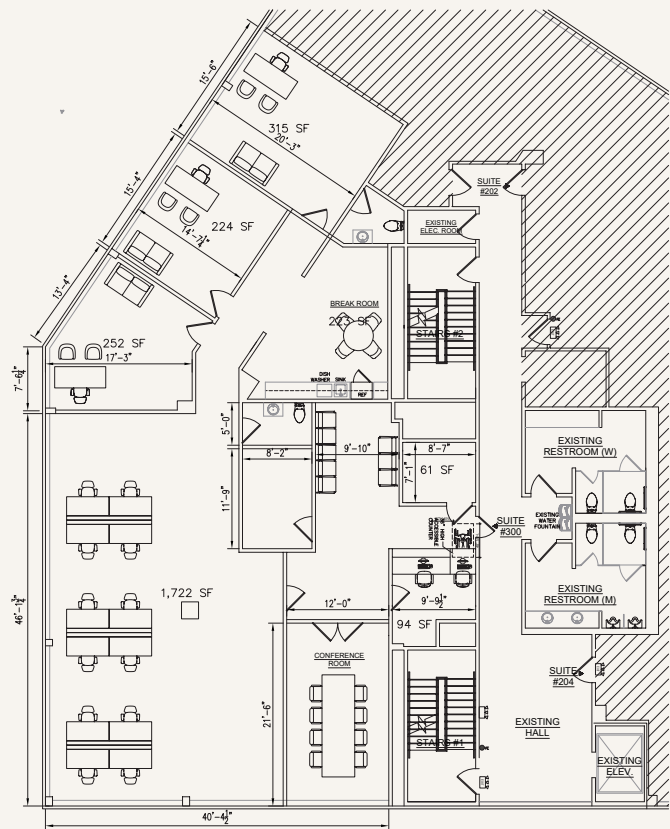
FLOOR PLAN



OCCUPANCY: BUSINESS GROUP B (AS PER SECTION 304.1)
USE: OFFICE (AS PER SECTION 304.1)

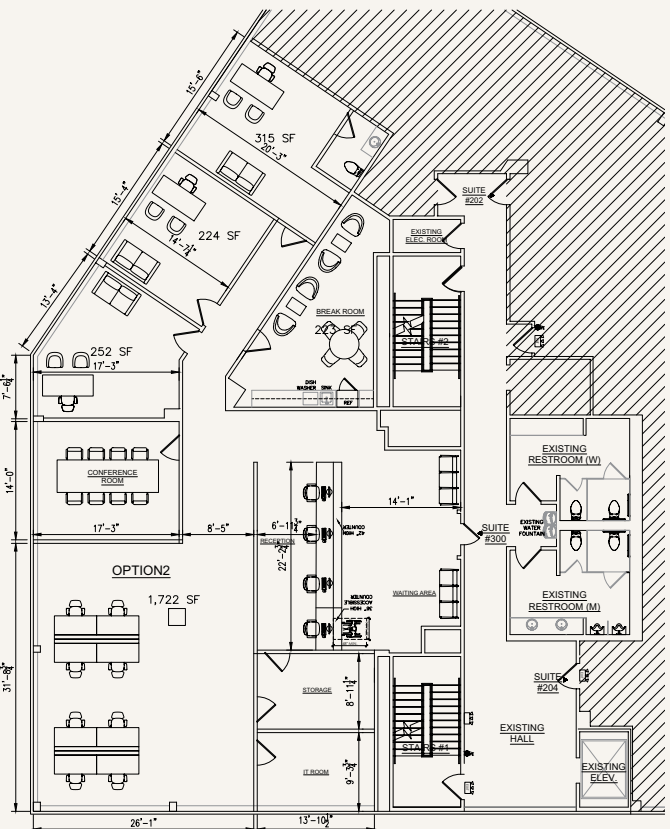
FLOOR PLAN LAYOUT OPTIONS

OPTION 1



OCCUPANCY: BUSINESS GROUP B (AS PER SECTION 304.1)
USE: OFFICE (AS PER SECTION 304.1)

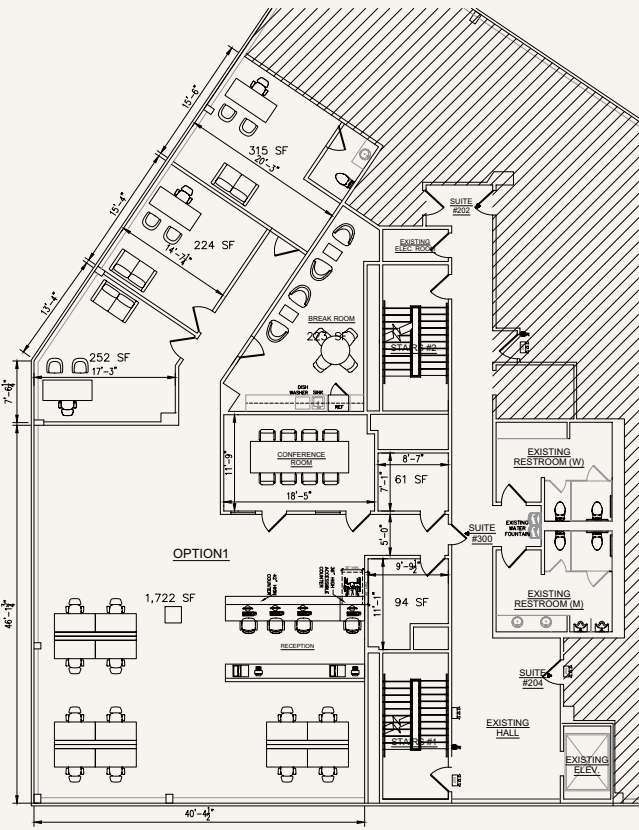
OPTION 2



OCCUPANCY: BUSINESS GROUP B (AS PER SECTION 304.1)
USE: OFFICE (AS PER SECTION 304.1)

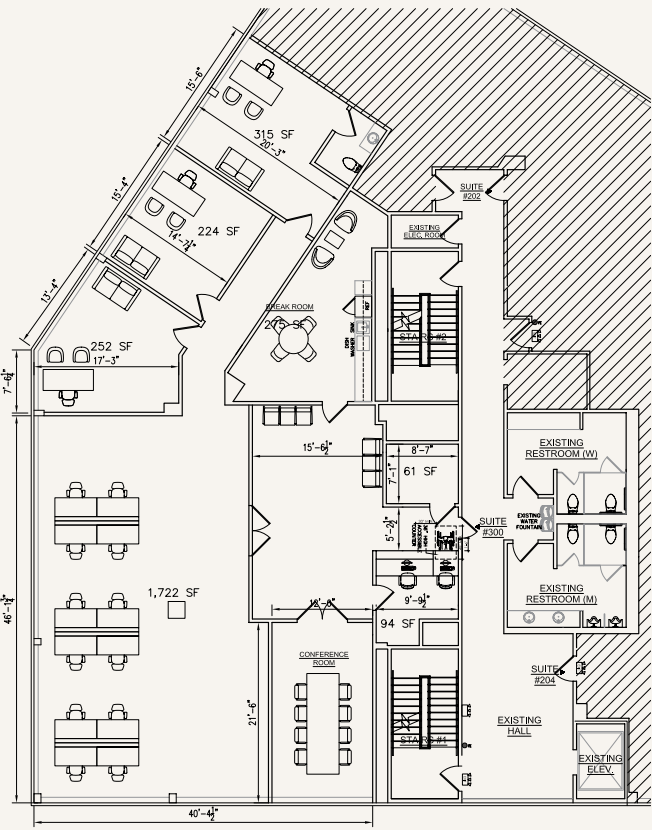
FLOOR PLAN LAYOUT OPTIONS

OPTION 3



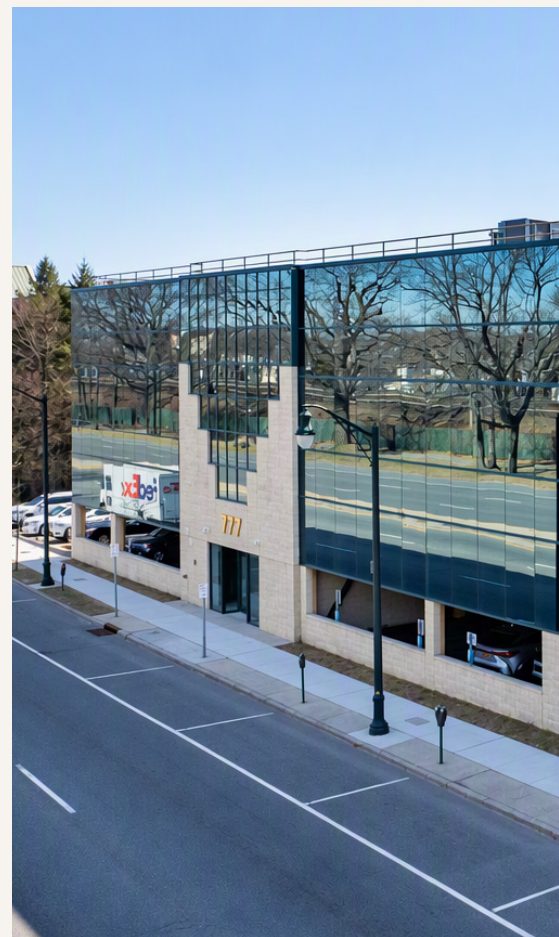
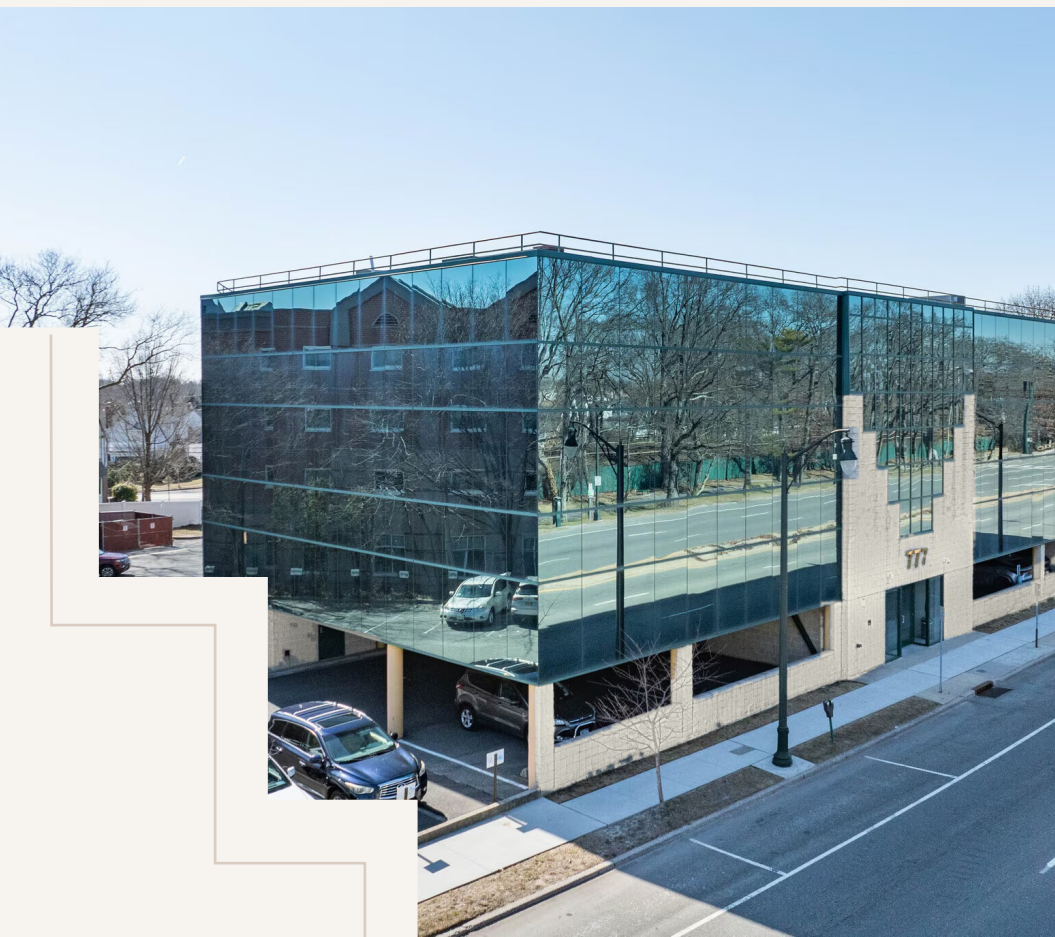
OCCUPANCY: BUSINESS GROUP B (AS PER SECTION 304.1)
USE: OFFICE (AS PER SECTION 304.1)

OPTION 4



EXIST'G OFFICE

PROPERTY PHOTOS



777

SUNRISE HIGHWAY

LYNBROOK, NY

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