

# OFFICE SPACE FOR LEASE

## 1981 & 1983 MARCUS AVENUE LAKE SUCCESS, NY



### COME SEE THE MAJOR CAPITAL IMPROVEMENTS

#### 1983 Marcus Avenue (Fountains at Lake Success North):

Concourse	+/- 1,117 SF	\$26.00 PSF + Elec
Concourse	+/- 1,702 SF	\$26.00 PSF + Elec
Entry Level	+/- 2,051 SF	\$33.50 PSF + Elec
Entry Level	+/- 2,746 SF	\$33.50 PSF + Elec
Entry Level	+/- 14,045 SF	\$33.50 PSF + Elec
	<b>(can be combined with 2,051 SF Suite)</b>	
1st Floor	+/- 1,514 SF	\$33.50 PSF + Elec
1st Floor	+/- 2,605 SF	\$33.50 PSF + Elec
1st Floor	+/- 2,618 SF	\$33.50 PSF + Elec
1st Floor	+/- 6,867 SF	\$33.50 PSF + Elec
1st Floor	+/- 7,556 SF	\$33.50 PSF + Elec
	<b>(can be combined with 2,605 SF Suite)</b>	
2nd Floor	+/- 1,742 SF	\$33.50 PSF + Elec
2nd Floor	+/- 29,454 SF*	\$33.50 PSF + Elec
2nd Floor	+/- 34,574 SF*	\$33.50 PSF + Elec

\$3.35 PSF Electric  
\*Divisible

#### 1981 Marcus Avenue (Fountains at Lake Success South):

Concourse	+/- 1,100 SF	\$26.00 PSF + Elec
Concourse	+/- 1,422 SF	\$26.00 PSF + Elec
Concourse	+/- 1,476 SF	\$26.00 PSF + Elec
Concourse	+/- 1,686 SF	\$26.00 PSF + Elec
Concourse	+/- 3,055 SF	\$26.00 PSF + Elec
Concourse	+/- 3,512 SF	\$26.00 PSF + Elec
Entry Level	+/- 3,689 SF	\$33.50 PSF + Elec
Entry Level	+/- 4,463 SF	\$33.50 PSF + Elec
Entry Level	+/- 8,319 SF	\$33.50 PSF + Elec
Entry Level	+/- 14,121 SF	\$33.50 PSF + Elec
	<b>(can be combined with 3,689 SF Suite)</b>	
Entry Level	+/- 17,768 SF*	\$33.50 PSF + Elec
1st Floor	+/- 41,364 SF*	\$33.50 PSF + Elec
2nd Floor	+/- 1,100 SF	\$33.50 PSF + Elec
2nd Floor	+/- 5,869 SF	\$33.50 PSF + Elec

\$3.35 PSF Electric  
\*Divisible

#### • CAPITAL IMPROVEMENTS INCLUDE:

- **New Corridors - Bathrooms - Landscaping - Exterior & Interior Renovations**
- Underground Parking • Campus Setting • 8,000 SF Fitness Center • Dry Cleaner • Cafe in building •
- Atria • Convenient access to Major Highways •

**EXCLUSIVE AGENT FOR:**



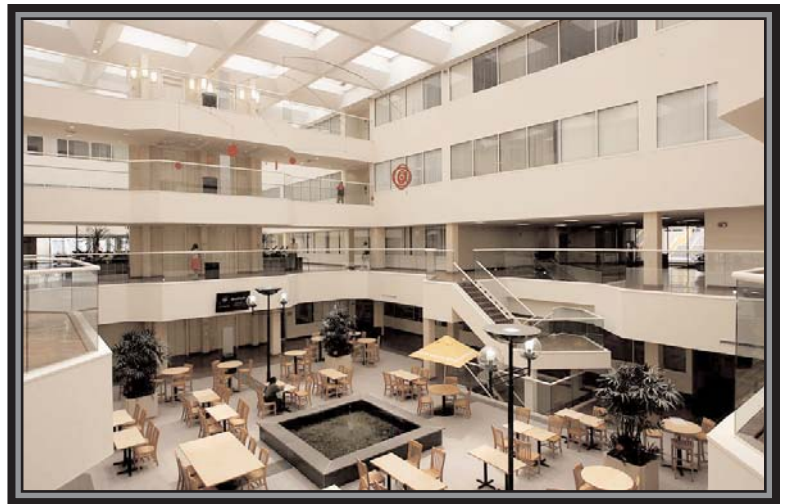
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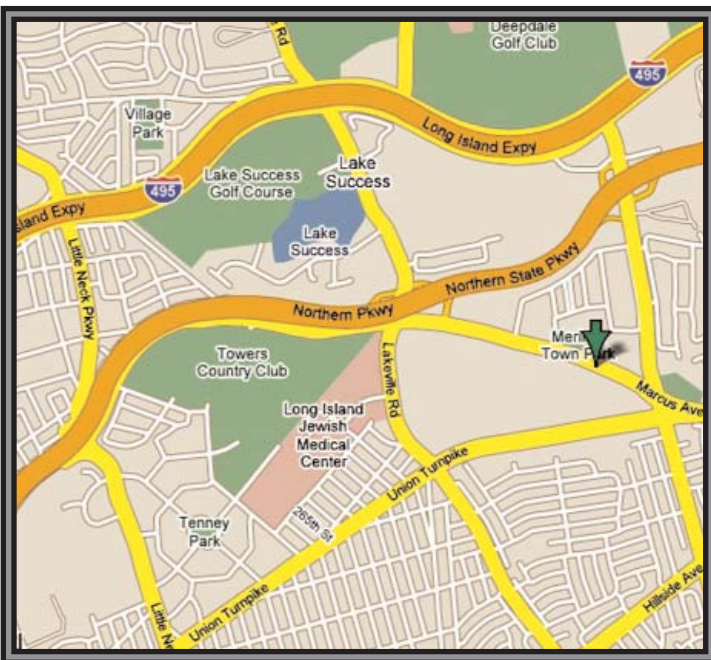
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**LOCATION MAP:**



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