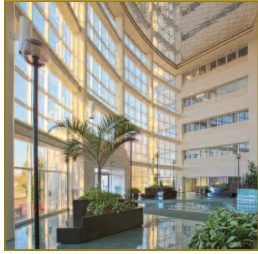


FEIL OFFICE PORTFOLIO

3601 HEMPSTEAD TURNPIKE

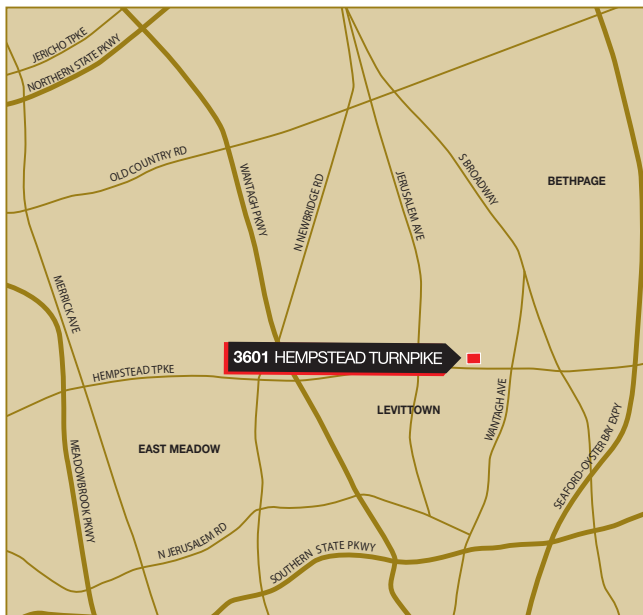


3601 Hempstead Turnpike is a contemporary office building situated directly on Hempstead Turnpike in Levittown, an affluent, densely populated community in Nassau County.

This highly desirable, centralized Long Island location is in close proximity to public transportation and many major roadways providing easy access to other Long Island destinations and points west towards Queens and New York City.

3601 Hempstead Turnpike is 1.3 miles to New Island Hospital in Bethpage and 3 miles to Nassau University Medical Center in East Meadow. The five-story building is also minutes from the Seaford-Oyster Bay Expressway, Wantagh State Parkway, Southern State Parkway, Jerusalem Avenue, and the Long Island Expressway (I-495). 3601 Hempstead Turnpike sits adjacent to and shares parking facilities with Crescent Plaza and Nassau Mall retail centers, a combined 500,000 square foot shopping experience which features many fine retailers and restaurants such as TGIF, Loews Theatre, Michaels, BJ's, Best Buy, Old Navy and Kohls.

The only doorman building in the area, the 90,000 square foot 3601 Hempstead Turnpike was built in 1972 and features a sleek glass exterior, ample parking, and 24/7 building access. Many upgraded amenities complete this picture including a newly renovated, brightly lit, upscale lobby.



LEVITTOWN
NASSAU COUNTY
LONG ISLAND



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