

277 Northern Blvd Great Neck, N.Y. 11023



FULLY RENOVATED ELEVATOR OFFICE BUILDING

OFFICE SPACE FOR LEASE W/ CUSTOM BUILD OUT OPTION !

Discover state-of-the-art office building in Great Neck. The only one with a comprehensive, high-end renovation. Located on Northern Blvd at the Queens-Long Island border, this prime location offers unmatched commuter convenience.

Key Features:

- Owner will build to suit
- Brand-New Interior & Exterior Renovation
- Close to Retail & Dining: Near popular restaurants and shops
- 24/7 Security: On-site management and surveillance
- Convenient Transportation: Bus stop at the entrance, easy access to major highways and LIRR
- Ample On-Site Parking for tenants and visitors



Licensed Real Estate Broker Rozita.Soomekh@elliman.com 516.205.2279





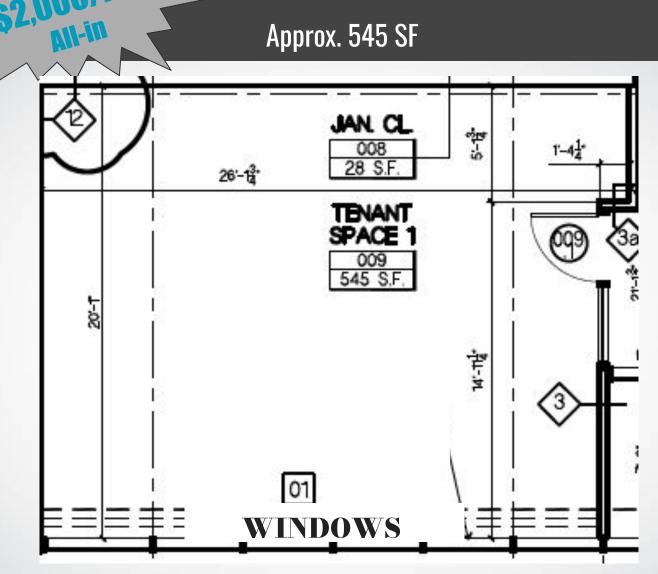


<u>Floor Plan</u>

Located in Lobby w/ Glass Frontage

1st Floor

Approx. 545 SF





\$2,000/mo

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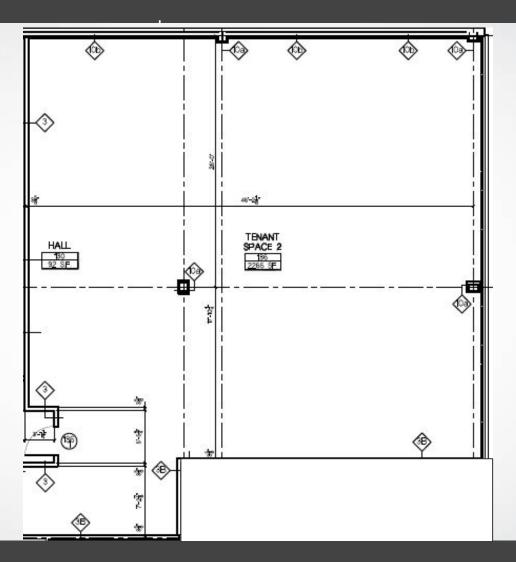
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<u>Floor Plan</u>

All-in

2nd Floor: **Approx.** 2,588 R**SF** \$40 + \$3.75 SF/YR

Bright corner office featuring expansive windows



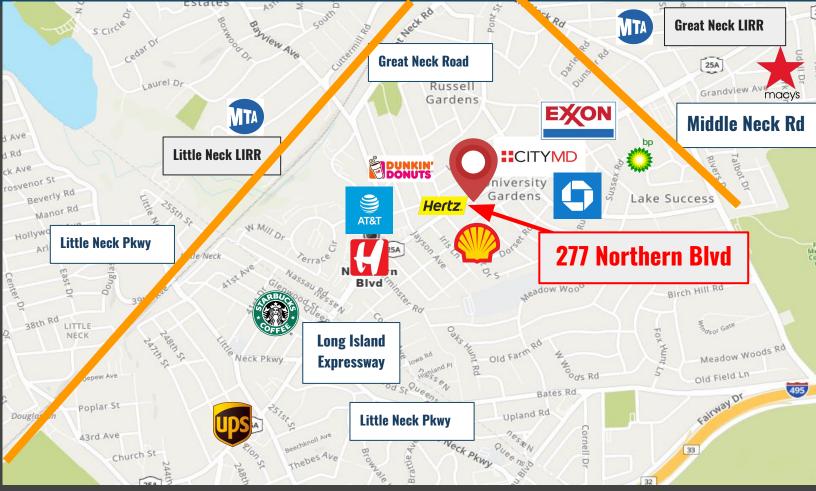


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<u>Neighbors</u>

Shell Gas Station, At&t, T-Mobile, City MD, Chase Bank, Dime Dunkin Donuts, Starbucks, H Mart, UPS, Exxon.

<u>Public Transportation</u>

COMMUTER RAIL Little Neck Station		DRIVI 7 min		DISTANCE 2.5 mi
Great Neck Station	DR	5 min	DIST	1.5 mi
LGA		min	15.0	
JFK	25	min	10.0	mi

GNS to Manhattan, ~25 minute commute



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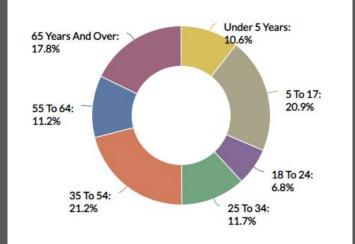
GREAT NECK

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Great Neck is a region on Long Island, New York, that covers a peninsula on the North Shore and includes 9 villages, such as the villages of Great Neck, Great Neck Estates, Great Neck Plaza, Kings Point, and Russell Gardens, and a number of unincorporated areas, as well as an area south of the peninsula near Lake Success and the border territory of Queens.

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Age Demographic



MEDIAN HOUSEHOLD









