

277 Northern Blvd Great Neck, N.Y. 11023



FULLY RENOVATED ELEVATOR OFFICE BUILDING

OFFICE SPACE FOR LEASE W/ CUSTOM BUILD OUT OPTION !

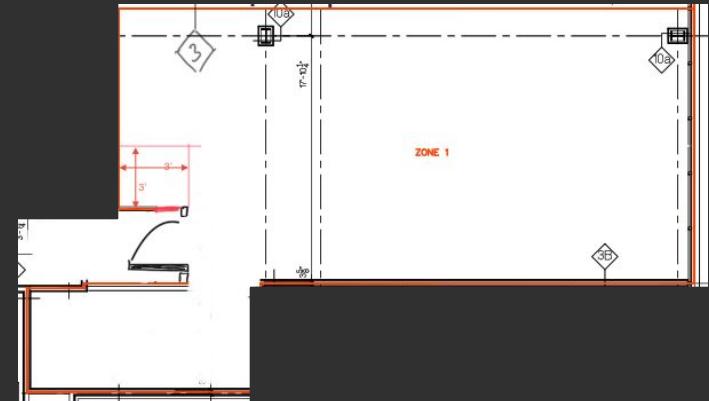
Discover state-of-the-art office building in Great Neck. The only one with a comprehensive, high-end renovation. Located on Northern Blvd at the Queens-Long Island border, this prime location offers unmatched commuter convenience.

Key Features:

- **Owner will build to suit**
- **Brand new** lobby with mailroom and digital directory.
- **Brand-New Interior & Exterior Renovation**
- **Located** on Northern Blvd, close to all major highways.
- **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



\$4,200/MO
Plus Utilities



2nd Floor: Approx. 1,320 RSF



ROZITA SOOMEKH
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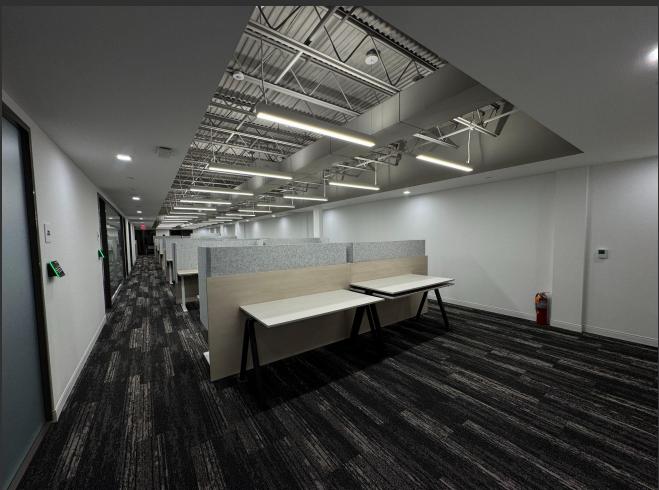


\$3,500/MO

Plus Utilities \$3.75 per sqft

2nd Floor: Approx. 1,000 RSF

Including brand new furnitures
Open layout + a conference room



RS

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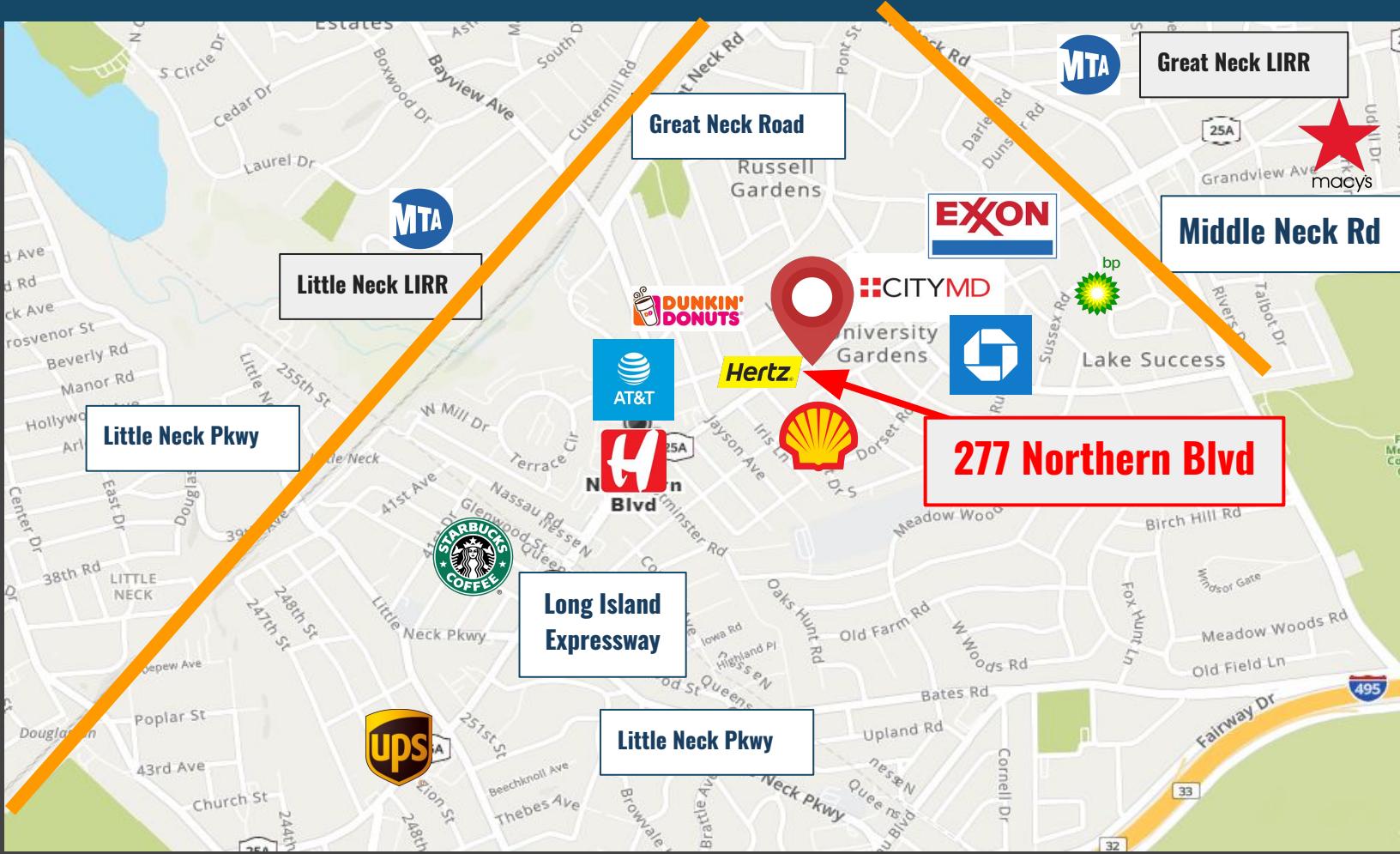
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Neighbors

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

Public Transportation

| COMMUTER RAIL | DRIVE | DISTANCE |
|---------------------|-------|----------|
| Little Neck Station | 7 min | 2.5 mi |
| Great Neck Station | 5 min | 1.5 mi |

| AIRPORT | DRIVE | DISTANCE |
|---------|--------|----------|
| LGA | 20 min | 15.0 mi |
| JFK | 25 min | 10.0 mi |

GNS to Manhattan, ~25 minute commute



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GREAT NECK

NEW YORK



DouglasElliman

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.

TOTAL POPULATION
±10.000



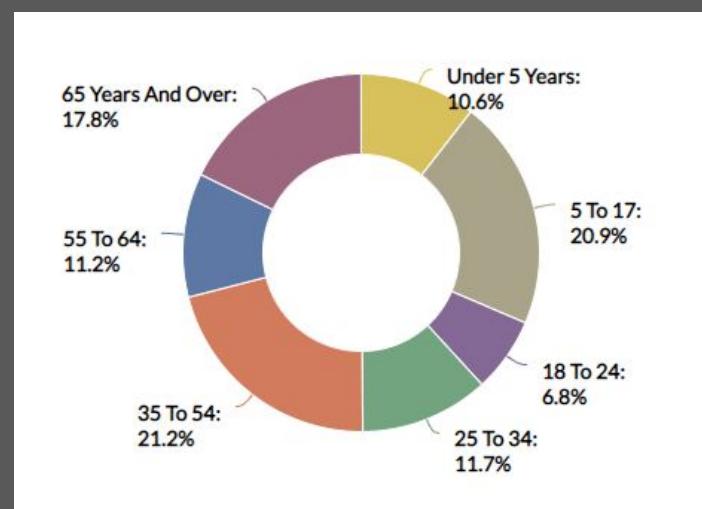
**THE
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Age Demographic



MEDIAN HOUSEHOLD INCOME

