

COMPASS COMMERCIAL

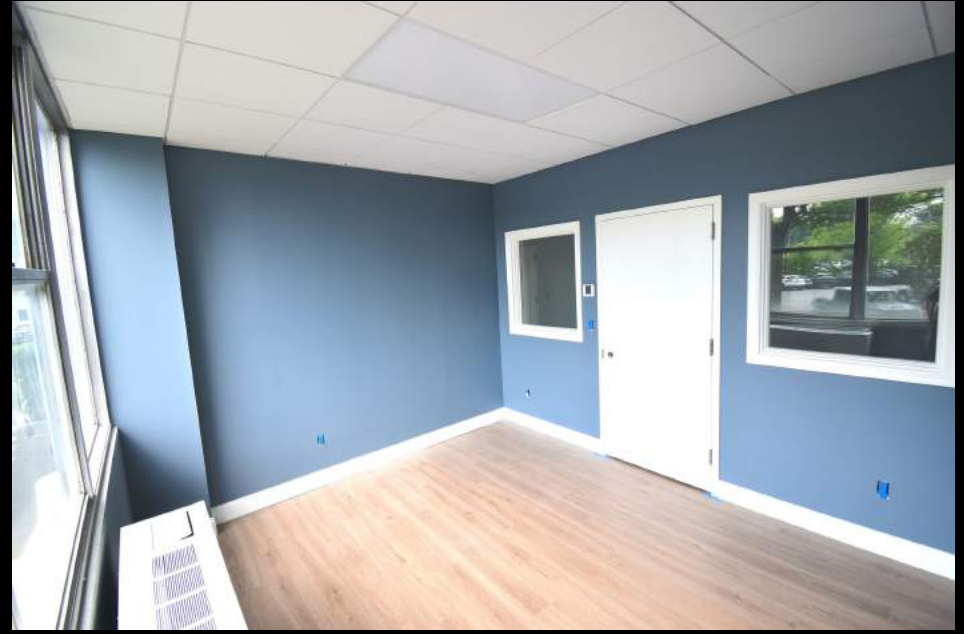
FOR LEASE



Private Executive Suites

226 7th Street, Garden City NY





## Key Details

**Offering:** Individualized lockable private office suites available

**Parking:** Municipal parking

**Utilities + Data:** Included in rental rate

**Cleaning:** Available

**HVAC:** Each unit fully controllable by occupant

| <u>Demographics:</u> | <u>2 Mile</u> | <u>5 Mile</u> | <u>10 Mile</u> |
|----------------------|---------------|---------------|----------------|
| 2023 Population:     | 99,283        | 571,557       | 2,094,081      |
| 2023 Households:     | 32,602        | 183,520       | 697,700        |
| AVG HH Income:       | \$127,529     | \$143,097     | \$132,356      |
| Median Age:          | 39.3 yrs      | 41.3 yrs      | 41.9 yrs       |

## Suites:

The ultimate private office space away from home. The highest consideration has gone into building these private workspaces.

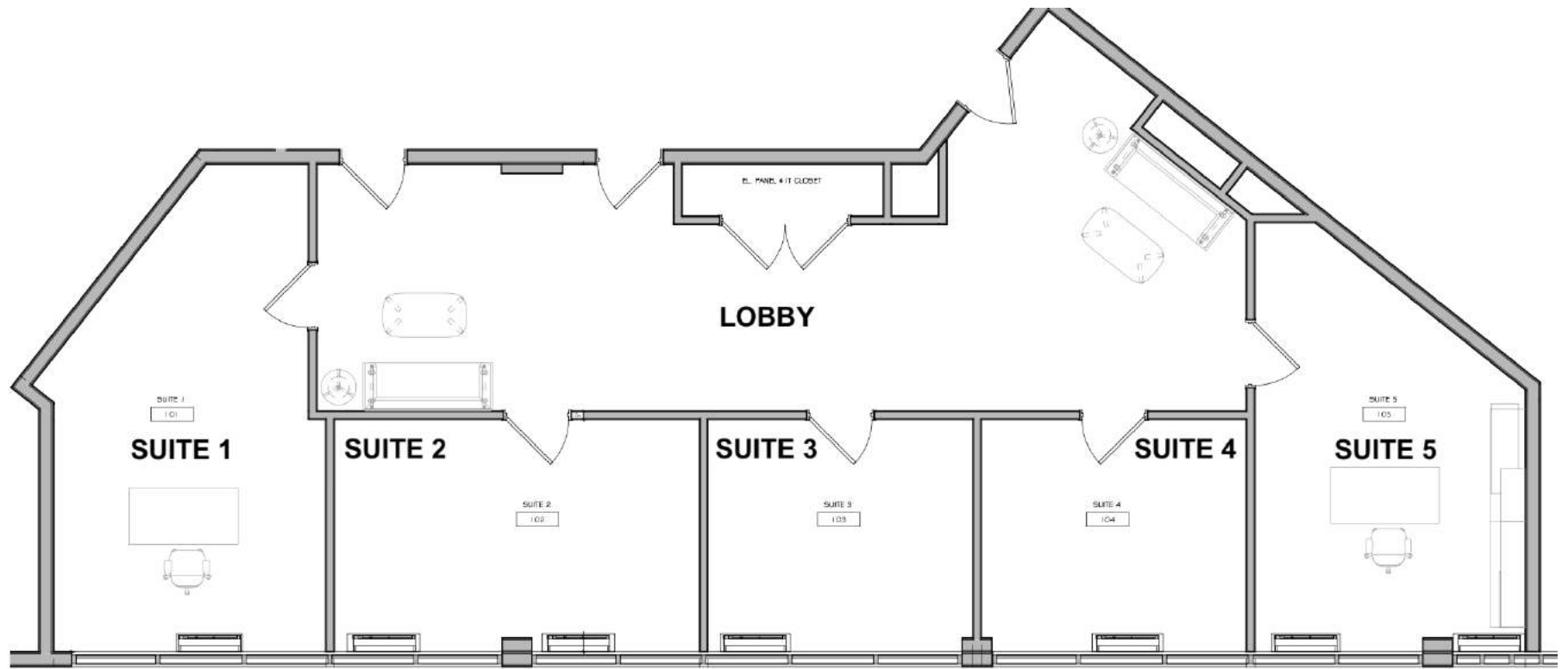
All walls have been filled with sound deadening insulation, Anderson double pane windows line the interior lobby wall and custom window shades provide additional privacy both inside and out. Municipal parking fills the rear of the property while the front door leads you steps from Garden City's restaurant row.

All expenses are built in, including internet & individually controlled heating and cooling units that function during and after standard business hours.

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THE PROSPECTIVE BUYER OR TENANT SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN





- Suite 101 - \$2,900
- Suite 102 - \$2,600
- Suite 103 - \$2,600
- Suite 104 - \$2,600
- Suite 105 - \$2,900

**Chris K. Pappas**

VP of Commercial Services

Lic. Assoc. R.E. Broker

M: 516.659.6508

O: 516.427.2000

[chris.pappas@compass.com](mailto:chris.pappas@compass.com)



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