



**4,454 sq. ft. of Office Space For Lease**  
**45 N Station Plaza, Great Neck**



**Specifications:**

**Building Size:** 31,000 sq. ft.

**Office Space:** 4,454 sq. ft.

**Pricing and Timing:**

**Occupancy:** Immediately

**Lease Price:** \$38.00/sq. ft.  
Modified gross

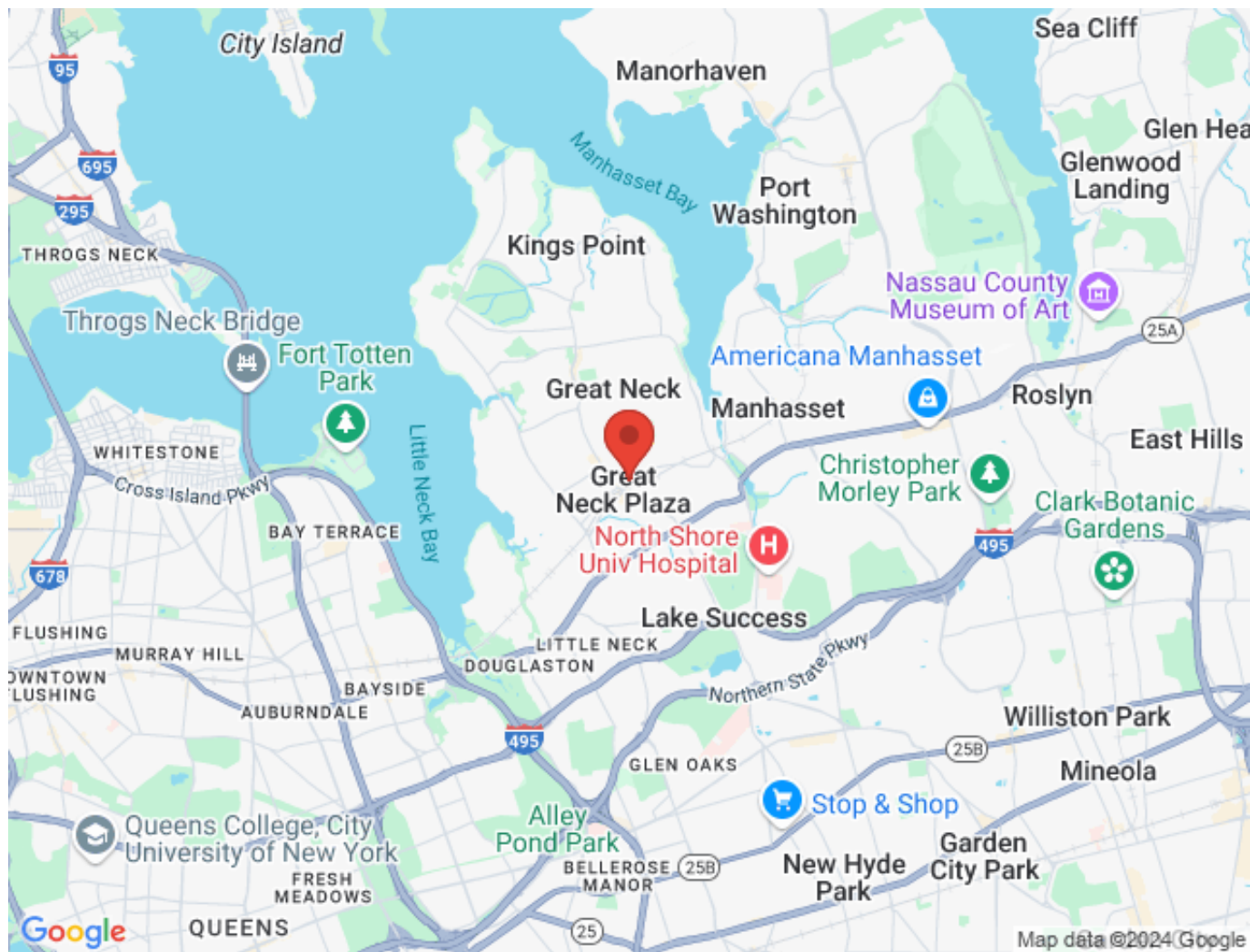
**Suite 400 • Boutique professional office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and NICE bus stop • Mostly open floor plan layout with high window ratio • 3 private offices, conference room, reception area, fully built out financial services office, & kitchen/breakroom • Dedicated HVAC • Cleaning included in base rent • Electric is \$3.00PSF. • Lobby and common areas newly renovated with 24/7 access**



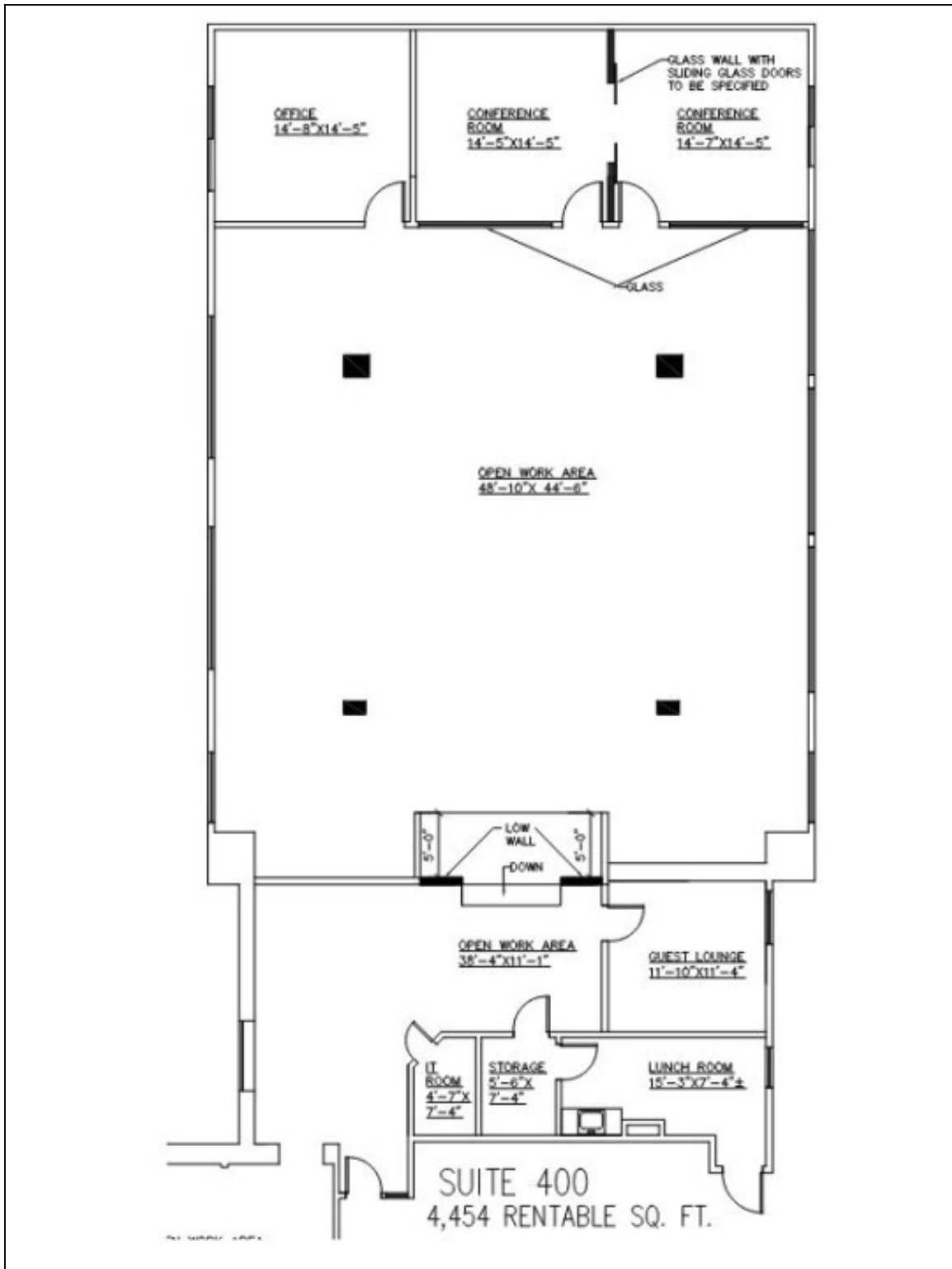
**James Parnes, RE Salesperson**  
516-732-7864 (cell)  
631-293-3700 x45  
jp@schackerrealty.com



**Chris Ferencsik, Associate RE Broker**  
516-527-3334 (cell)  
631-293-3700 x25  
cf@schackerrealty.com



All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.