



SCHACKER REALTY

Exclusive Listing

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 office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and bus stop • Open floor plan layout with high window ratio • 3 private offices, conference room, reception area, fully built out office, & kitchen Reasonable divisions considered • Dedicated HVAC • Cleaning included in base rent • Electric is \$3.50 PSF • Lobby and common areas newly renovated with 24/7 access



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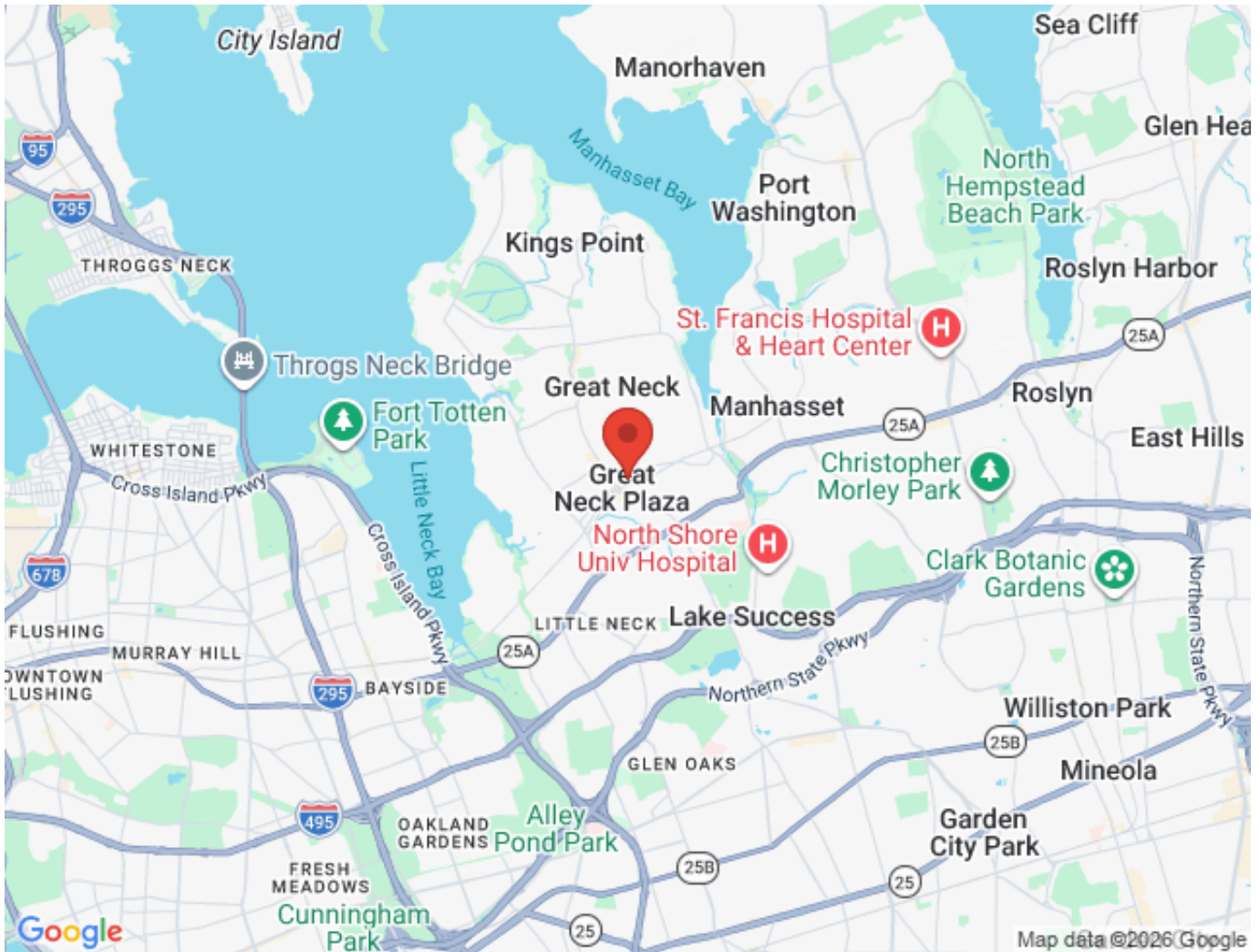
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Measurements may be estimates and information shown should not be relied upon without independent verification.



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