



700 sq. ft. of Office Space For Lease
45 N Station Plaza, Great Neck



Specifications:

Building Size: 31,000 sq. ft.

Office Space: 700 sq. ft.

Pricing and Timing:

Occupancy: 2/1/25

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

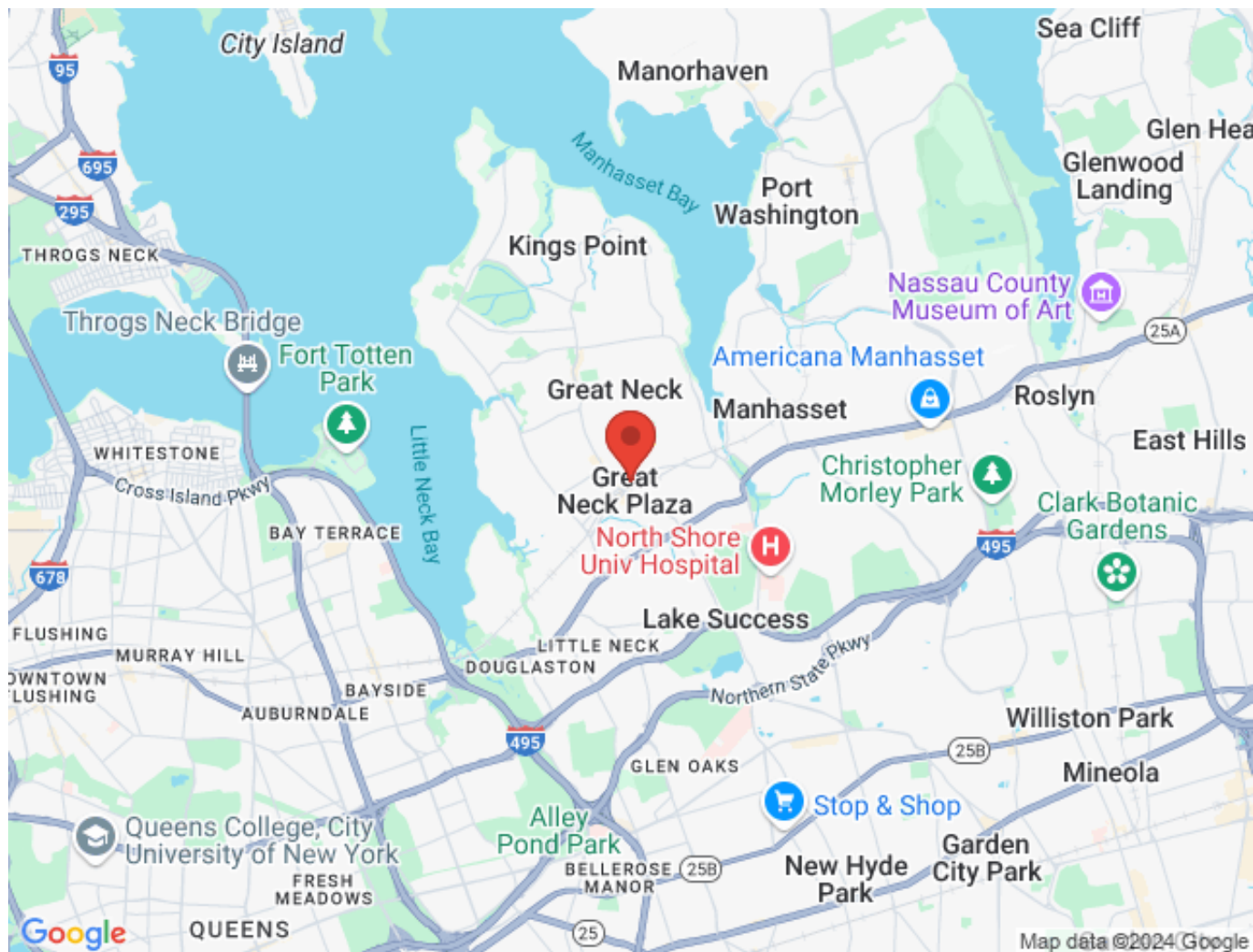
Suite 404 • Boutique professional office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and NICE bus stop • Dedicated HVAC • The space is demised with 2 windowed offices and waiting/reception area • Cleaning included in base rent • Electric is \$3.00PSF • Other spaces available: 407sf, 457sf, 1,319sf and 1,609sf • 4,454sf Lobby and common areas newly renovated with 24/7 access



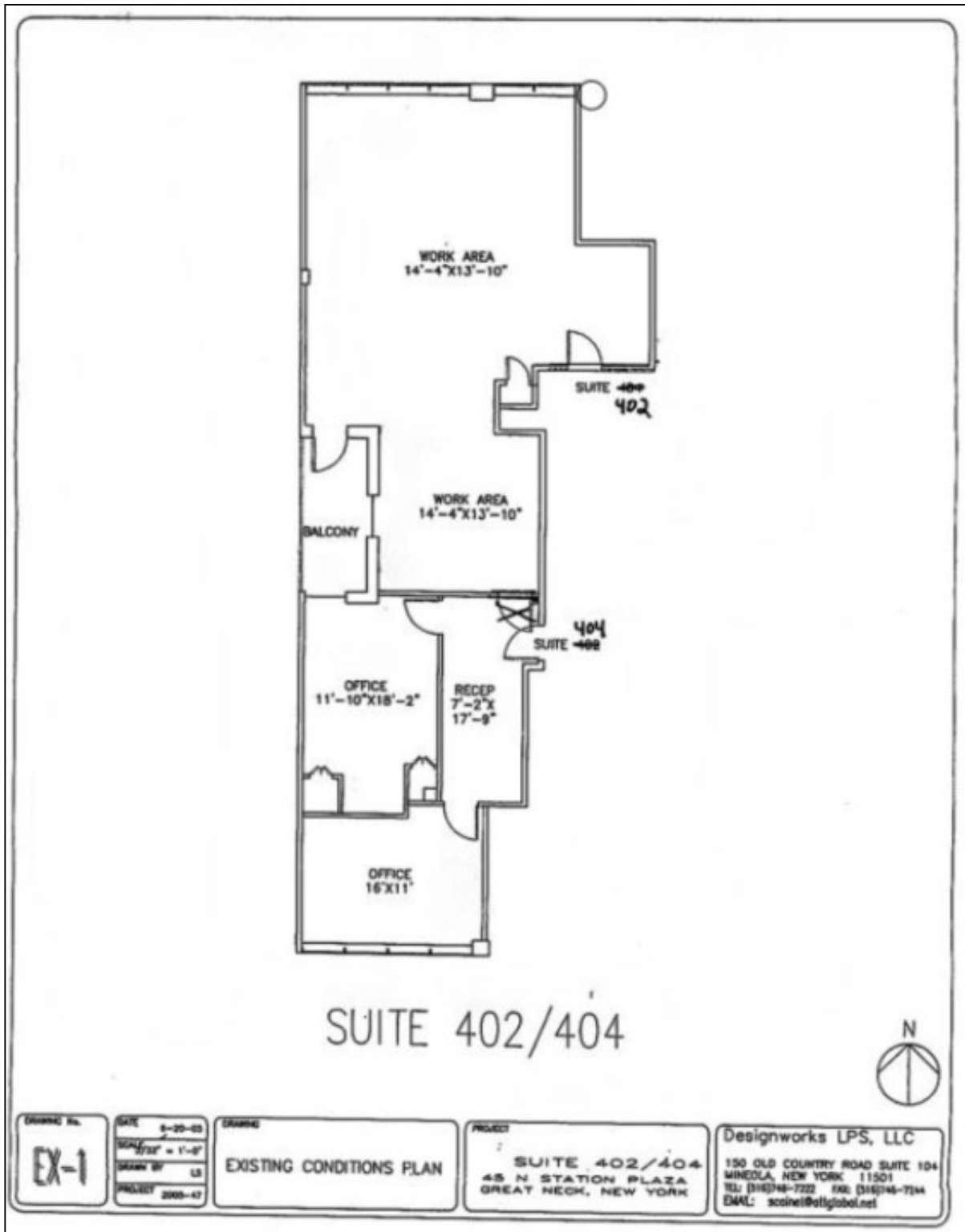
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