



JLR Realty Inc

# 11 Grace Avenue Great Neck, NY

## SUBURBAN SATELLITE SOLUTION

~~Suite 302 - 2,096rsf~~ | Suite 305 - 1,900rsf



RENT:  
Upon request



POSSESSION:  
~~Suite 302 - Leased~~  
Suite 305 - Arranged



ELECTRIC:  
\$3prsf



TERM:  
Negotiable

### *Contacts:*

**JESSE RUBENS**

**212.786.2611/917.626.2850**

**[jrubens@jlrre.com](mailto:jrubens@jlrre.com)**

**MICHAEL SMITH**

**917.701.4361**

**[msmith@jlrre.com](mailto:msmith@jlrre.com)**

# 11 Grace Avenue

## Great Neck, NY

### BUILDING FEATURES

- AVOID MASS TRANSIT ENTIRELY!
- ESCAPE MANHATTAN FOR CLOSE IN SUBURBS – GREAT NECK, NY
- 1 BLOCK FROM GREAT NECK LIRR STATION – 25 MIN RIDE FROM PENN STATION!
- HIGH-END OFFICE BUILDING
- FINANCIALLY SOUND OWNERSHIP
- RECENTLY RENOVATED LOBBY, ELEVATORS, BATHROOMS & COMMON CORRIDORS
- AVAILABLE FOR MULTIPLE USES
- UNDERGROUND & MUNICIPAL LOT PARKING AVAILABLE

#### *Contacts:*

**JESSE RUBENS**  
212.786.2611/917.626.2850  
jrubens@jlrre.com

**MICHAEL SMITH**  
917.701.4361  
msmith@jlrre.com

# 11 Grace Avenue Great Neck, NY



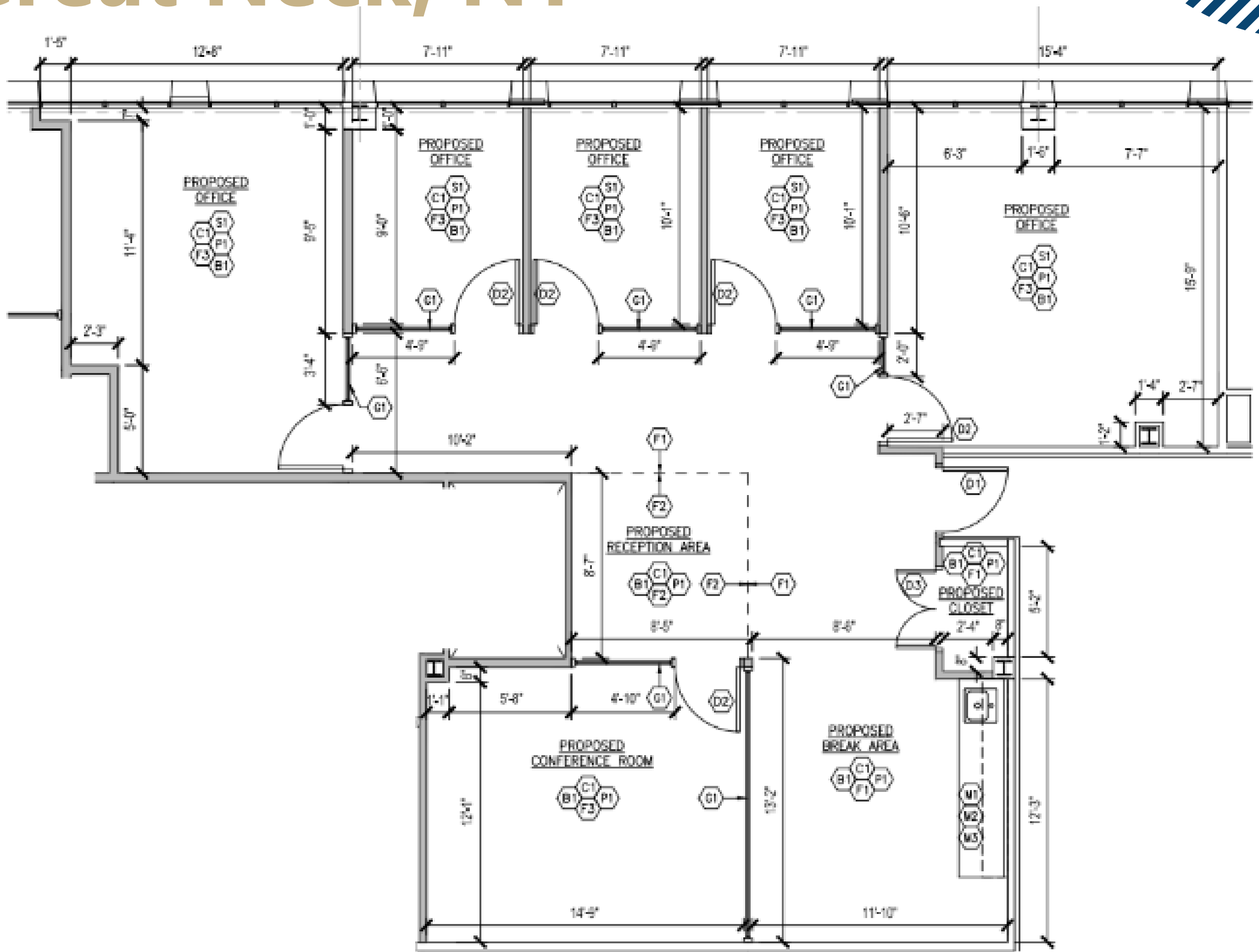
## Proposed Layout

**SUITE 302**  
**2,096 RSF**



JLR Realty Inc

# 11 Grace Avenue Great Neck, NY



2 SUITE 305 PROPOSED PRE-BUILD PLAN  
SCALE: 1/4" = 1'-0"

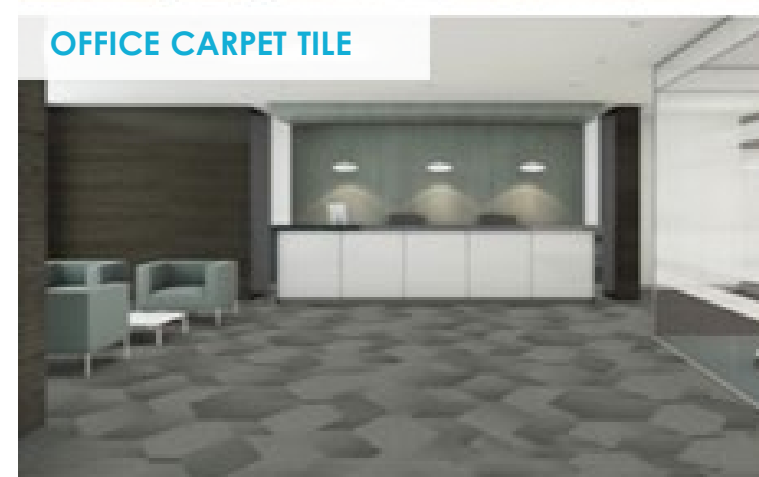
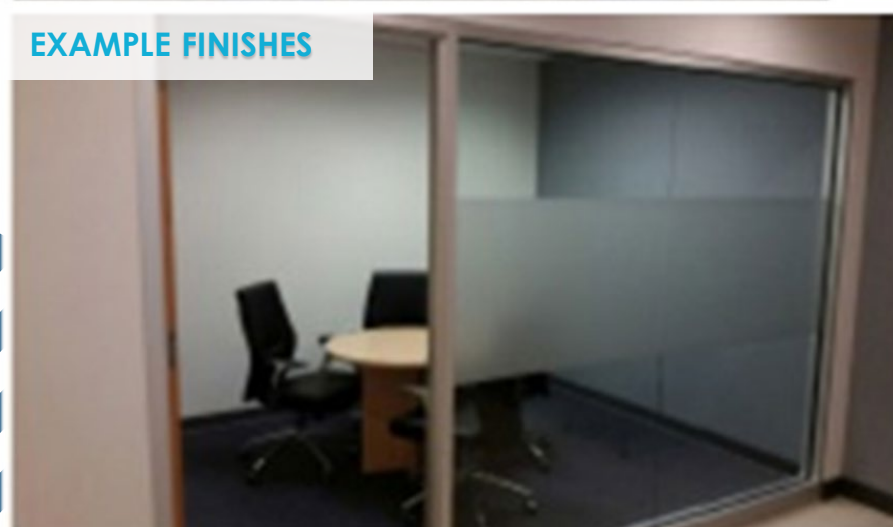
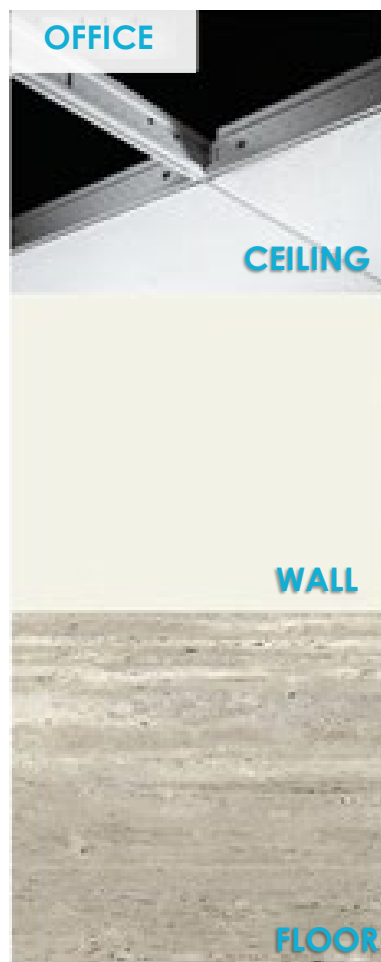
## Proposed Pre-Built Plan

**SUITE 305**  
**1,900 RSF**



JLR Realty Inc

# 11 Grace Avenue Great Neck, NY



## Photos



JLR Realty Inc



JLR Realty Inc

# 11 Grace Avenue Great Neck, NY

## **Contacts:**

JESSE RUBENS  
212.786.2611/917.626.2850  
jrubens@jlrre.com

MICHAEL SMITH  
917.701.4361  
msmith@jlrre.com