

Office For Lease

107 Northern Blvd

107 Northern Blvd Great Neck, NY 11021



For More Information:

Rozita Soomekh- Results Powered by Rozita

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.498.2152
rozita.soomekh@elliman.com

 **Douglas Elliman**
Commercial

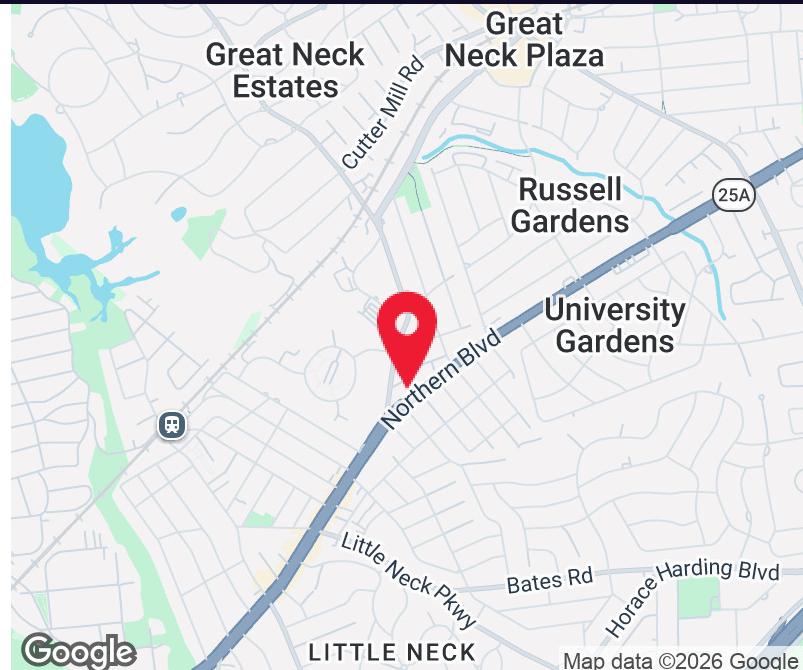
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Offering Summary

Number of Units	2
Suite 410	\$5,030.50/M
Available SF:	Approx. 1,560 SF
Suite 202	\$2,170.00/M
Available SF:	Approx 700 SF
Utilities	\$3.75/M
Year Built:	1971
Availability	June 1st

Property Overview

Introducing an exceptional opportunity for a prime office lease at 107 Northern Blvd, Great Neck, NY, 11021. This meticulously maintained property offers a spacious, versatile interior with 2 offices, a kitchen and conference room, ideal for a range of business needs. Boasting ample parking, high visibility, and easy access, it's perfectly positioned for success. With its modern design, abundant natural light, and customizable layout, this property provides an outstanding canvas for creating a dynamic business space. Elevate your operations with this impressive commercial property that blends convenience with a prestigious address. Experience the epitome of commercial real estate excellence at 107 Northern Blvd.

Property Highlights

- Infront of bus stop
- Multiple windows
- access to LIRR
- Covered Parking for Tenants and and Visitors (200 surface parking spaces)

Property Highlights

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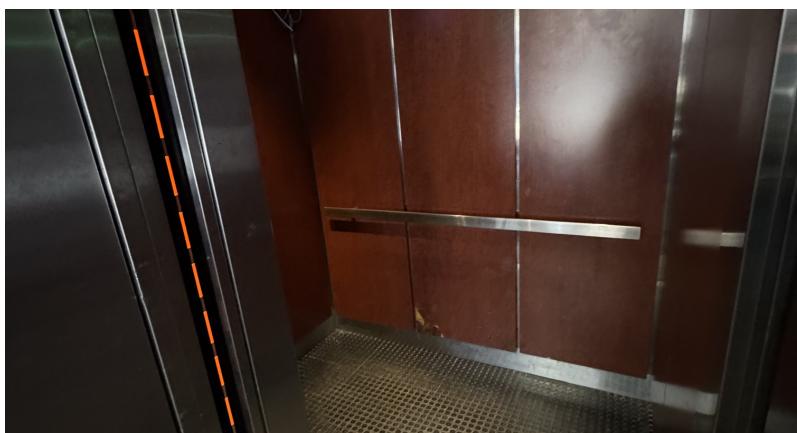
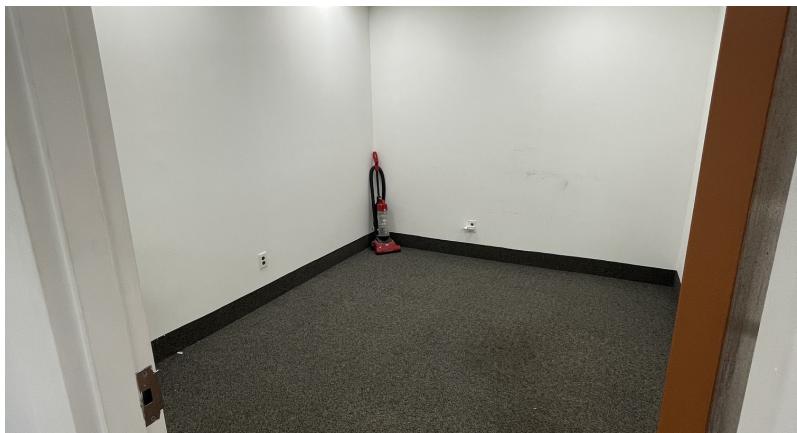
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Office For Lease - Suite 410

Approx. 1,560 SF

\$5,030.50/M



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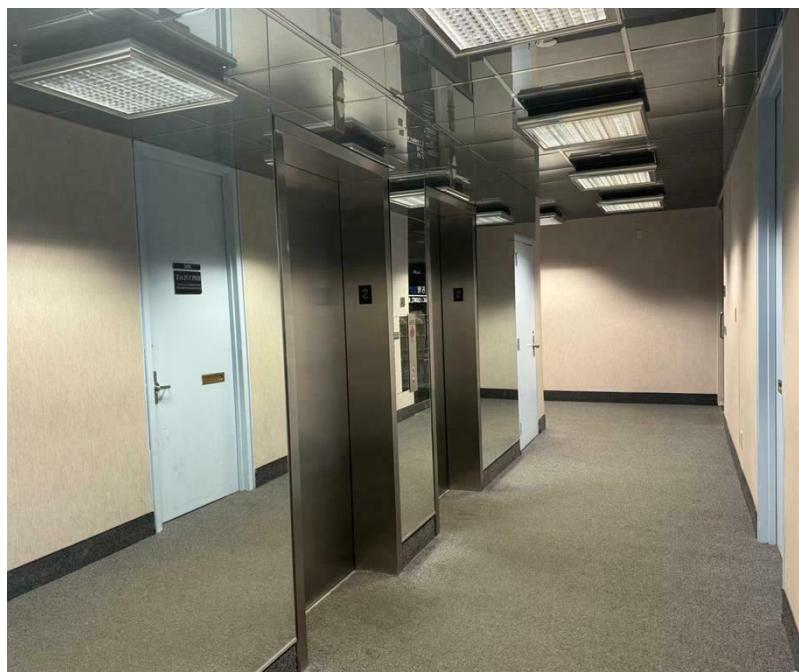
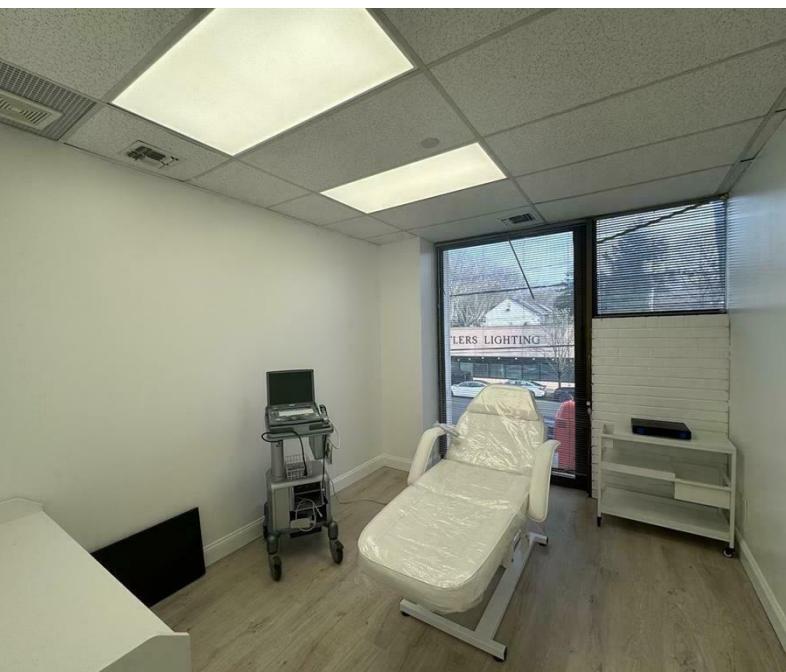
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Office For Lease - Suite #202

Approx. 700 SF

\$2,170.00/M



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Map
data
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,152	6,583	26,628
Average Age	45	45	46
Average Age (Male)	43	43	44
Average Age (Female)	46	47	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	837	2,491	10,338
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$151,886	\$164,609	\$165,069
Average House Value	\$967,387	\$1,065,071	\$1,068,083

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WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

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