



3111 New Hyde Park Road

North Hills, New York 11042

Property Highlights

- Second Generation Medical Office Space
- Immediate Proximity to Four Major Hospitals, including Northwell, CHS-St Francis & NYU Langone-Long Island
- Exceptional Location at Northern State Pkwy & LIE Exits
- High traffic & visibility location at lighted intersection
- Spacious parking lot for patients and employees
- Modern and attractive exterior
- Professional and well-maintained property
- Ample signage opportunities for branding
- Zoned C-1 (medical office permitted use)

Spaces	Lease Rate	Space Size
1st Fl South	Rate Upon Request	7,542 - 10,701 SF
1st Fl North	Rate Upon Request	3,159 - 10,701 SF

Offering Summary

Lease Rate:	Rate Upon Request
Building Size:	26,690 SF
Available SF:	3,159 - 10,701 SF
Lot Size:	1.75 Acres
Zoning:	C-1 (Medical Office Permitted)
Municipality	Village of North Hills

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,684	66,936	199,122
Total Population	7,776	190,433	586,307
Average HH Income	\$219,460	\$189,723	\$166,775

For More Information

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Property Description

Second generation medical office space. Two contiguous spaces totaling 10,701 RSF. Formerly occupied by an OB-GYN practice and a dermatology practice. 7,542 RSF Space: Fifteen (15) exams rms, eight (8) consult rms, radiology area, waiting rm, business office, kitchen/pantry, five (5) interior bathrooms and more. Zoned C-1 (medical office permitted use). 3,159 RSF Space: Second generation medical space (dermatology practice). 5 exam rms, 1 large consult rm, nurses station, large waiting rm, surgical waiting rm, admin office, reception, billing area, employee break area, 4 bathrooms and more.

Spaces can be combined.

Location Description

The subject property is located the east side of New Hyde Park Road between Hollow Lane and Dakota Drive in a prime location in North New Hyde Park, NY. The subject is exceptionally well located as it abuts both the LIE and Northern State Parkway New Hyde Park Road exits and is within close proximity to the Northwell Health's world renowned North Shore University Hospital, LIJ, & Cohen Children's Medical Center, NYU Langone-Long Island and St. Francis Hospitals.



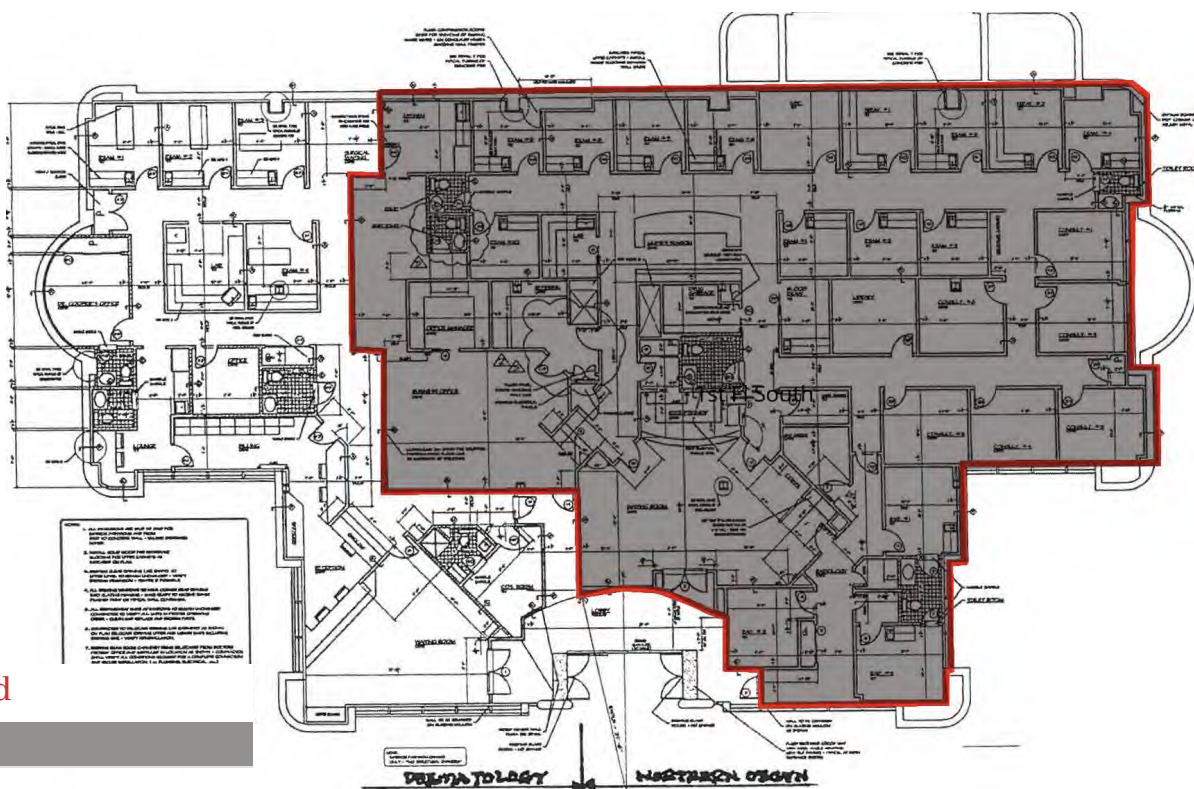
Property Type	Medical Office
Property Subtype	Medical
APN	8 / G / 922
Building Size	26,690 SF
Lot Size	1.75 Acres
Building Class	B
Year Built	1983
Number of Floors	2
Parking Spaces	115
Number of Buildings	1

Second generation medical office space. Two contiguous spaces totaling 10,701 RSF. Formerly occupied by an OB-GYN practice and a dermatology practice. 7,542 RSF Space: Fifteen (15) exams rms, eight (8) consult rms, radiology area, waiting rm, business office, kitchen/pantry, five (5) interior bathrooms and more. Zoned C-1 (medical office permitted use). 3,159 RSF Space: Second generation medical space (dermatology practice). 5 exam rms, 1 large consult rm, nurses station, large waiting rm, surgical waiting rm, admin office, reception, billing area, employee break area, 4 bathrooms and more.

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Legend

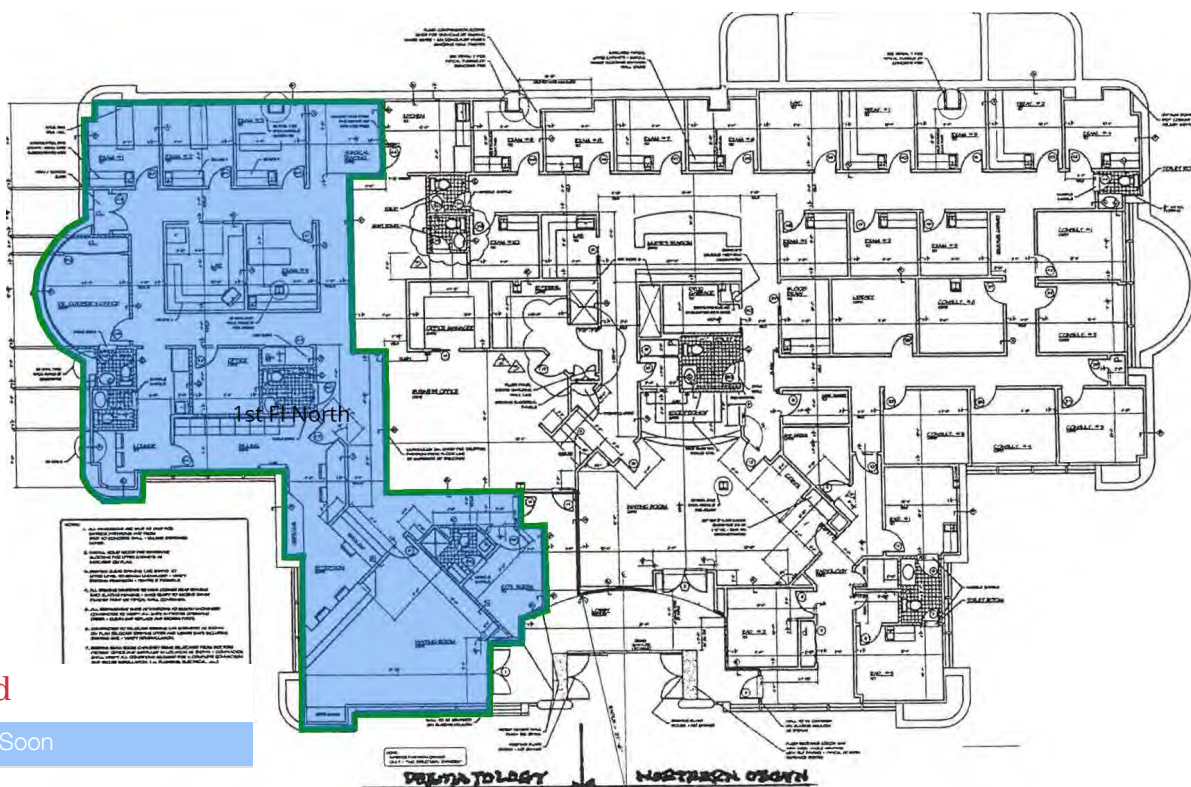
Available

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,159 - 10,701 SF	Lease Rate:	Rate Upon Request

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1st Fl South	Available	7,542 - 10,701 SF	NNN	Rate Upon Request	Second generation medical office space (OB-GYN). Formerly occupied by an obstetrics & gynecology practice. Fifteen (15) exams rms, eight (8) consult rms, radiology area, waiting rm, business office, kitchen/pantry, five (5) interior bathrooms and more.



Legend

Available Soon

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,159 - 10,701 SF	Lease Rate:	Rate Upon Request

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1st Fl North	Available Soon	3,159 - 10,701 SF	NNN	Rate Upon Request	Second generation medical space (dermatology practice). 5 exam rms, 1 large consult rm, nurses station, large waiting rm, surgical waiting rm, admin office, reception, billing area, employee break area, 4 bathrooms and more.

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NAL Long Island

For Lease

3,159 - 10,701 SF | Rate Upon Request

Medical Office
Space



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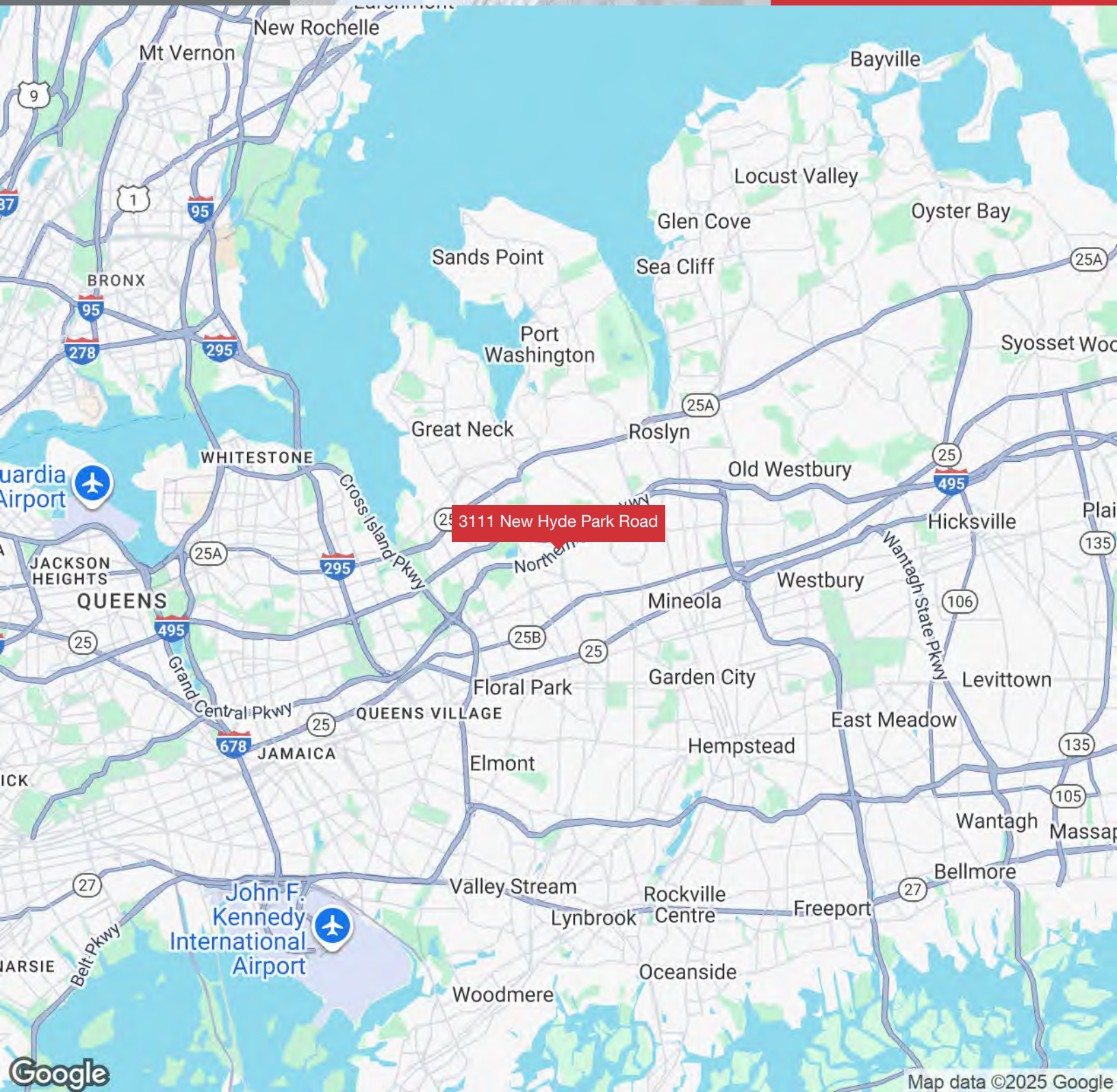
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NAI Long Island

For Lease

3,159 - 10,701 SF | Rate Upon Request

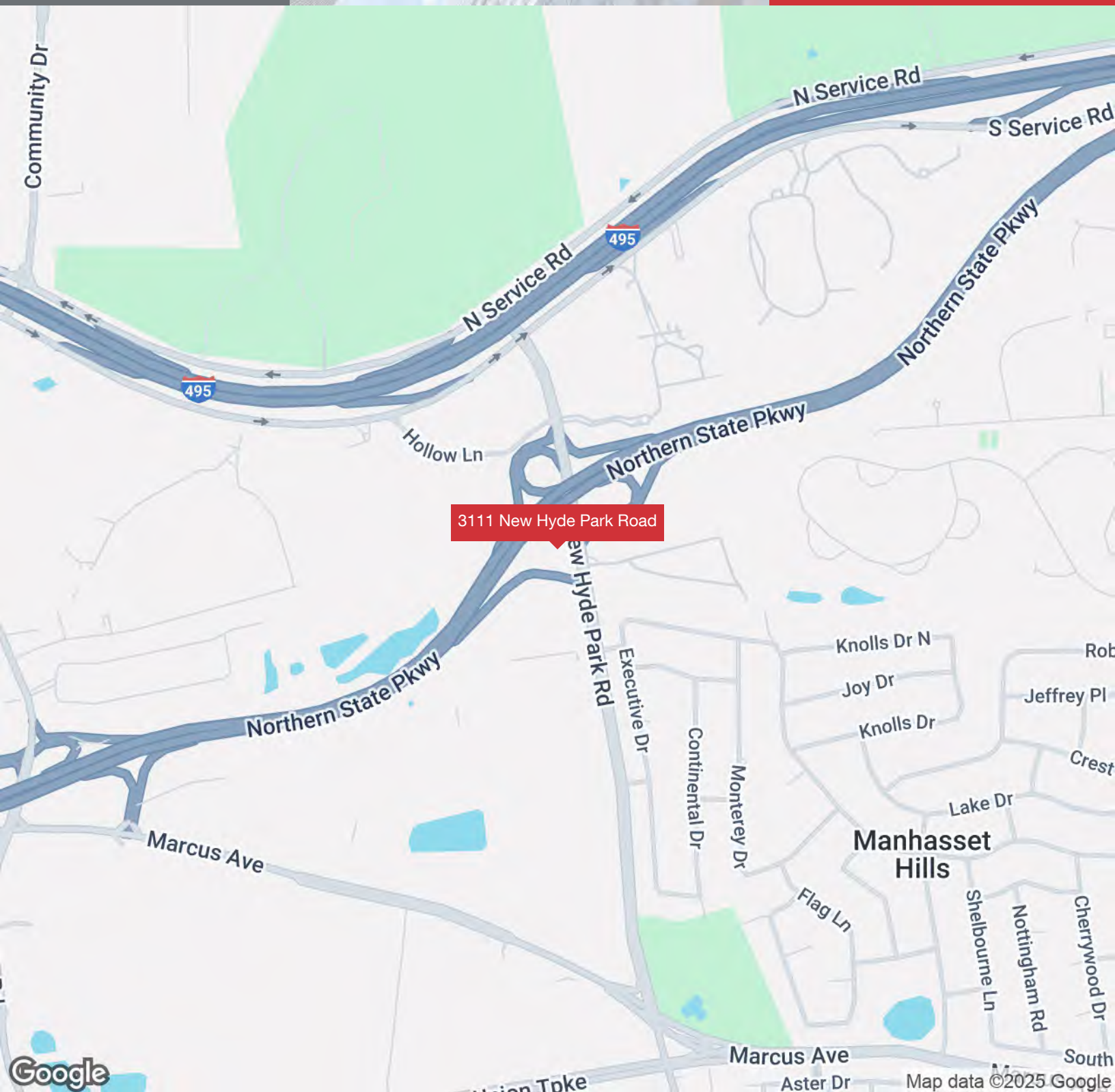
Medical Office Space



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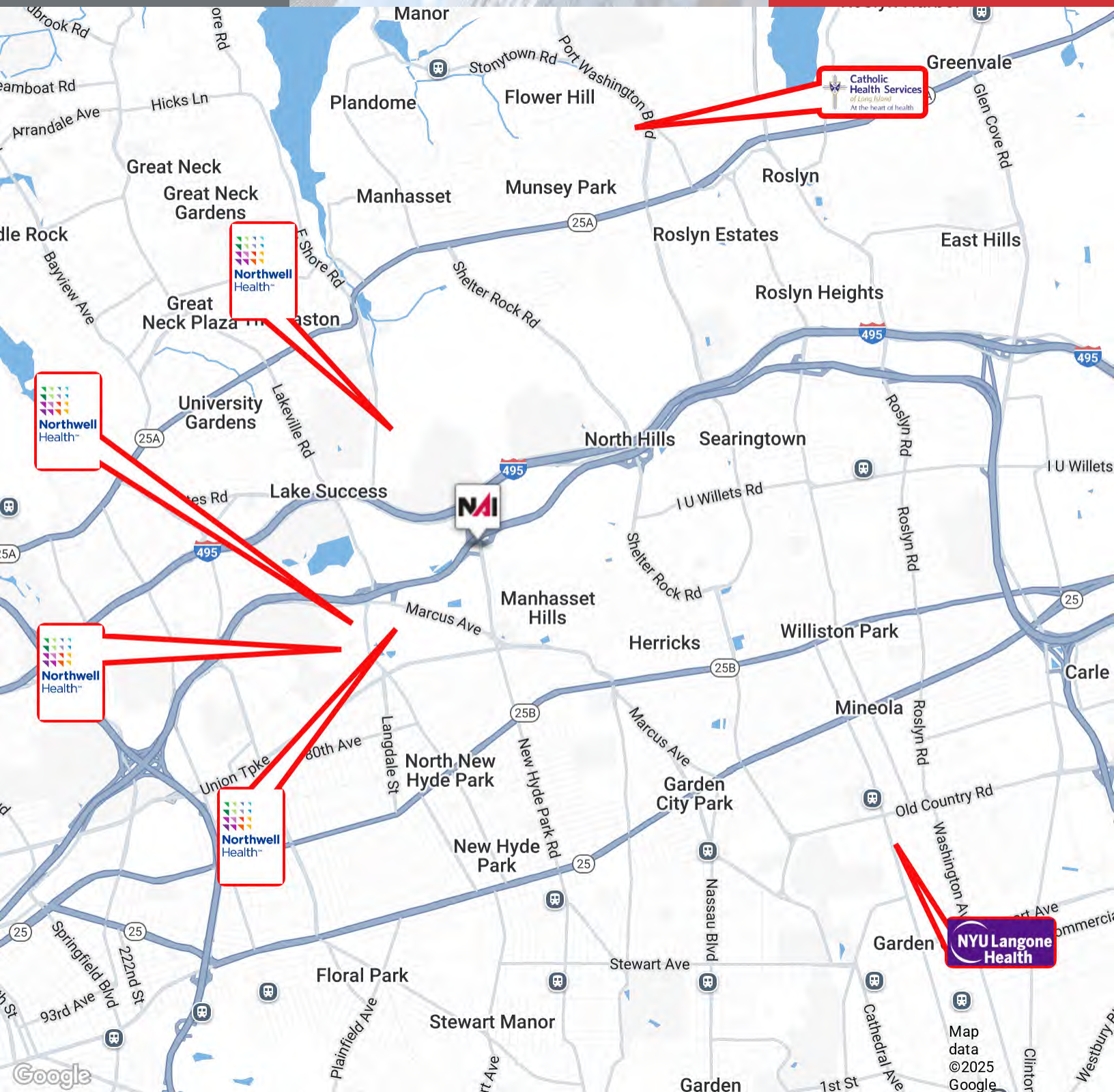
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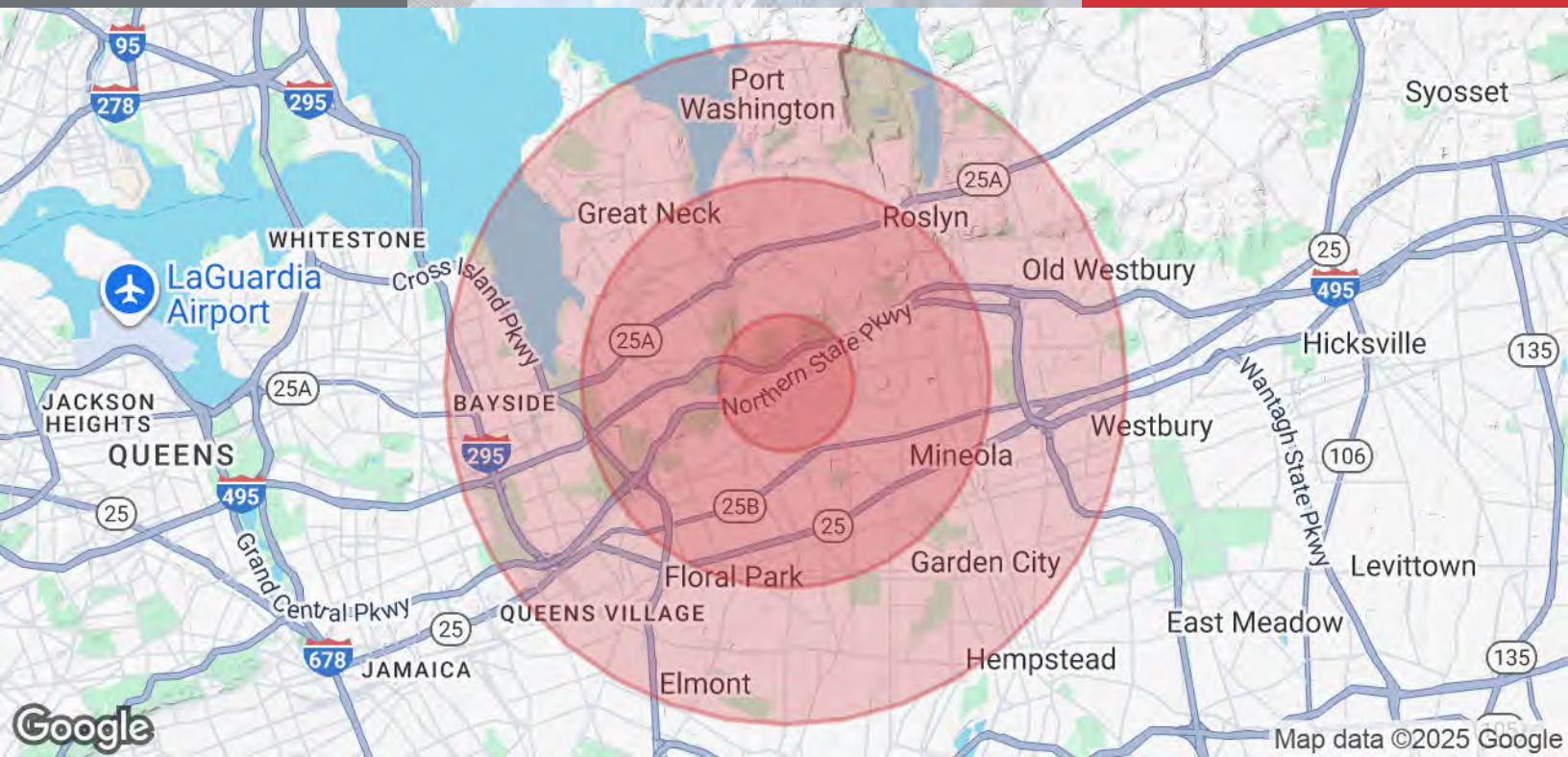
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Population

	1 Mile	3 Miles	5 Miles
Total Population	7,776	190,433	586,307
Average Age	48	45	43
Average Age (Male)	46	43	42
Average Age (Female)	49	46	45

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,684	66,936	199,122
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$219,460	\$189,723	\$166,775
Average House Value	\$1,158,116	\$971,157	\$892,367

Demographics data derived from AlphaMap

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