

111-113 S Tyson Ave

111-113 S Tyson Ave, Floral Park, NY 11001

 **Douglas Elliman**
Commercial

Presented By:
NY Real Estate - HootanRE



111-113 S Tyson Ave

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Property Details

Contact Exclusive Listing Associate Broker for Details:::

HOOTAN MOEIRZADEH - (516) 441-2646 (Mobile)

Hootan.Moeirzadeh@Elliman.com

SEE MORE LISTINGS:

<https://www.ellimancommercial.com/Hootan-Moeirzadeh>

<https://www.loopnet.com/brokerdirectory/profile/Hootan-Moeirzadeh/kb34vb8>

HootanRE.com

Prime LOCATION LOCATION LOCATION!!!

Welcome to:

111-113 S Tyson Ave, Floral Park, NY 11001

Just NEWLY Renovated & Move-In Ready!

Heat included

This Beautifully updated (2nd) second-floor professional office space is now available for lease. Previously home to a prominent law firm that expanded into a larger space, this suite is ideal for professionals seeking a High-Visibility (Lirr across the street), Turnkey PRIME Location.

20 Minutes to Penn Station

Features Include:

- Freshly painted with high-end carpeting and new flooring, Elegant-High End Fixtures/Hardware, LED Lighting & Much More
- Three private offices, plus space for reception or additional workstations
- Dedicated area for kitchenette/coffee sink/bar/fridge
- Private Restroom and private entry
- Convenient Access Parking- Municipal Nearby. Available to Business Owners!
- Secure building with 24-hour surveillance and wireless keyless entry for added safety and convenience
- Signage opportunity on the façade—maximize your brand visibility!

Rental Rate:	\$31.20 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area	2,350 SF
:	
Year Built:	1930
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	90 (Exceptionally friendly)
Rental Rate Mo:	\$2.60 /SF/MO

***Designed with meticulous attention to detail, this space boasts premium finishes, abundant natural light (windows), and a layout that balances privacy with openness.

***Unbeatable Location:

- Directly across from the LIRR station—commute with ease!
- Steps from shopping, restaurants, cafés, library, post office, schools, medical centers, and houses of worship
- Centrally located in the heart of Floral Park, with easy access to Great Neck, Garden City, West Hempstead, Franklin Square, New Hyde Park, Mineola, and more

A Rare Opportunity in a Prime Location—With a Great Landlord!

Don't miss your chance to ELEVATE your Business in one of Nassau County's most desirable professional corridors.

Located in the Heart of Wonderful Floral Park NY--- Surrounded Close to:

Great Neck, Garden City, West Hempstead, Franklin Square, New Hyde Park, Mineola & More...

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Hootan M.
516-441-2646 Mobile

All info should be verified independently *

Price: \$31.20 /SF/YR

- Close to NYC/Penn Station(20 minutes)
- Convenient Access to Public Transportation, Lirr, Bus, etc.
- Brand Newly Renovated w/ High End Finishes- Classy
- FREE Heat and Water

View the full listing here: <https://www.loopnet.com/Listing/111-113-S-Tyson-Ave-Floral-Park-NY/38286238/>

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Listing space

2nd Floor	Space Available:	1,000 SF
	Rental Rate:	\$31.20 /SF/YR
	Date Available:	Now
	Service Type:	Modified Gross
	Built Out As:	Standard Office
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	1 - 5 Years

Renovated in 2025. Includes Kitchenette.

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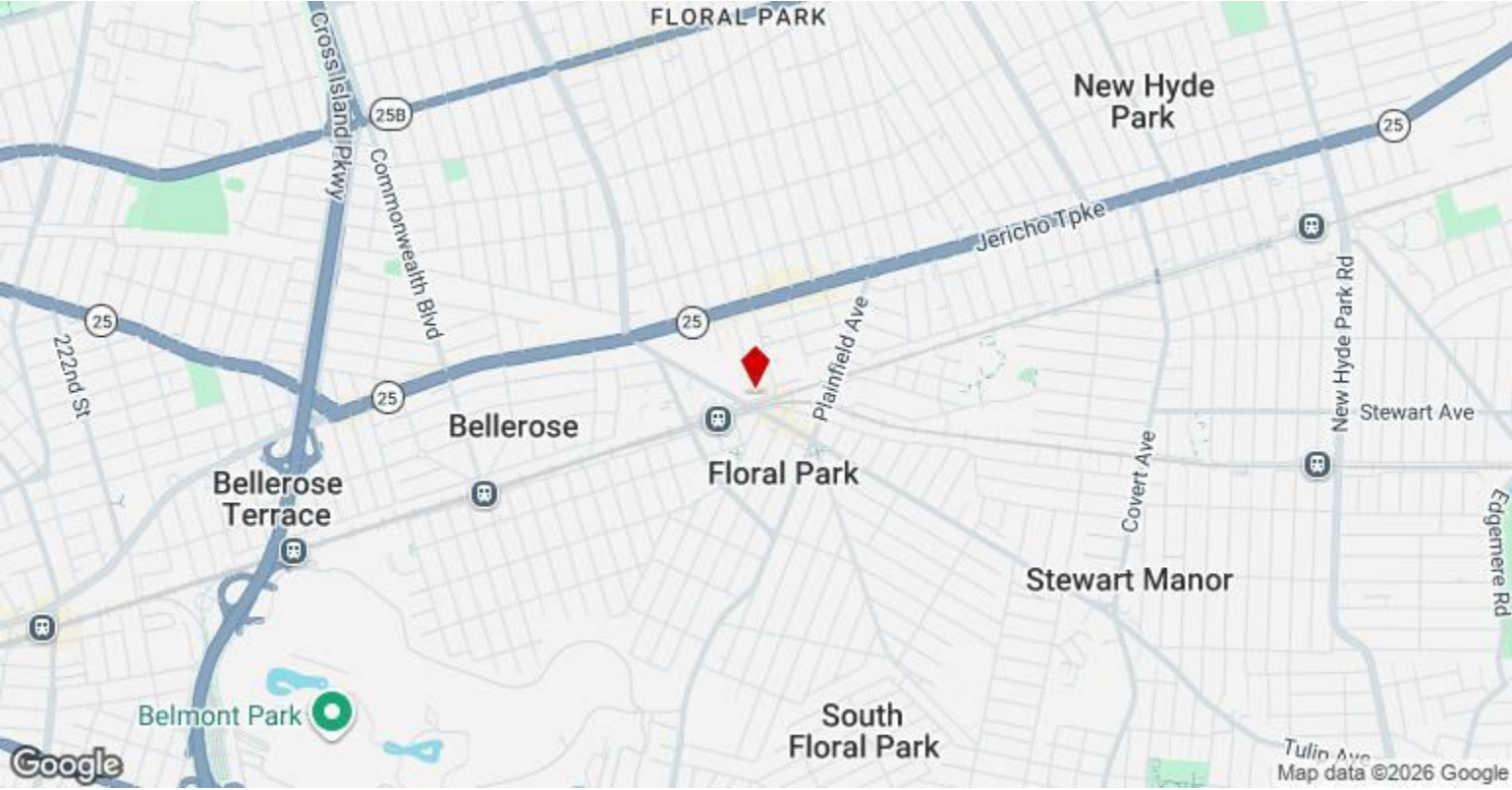
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Corbett Associates, Inc.	-	
Hallmark	-	

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Location



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Property Photos



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 Douglas Elliman EST. 1911
COMMERCIAL

AVAILABLE
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HOOTAN M Elliman

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Property Photos



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HootanRE Vint HighRes

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Property Photos



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20251031_171420_resized

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Property Photos



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Beautiful Fixtures

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Property Photos



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20251030_161310_resized

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Property Photos



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Property Photos



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Beautiful Fixtures2

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Property Photos



Sheikh Restroom



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Property Photos



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20251030_161808_resized

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Property Photos



Front Your sign HERE



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Property Photos



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20251204_142549

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Property Photos



Lirr across the Street!

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**NY Real Estate -
HootanRE**

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