



10 Boulevard Avenue

Greenlawn, New York 11740

Property Highlights

- 550 SF professional office suite.
- Designed for a private executive office and a reception area.
- Includes a private, dedicated restroom within the suite.
- Storage: Access to basement storage for files or equipment.
- Amenities: Shared break room and professional entryway.

Property Overview

This 550 SF professional office suite offers a serene, functional environment ideal for small businesses or satellite teams. The optimized layout accommodates a private executive office and a collaborative reception area, featuring a private restroom and bonus basement storage. While currently utilizing a shared entryway, ownership is planning a private entrance for the suite in the near future. Under the modified gross lease, the landlord covers office cleaning (\$100/month value), while the gas bill is split between the two building tenants, ensuring a well-maintained and cost-effective workspace.

Offering Summary

Lease Rate:	Negotiable
Building Size:	2,100 SF
Available SF:	550
Lot Size:	0.12 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,649	29,540	60,339
Total Population	7,501	85,477	176,868
Average HH Income	\$223,202	\$198,203	\$203,292

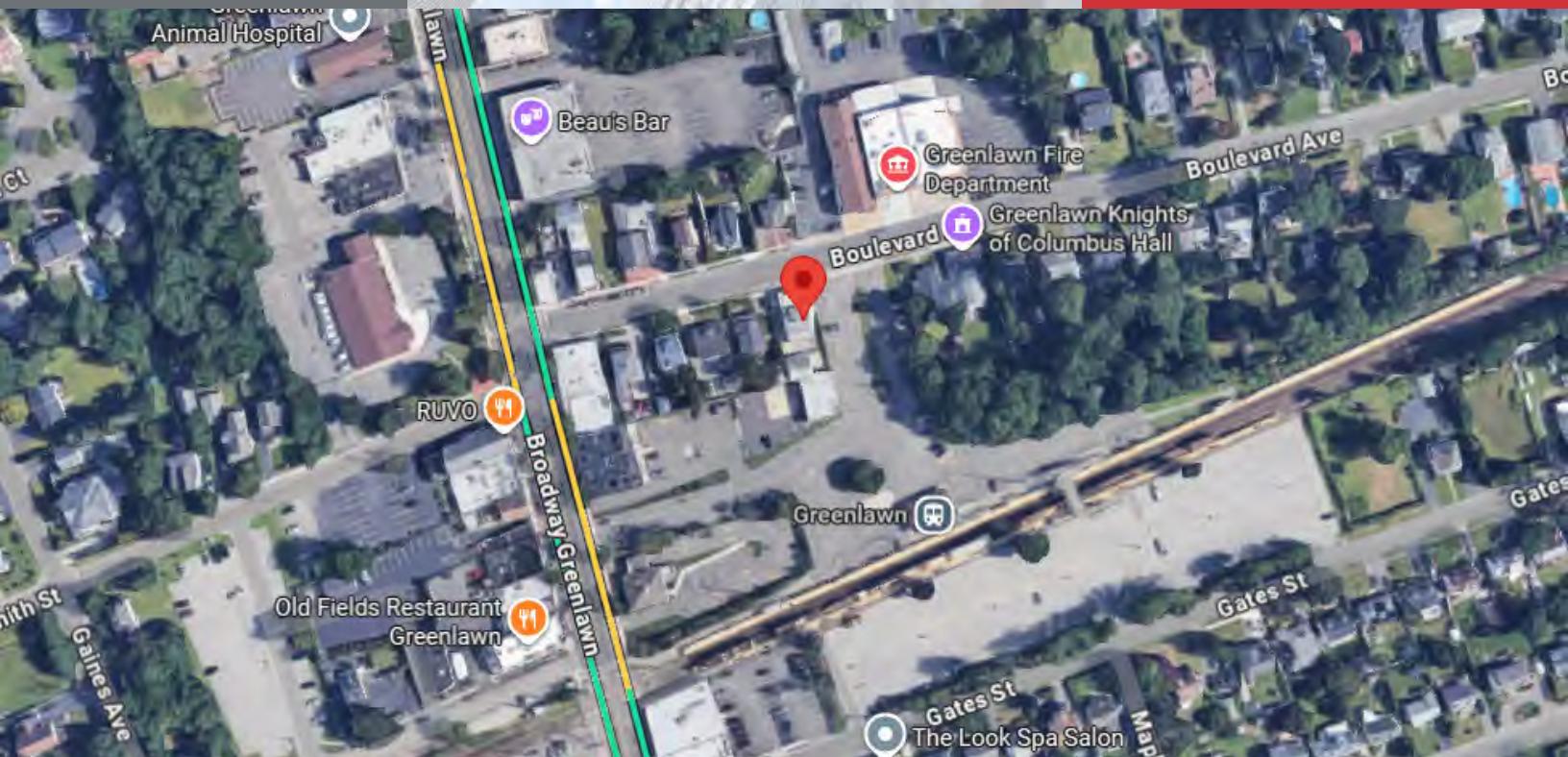
For More Information

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10 Boulevard Avenue, Greenlawn, NY 11740



Location Description

The charm of Greenlawn, NY, where the property is located, sets the stage for a serene suburban work environment. Nestled near the vibrant hub of Greenlawn, tenants will find a variety of dining options, boutique shops, and essential amenities within easy reach. Enjoy the scenic backdrop of local parks and nature trails, perfect for midday strolls or outdoor meetings. With convenient access to major highways and public transportation, this area ensures seamless connectivity for your business and employees. Experience the perfect blend of work and leisure at this prime location in Greenlawn. For lease highlights, the property offers well-maintained common areas and landscaping, as well as a central location with easy access to major highways and public transportation.

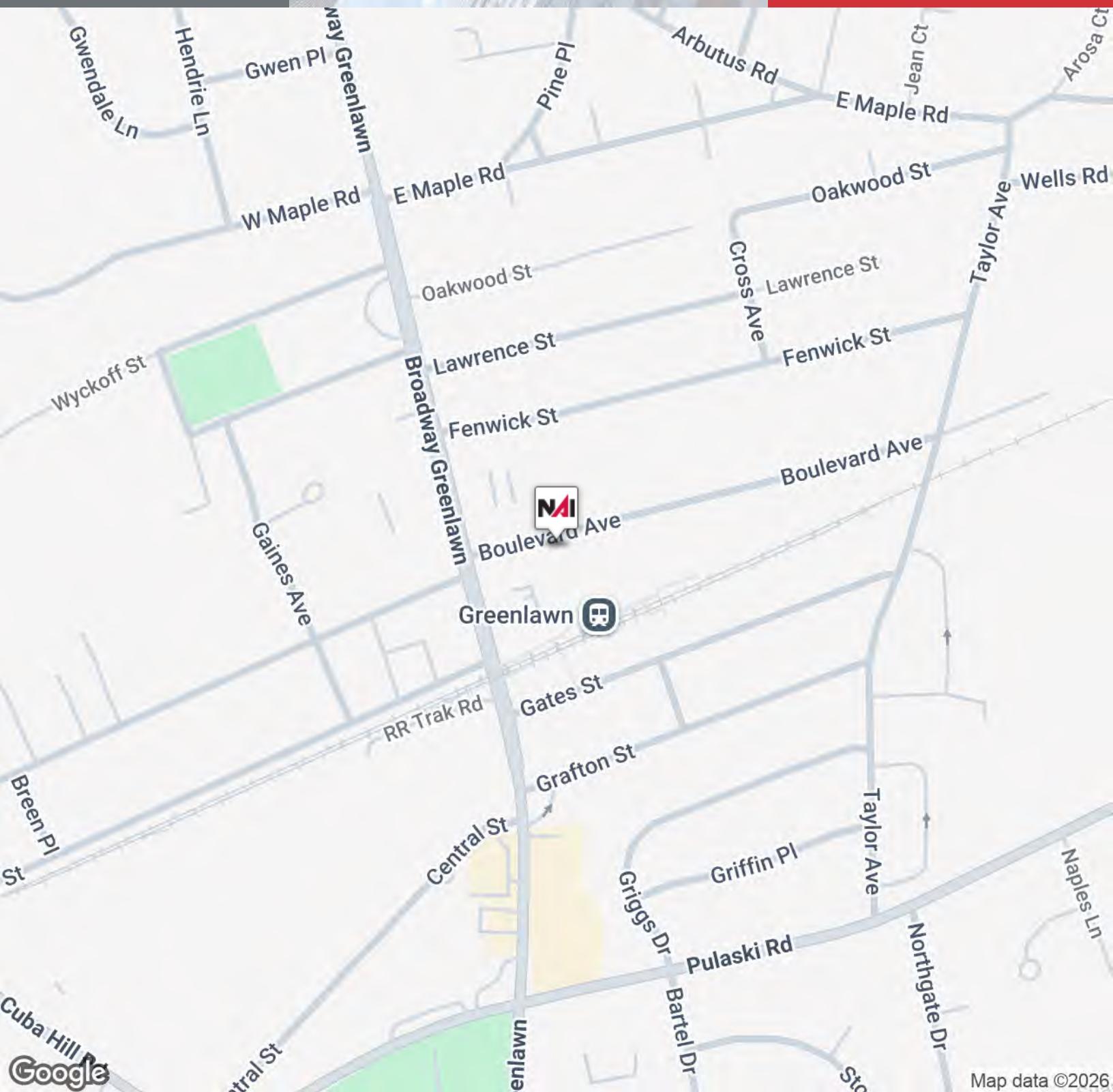
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NAI Long Island

For Lease

Negotiable
Office Space



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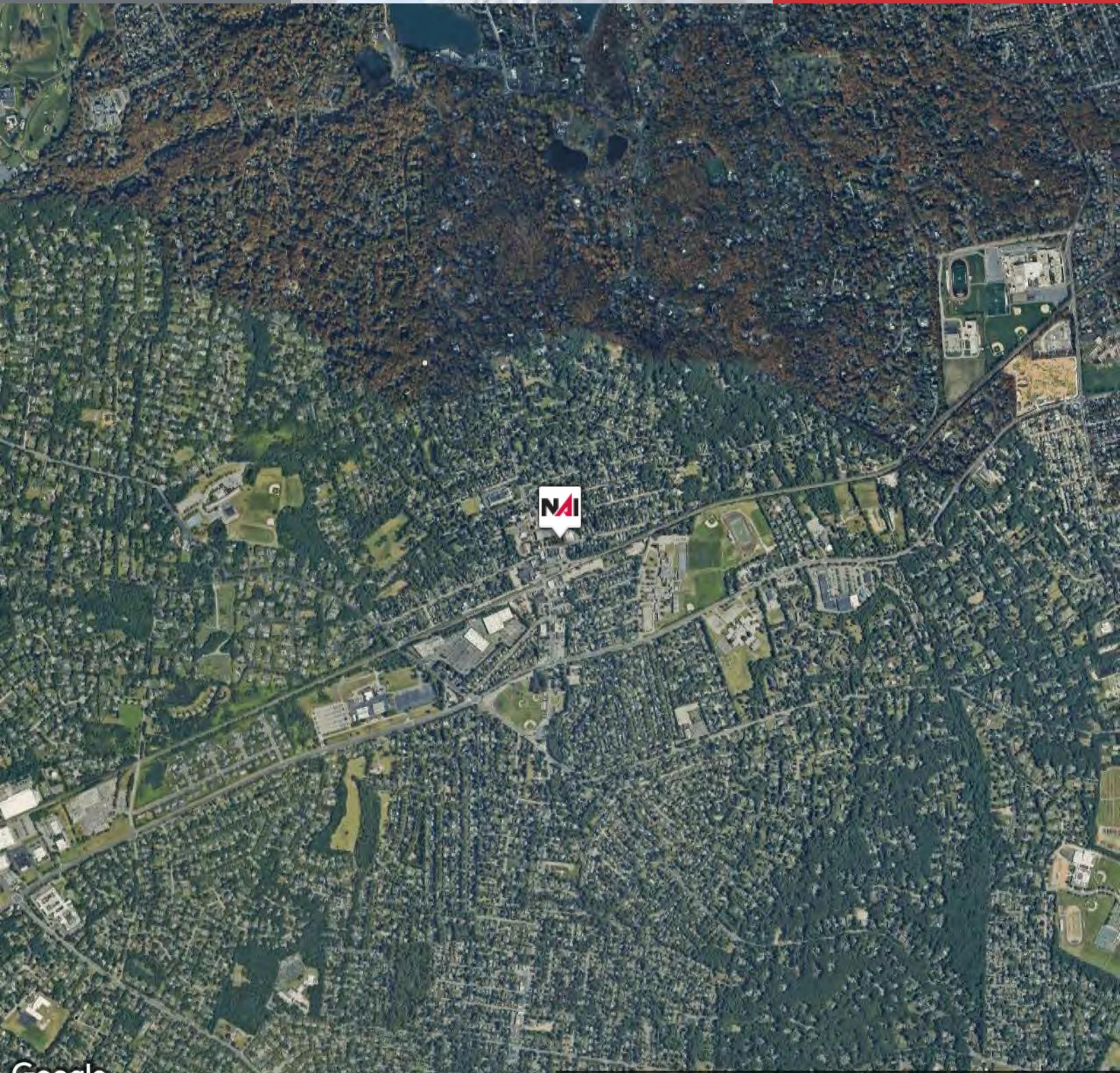
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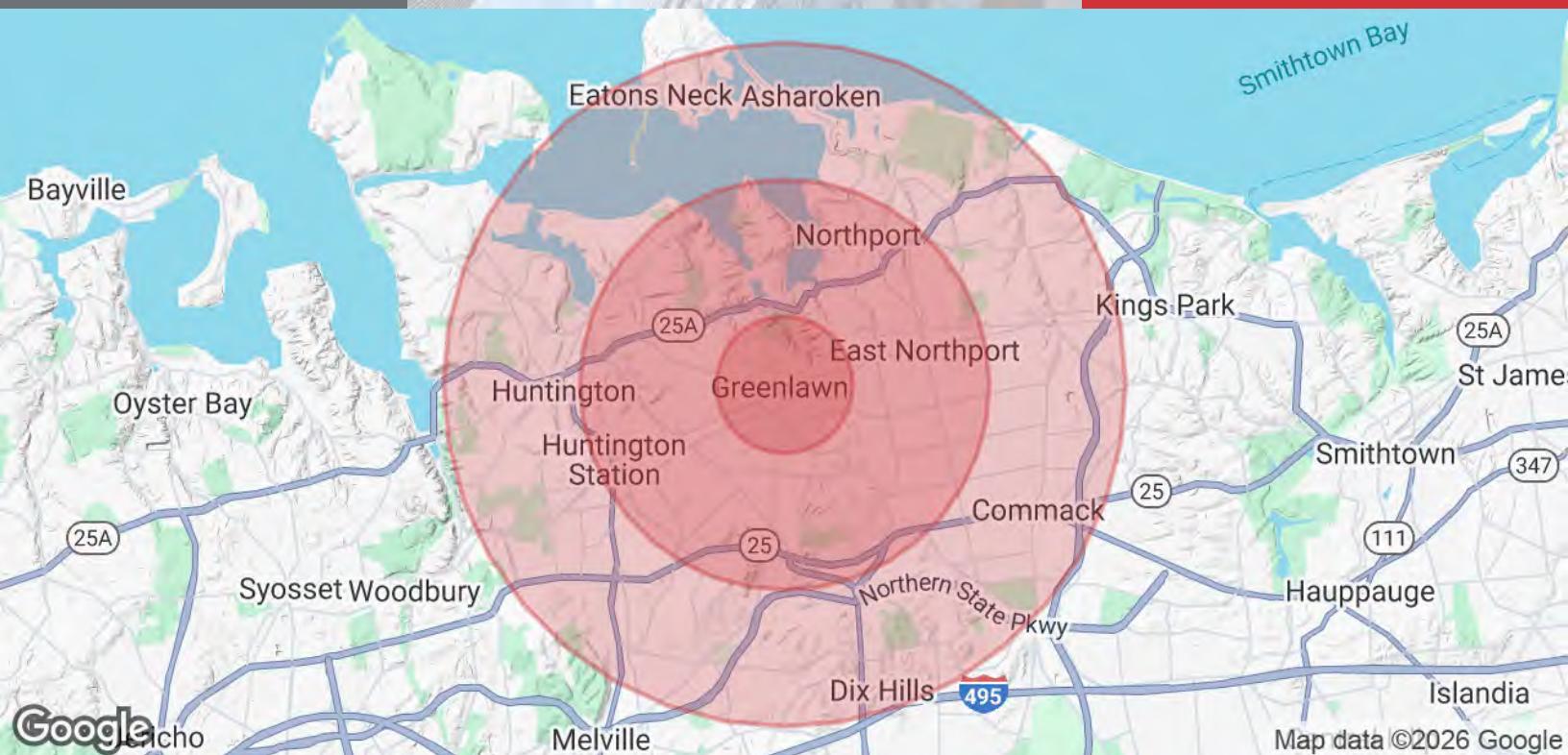
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**Population**

	1 Mile	3 Miles	5 Miles
Total Population	7,501	85,477	176,868
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	46	44	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,649	29,540	60,339
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$223,202	\$198,203	\$203,292
Average House Value	\$828,598	\$775,895	\$792,015

Demographics data derived from AlphaMap

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Professional Background

Brad S. Meir is an Associate at NAI Long Island, focusing on the Industrial Property sector. He earned his real estate broker's license in 2023 after completing his Master of Science in Real Estate from Fordham University, specializing in Commercial Real Estate Development.

Brad previously spent seven years in business development and client relations at real estate and technology firms. His tenure at Yardi Systems and as an Account Executive for REACH by RentCafe provided him with a deep understanding of property management software, market analytics, and digital marketing. At REACH, he drove \$200K in revenue and consistently exceeded productivity targets, earning a top 20 company-wide sales ranking. This tech-savvy background allows him to approach industrial real estate with a data-driven mindset to identify optimal properties and streamline transactions.

Brad is dedicated to delivering effective real estate solutions and building lasting client relationships within the industrial sector. Outside of work, he enjoys a cappella singing, golf, tennis, and travel.

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