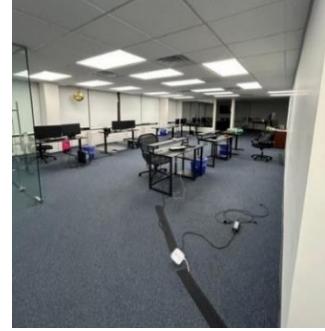
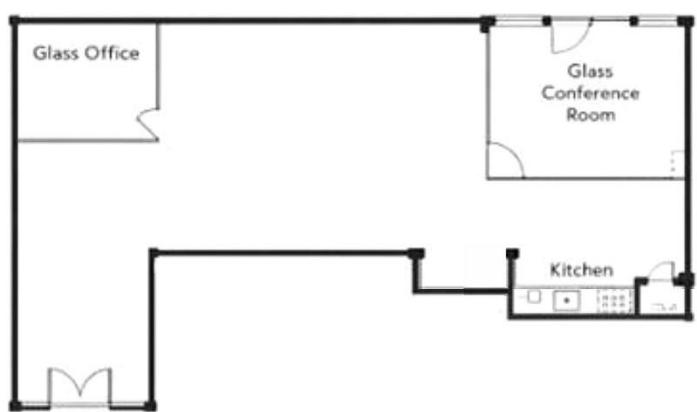


NOW SUB-LEASING

98 Cuttermill Rd, Suite 332, Great Neck, NY 11021



Suite 332 Available (2,000 SF) Immediate Occupancy

A turnkey third-floor sublet is now available in the highly sought-after office building THE ATRIUM, located at 98 Cutter Mill Road in the heart of Great Neck. This bright, efficient space is ideal for a wide range of professional users—such as law firms, accountants, financial services, tech, creative agencies, and other office tenants—though it is not suitable for medical use. The building features four elevators, ample on-site parking with several dedicated spaces, a kosher restaurant and separate snack bar on the first level, full-time 24/7 security, and a weekday doorman from 9 a.m. to 5 p.m. The Great Neck LIRR station is less than a mile away, and the neighborhood offers exceptional dining and amenities, including nearby favorites like Peter Luger, Gino's, and Colbeh, plus the many shops and services Great Neck is known for, along with its strong reputation for safety. Dime Bank is conveniently located on the main level, and the doorman oversees a designated UPS/FedEx pickup and drop-off area, making daily business operations seamless. Call today to arrange a tour of this outstanding office opportunity.

Rental Rate: Upon Request

FOR FURTHER INFORMATION & INSPECTION, CONTACT

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