

Property For Lease

# 2280 Grand Ave

2280 Grand Ave Baldwin, NY 11510



 **Douglas Elliman**  
Commercial



For More Information:



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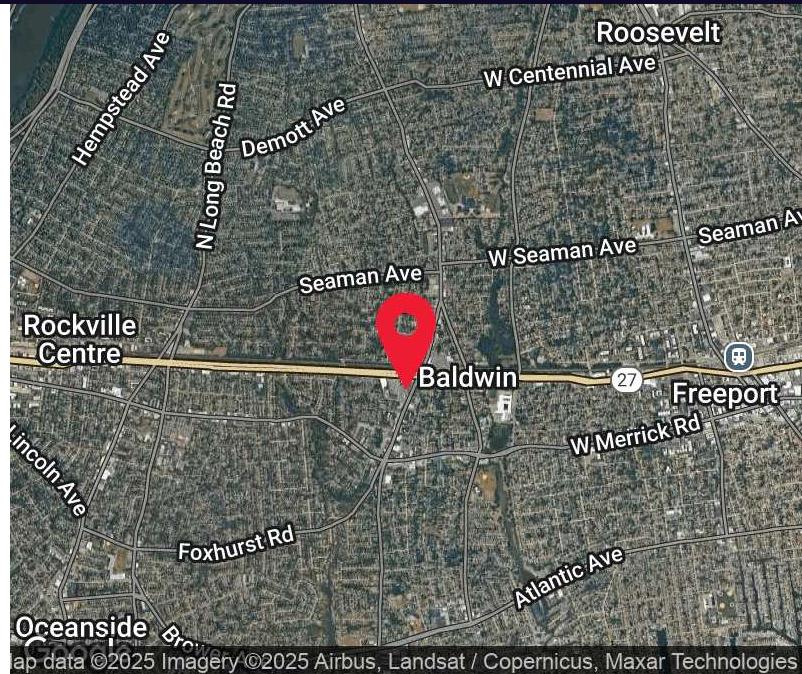
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# Office Property For Lease

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## Offering Summary

Lease Rate:	Price Upon Request
Available SF:	380 - 3,572 SF
Lot Size:	30,239 SF
Number of Units:	29
Year Built:	1972
Traffic Count:	11,748

## Property Overview

A prime commercial space available for lease in Baldwin, NY. This modern property features a spacious layout, ideal for a range of business needs. With ample parking and high visibility, it offers excellent accessibility for both customers and employees. The interior boasts versatile, well-lit spaces, perfect for creating a welcoming environment. The property's strategic location ensures proximity to major transportation routes, enhancing its appeal to a wide audience. Don't miss this opportunity to elevate your business in this dynamic and thriving community.

\*FLOOR PLANS ARE APPROXIMATE\*

## Property Highlights

- Spacious layout conducive to various business needs
- Ample parking for customers and employees
- High visibility in a prime commercial location
- Versatile and well-lit interior spaces

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## Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	380 - 3,572 SF	Lease Rate:	Price Upon Request

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 208	Available	3,572 SF	Modified Gross	Price Upon Request	This spacious and versatile commercial property features a highly functional layout ideal for medical practices, professional offices, or co-working setups. The floor plan offers 18 private rooms, three bathrooms, and multiple open areas designed for flexible use.
Suite 209	Available	893 SF	Modified Gross	Price Upon Request	This space consists of 5 private offices and waiting area making it an ideal fit for a dentist office.
Suite 301	Available	1,233 SF	Modified Gross	Price Upon Request	This space consists of Three private office, one conference room, and a waiting area making it an ideal fit for a professional office.

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Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 303A	Available	390 SF	Modified Gross	Price Upon Request	This space consists of an open space and a waiting area making it an ideal fit for a professional office.
Suite 309	Available	1,790 SF	Modified Gross	Price Upon Request	This space consists of 5 private offices, a large open pit area, and a break area for the staff making it an ideal fit for a call center.
Suite 312	Available	380 SF		Price Upon Request	This space consists of 2 private offices and a waiting room making it an ideal fit for a professional office.
Suite 314	Available	880 SF	Modified Gross	Price Upon Request	This space consists of 4 private offices with a large open area making it an ideal fit for a professional office
Suite 303	Available	1,150 SF	Modified Gross	Price Upon Request	-
Suite 203	Available	452 SF	Modified Gross	Price Upon Request	One private office and large waiting area

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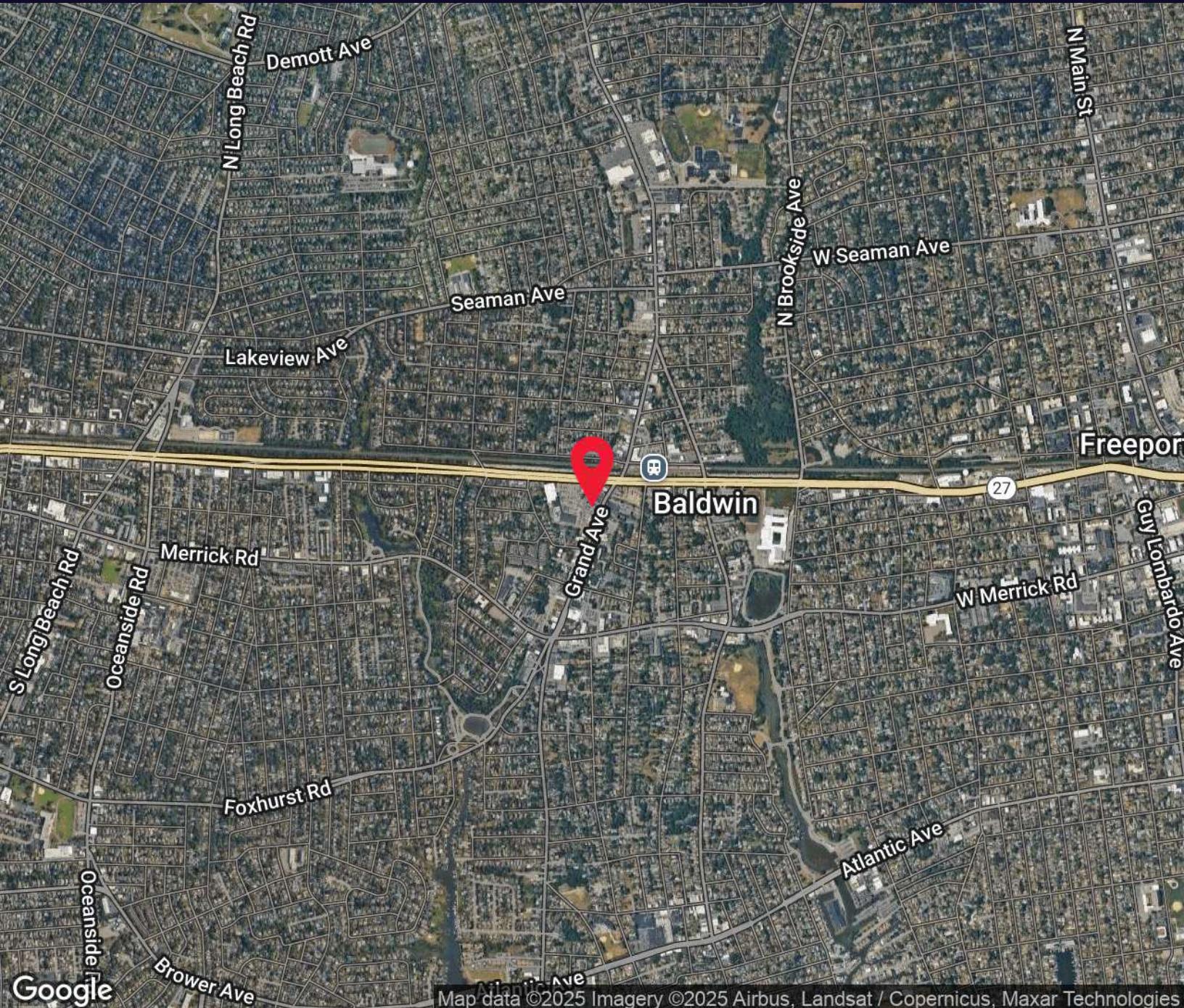
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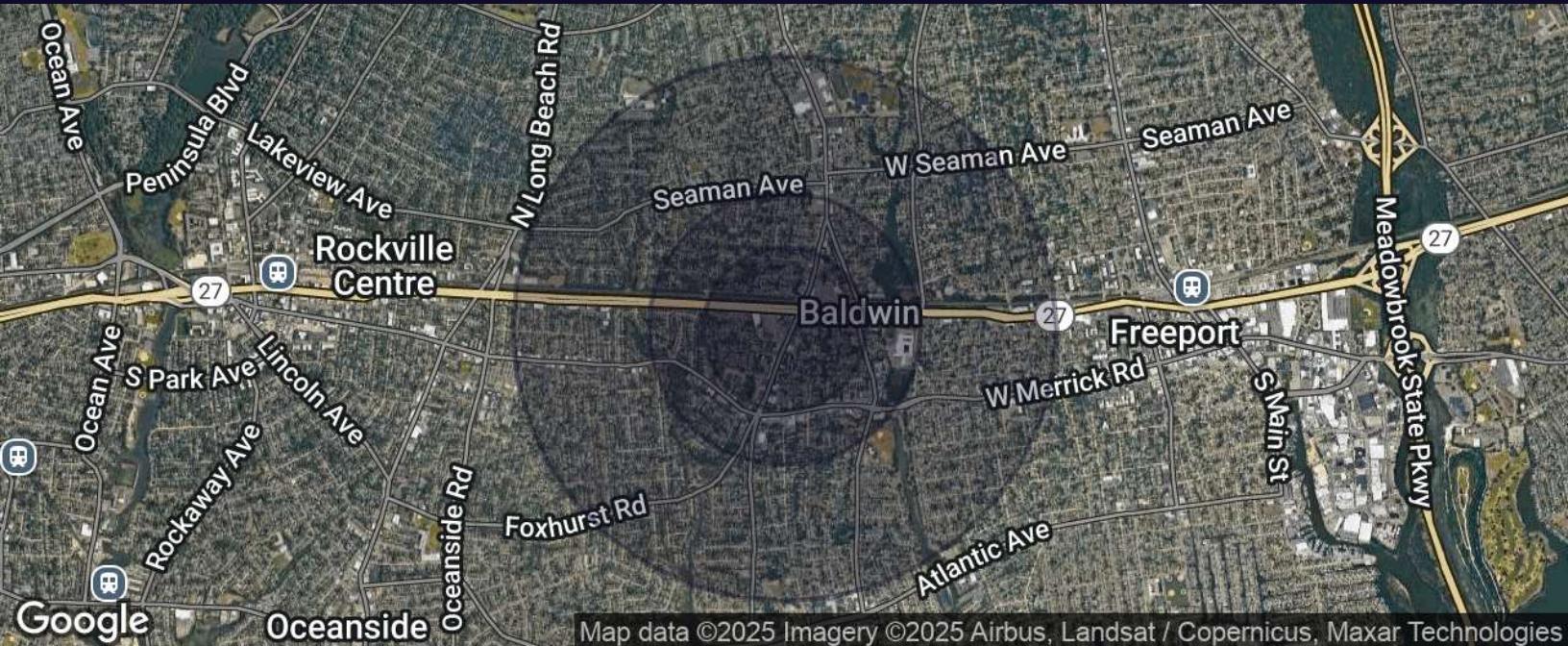
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,277	5,877	25,210
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	743	1,847	7,724
# of Persons per HH	3.1	3.2	3.3
Average HH Income	\$145,638	\$158,457	\$182,270
Average House Value	\$559,810	\$585,874	\$613,250

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