

BUILDING SIGNAGE AVAILABLE!



±5,084 SF Freestanding
Medical / Office



- Immediate Availability
- Single-Story Building

325 W Park Avenue

LONG BEACH, NY



Asking Rent:
\$45 / SF + NNN



Building Size:
±5,084 SF



Parking:
5 On-Site Spaces



Zoning:
Business A



Occupancy:
Vacant



Availability:
Immediate



HIGHLIGHTS

- Single-Story Layout - Ideal for Medical or Professional Use
- Delivered Fully Vacant
- Prime West Park Avenue Frontage
- Less Than 0.5 Miles to Long Beach LIRR Station

PROPERTY OVERVIEW

Cushman & Wakefield is pleased to offer 325 West Park Avenue, a ±5,084 square foot, single-story medical / professional office building, available for lease in the heart of Long Beach, NY.

The Property is delivered **fully vacant**, offering an incoming tenant immediate occupancy and the ability to customize the space for medical, dental, or professional use. Situated along **West Park Avenue**, one of Long Beach's primary commercial corridors, the building benefits from strong visibility, walkable transit access, and proximity to surrounding residential density.

FLOOR PLAN

SUITE

RSF

Entire Building 5,084 SF



PHOTOS



AREA OVERVIEW

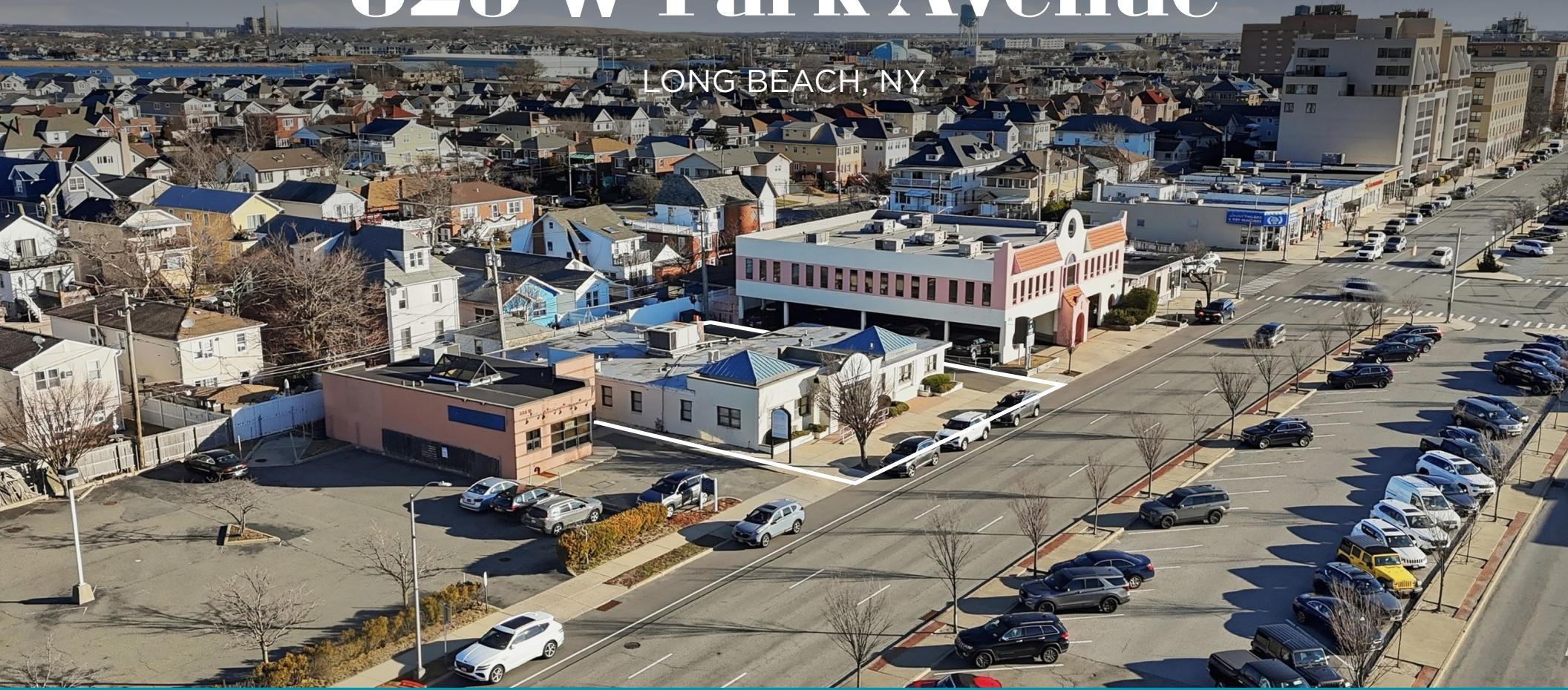
Demographics

Distance	1 mile	3 miles	5 miles
Population	18,161	53,295	238,780
Avg. Household Income	\$150,509	\$142,135	\$131,462
Median Home Value	\$707,321	\$692,146	\$694,130



325 W Park Avenue

LONG BEACH, NY



LEASING CONTACTS

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