



**1,319 sq. ft. of Office Space For Lease**  
**45 N Station Plaza, Great Neck**



**Specifications:**

**Building Size:** 31,000 sq. ft.

**Office Space:** 1,319 sq. ft.

**Pricing and Timing:**

**Occupancy:** 9/1/2024

**Lease Price:** \$38.00/sq. ft.  
Modified gross

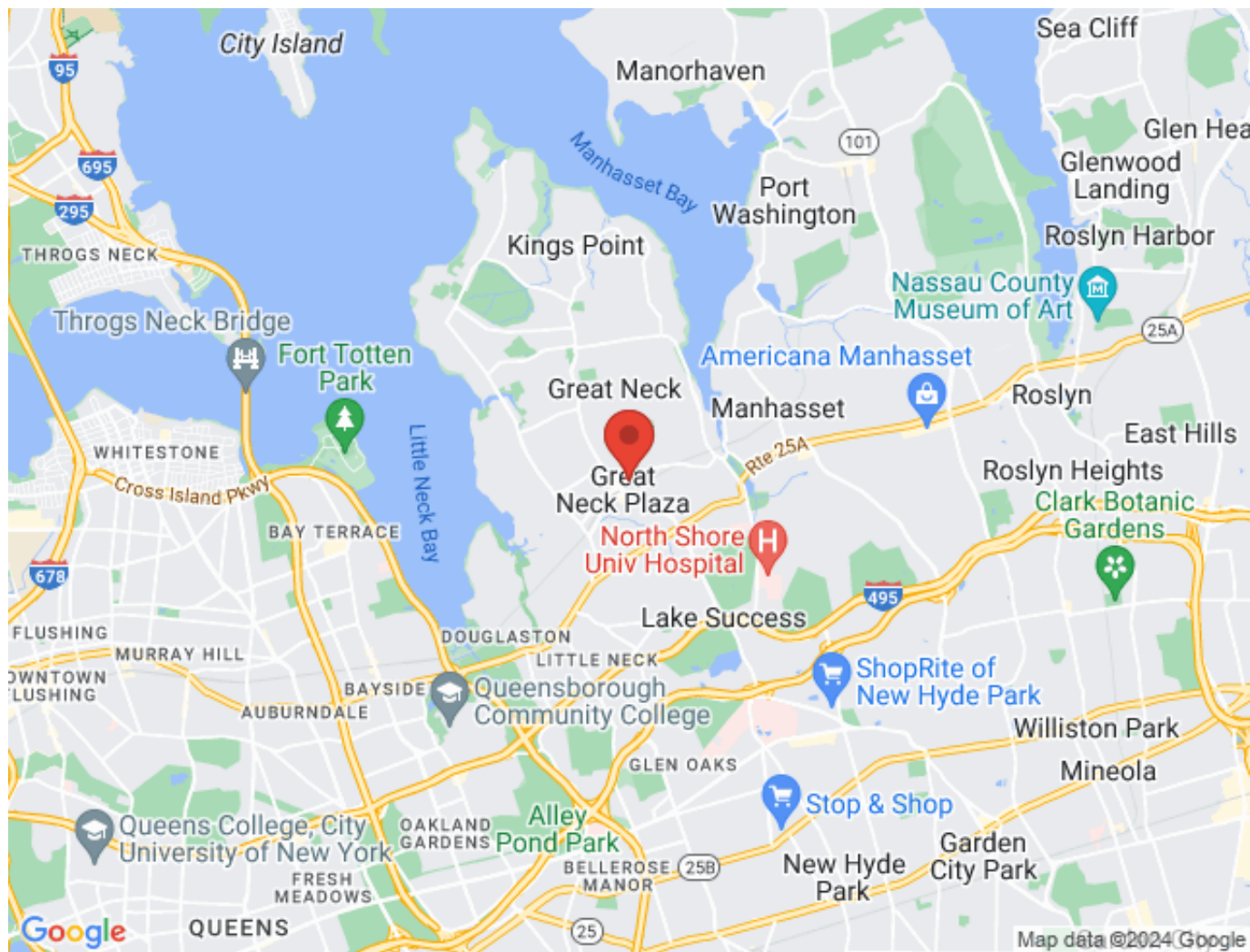
**Suite 214 • Boutique professional office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and NICE bus stop • The space has a high window ratio • 3 private offices, 1 conference room and reception area • Corner space • Cleaning included in base rent • Utilities are separately metered • Lobby and common areas newly renovated with 24/7 access**



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