

+/- 2,464 SF PROFESSIONAL OFFICE SPACE

263 Sea Cliff Avenue, Sea Cliff, New York 11579

SUBLEASE OPPORTUNITY



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



FOR SUBLEASE | 263 Sea Cliff, New York 11579

Total Building Size:	+/- 2,464SF	Lot Size:	0.20 Acres
First Floor Square Footage	+/- 1,786 SF*	Frontage:	120 Feet
Parking Spaces:	Nine (9)	Lease Rate:	\$7,000.00/month

*BASEMENT OFFERS +/- 677 SF OF ADDITIONAL SPACE, SEE FLOOR PLANS PAGE 3 + 4

Property Overview

Rare Sublease Opportunity! This freestanding Building has been completely remodeled for professional office use. This +/- 2,464 SF Immaculate office building features + 1786 SF on main level, plus a full basement (677+ SF), 9 parking spots in a private lot, plus street parking and is situated in the heart of beautiful Sea Cliff. Three full years remain on the lease with option to sign a new lease at term end. Rent is inclusive of taxes and maintenance. Tenant responsible for utilities such as electric and internet, etc. Can be delivered fully furnished or vacant. Ideal for any professional office use such as attorney, accounting firm, insurance, real estate office and more. Please contact Michael Murphy to arrange a private tour of this beautiful location.

Property Highlights

- Highly Visible Location with 120 Feet of Frontage
- Private Parking Lot with 9 Spaces + Street Parking
- Full Basement Offers Additional Usable Space
- Three Years Remain on Gross Lease and Only 2% Increases

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Ben Indiviglia

Licensed Real Estate Salesperson
516.353.6549 Email: ben.indiviglia@elliman.com

ADDITIONAL PHOTOS

263 Sea Cliff Ave | Sea Cliff, New York 11579



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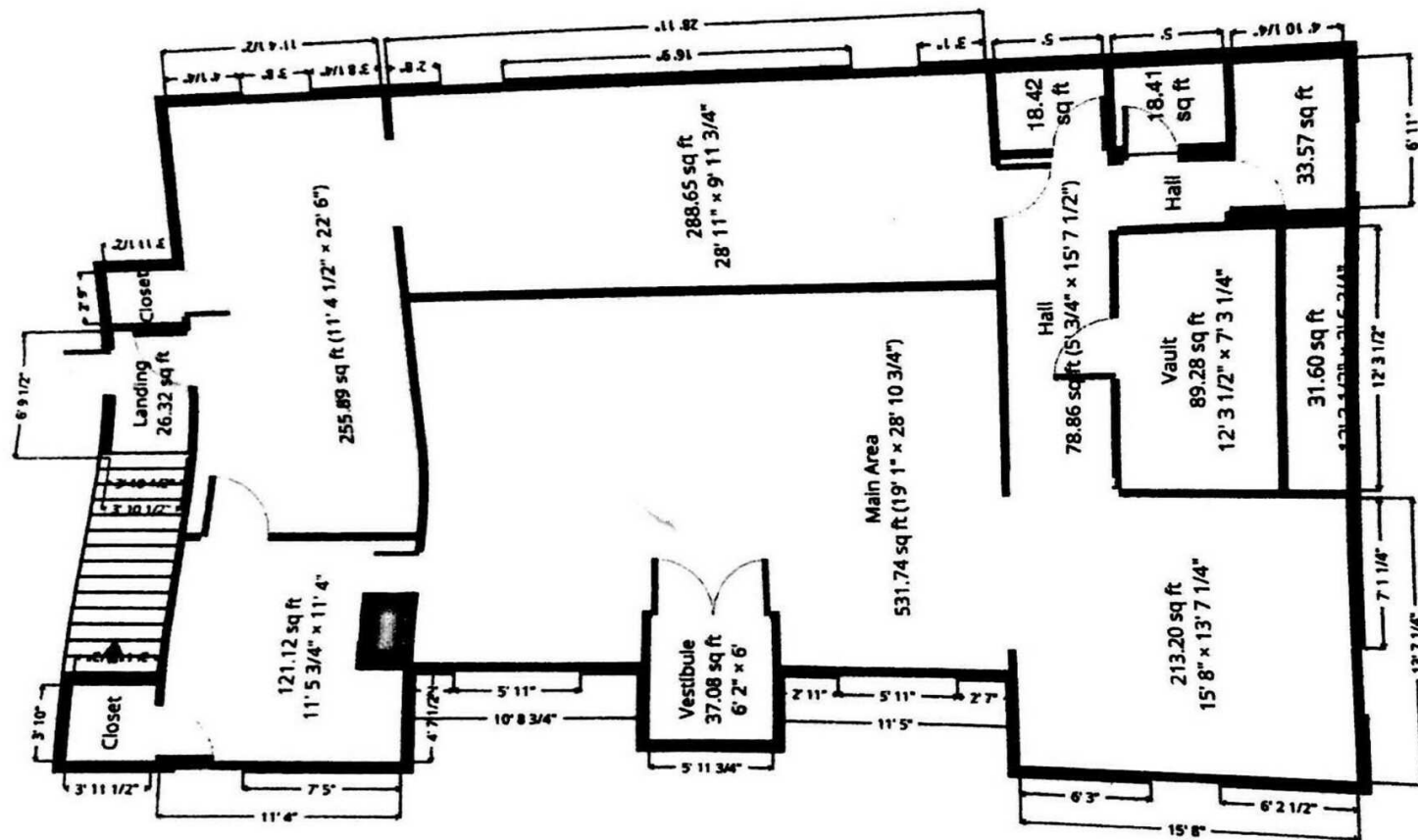
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MAIN LEVEL FLOOR PLAN



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12' 16' 20' 1:116
x. 1786.92 sq ft

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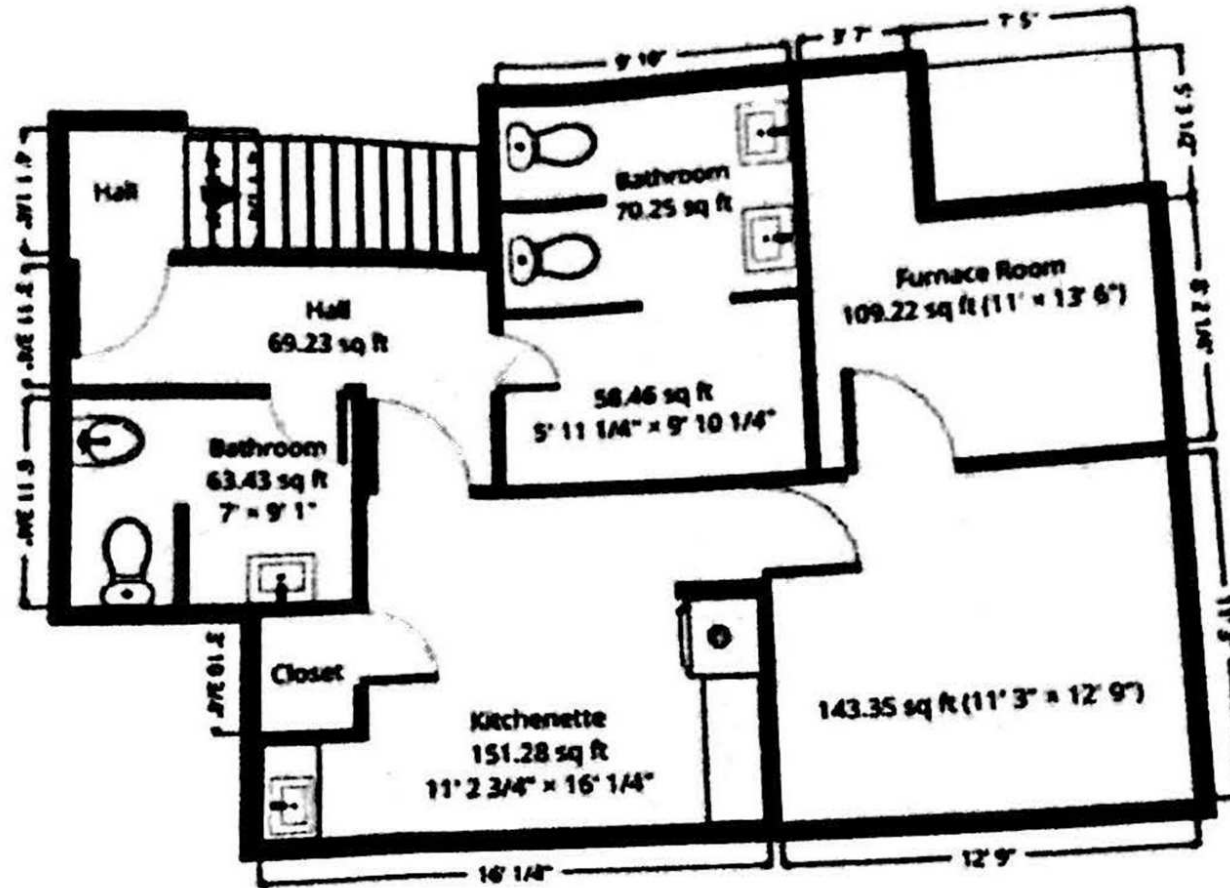
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BASEMENT FLOOR PLAN

263 Sea Cliff Ave | Sea Cliff, New York 11579

Sea Cliff Avenue



BASEMENT 676.81 SF

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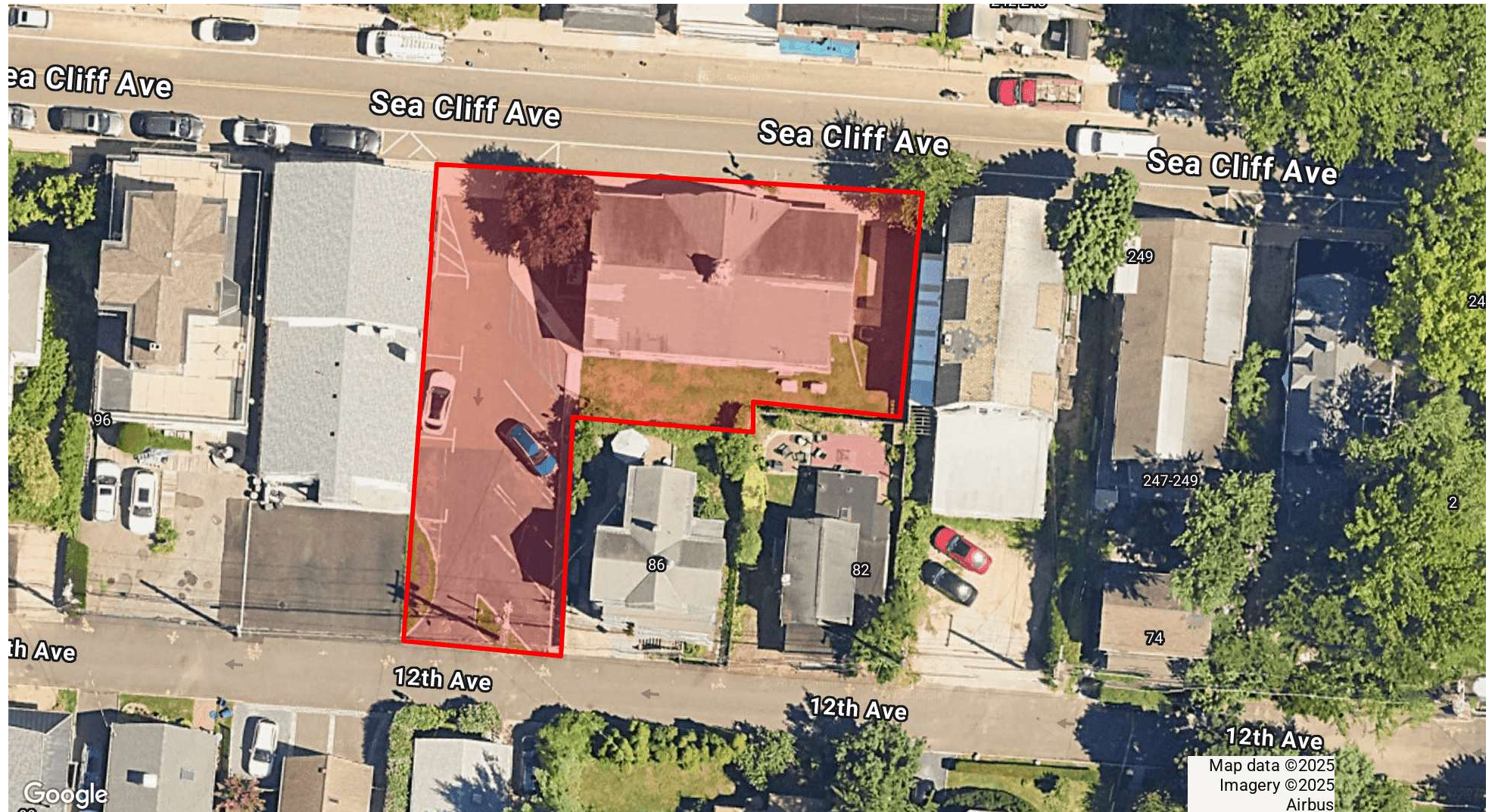
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AERIAL VIEW

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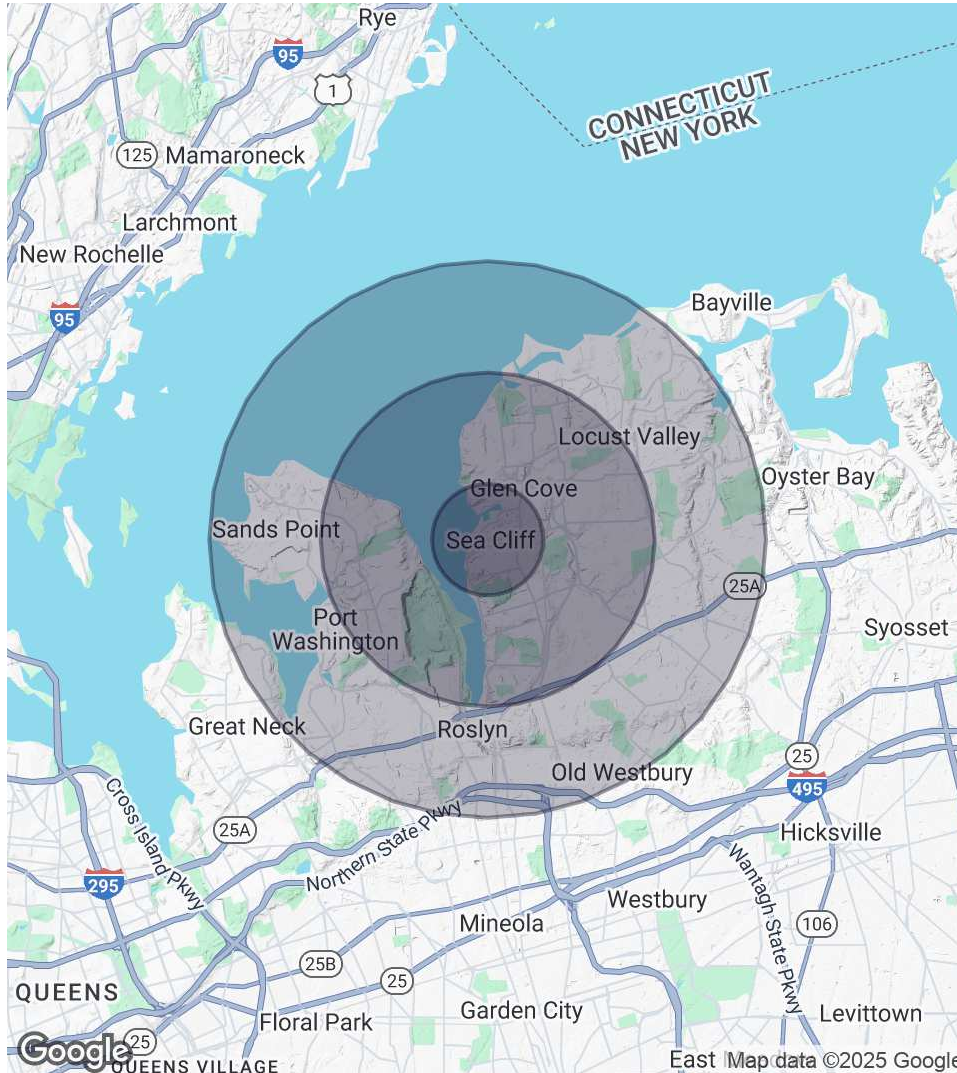
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DEMOGRAPHICS MAP & REPORT

263 Sea Cliff Ave | Sea Cliff, New York 11579



1 Mile Radius

Population

9,918

Households

3,666

Average HH Income

\$160,919

3 Miles Radius

Population

65,895

Households

23,304

Average HH Income

\$180,556

5 Miles Radius

Population

127,228

Households

43,374

Average HH Income

\$216,241

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MEET THE TEAM

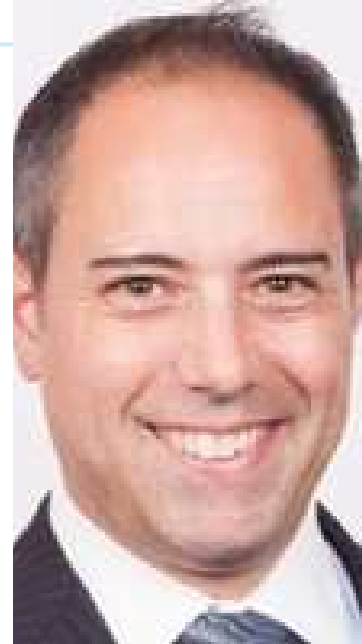
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We Are Commercial Real Estate

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