

COMPASS COMMERCIAL

FOR LEASE



Private Office Suite

226 7th Street, Garden City NY





2,018 SF Newly Renovated Office Suite – Downtown Garden City, NY

Positioned just steps from Garden City's vibrant restaurant row and only a half-mile walk to the Long Island Rail Road, this newly renovated 2,018 square foot office suite offers modern finishes, excellent functionality, and an unbeatable location.

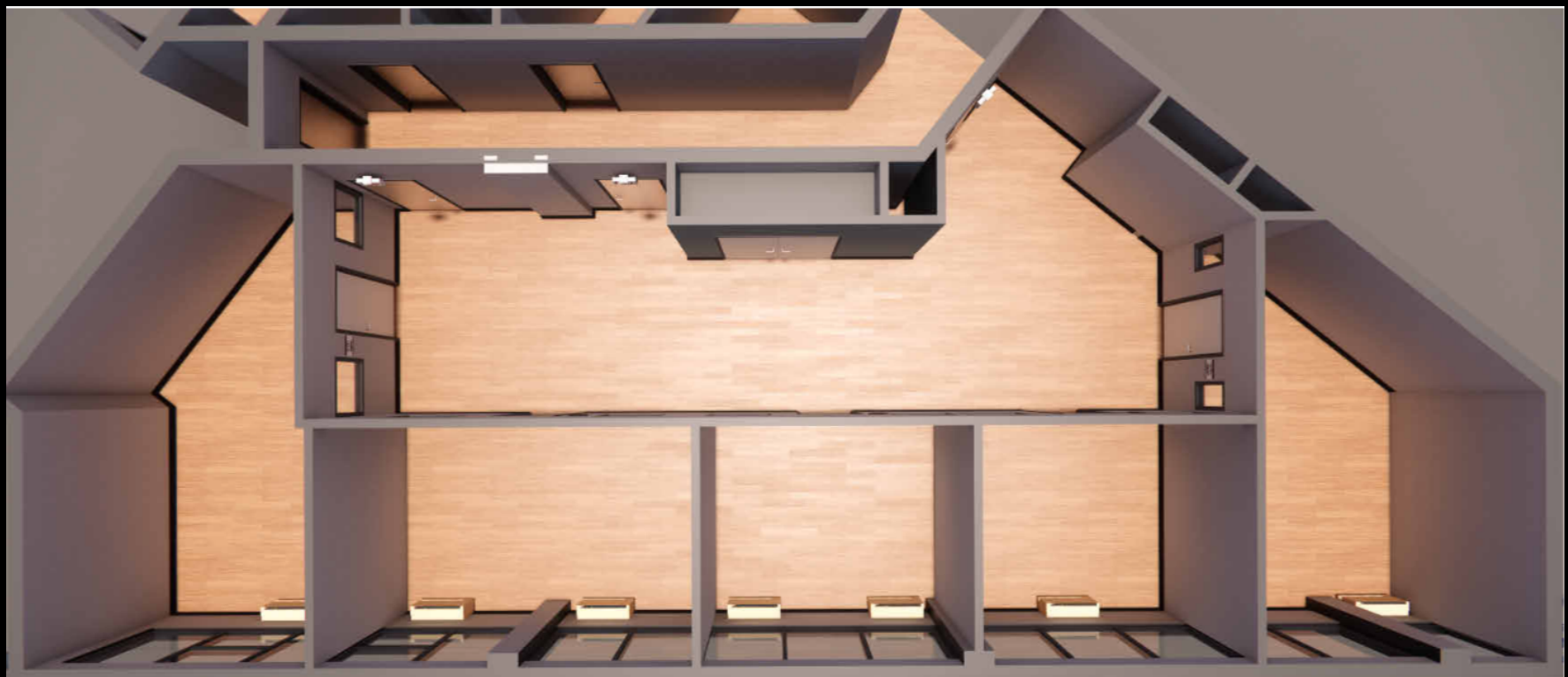
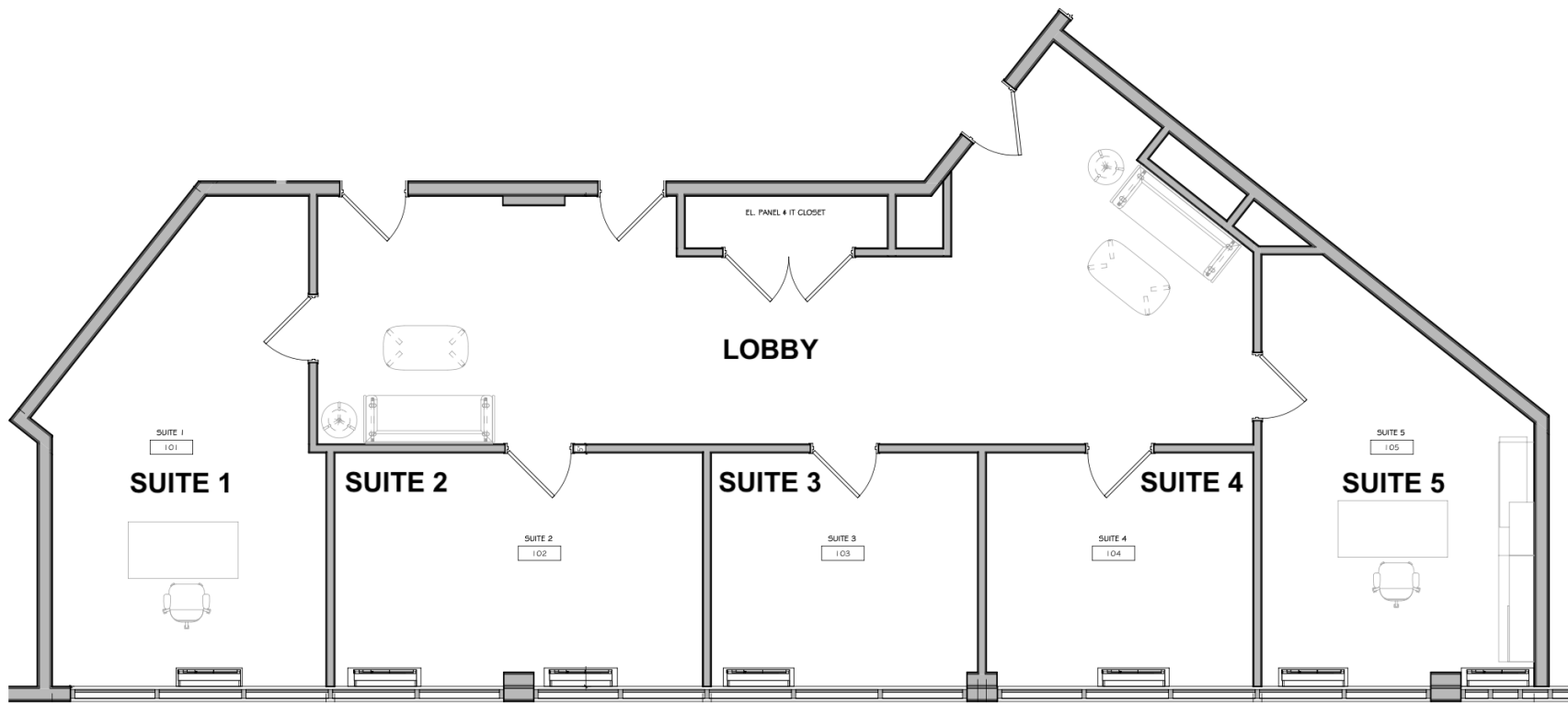
The suite was recently upgraded with new flooring, soundproofed interior walls and windows, a modern drop ceiling, and LED lighting. Currently configured with five private offices—two of which can easily serve as conference rooms—the layout provides flexibility for a variety of professional uses. Each office is equipped with its own lockable door and independent HVAC controls, a rare feature that maximizes comfort and privacy.

Upon entry, a welcoming reception/waiting area offers room for seating and includes a large storage closet, perfect for office supplies, files, or even a pantry setup with a microwave and water cooler. The suite also benefits from abundant natural light, with select windows that open for fresh air.

The office building itself is undergoing a lobby and hallway renovation, enhancing the overall professional image. Conveniently, the property backs onto a large municipal parking lot, ensuring easy accessibility for staff and clients.

This turn-key space combines Garden City's premier downtown location with modern office conveniences—ideal for businesses seeking both style and efficiency.

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Asking price: \$39.50 / ft

Demographics:	2 Mile	5 Mile	10 Mile
2024 Population:	99,252	563,655	2,047,316
2024 Households:	31,889	175,721	668,082
AVG HH Income:	\$133,653	\$149,058	\$133,927
Median Age:	38.6 yrs	41.7 yrs	42.6 yrs

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