

1527 FRANKLIN AVENUE

MINEOLA, NY 11501

STONEFIELD
REAL ESTATE



FOR LEASE

OFFICE | MEDICAL

CONFIDENTIAL

LEASING OVERVIEW

| SPACE | SIZE | RENTAL RATE | LEASE TYPE | USE | POSSESSION |
|-----------------------|-----------|---------------|----------------|------------------|------------|
| 1st Floor – Suite 100 | 3,000 RSF | \$34.00 / RSF | Modified Gross | Office / Medical | Immediate |

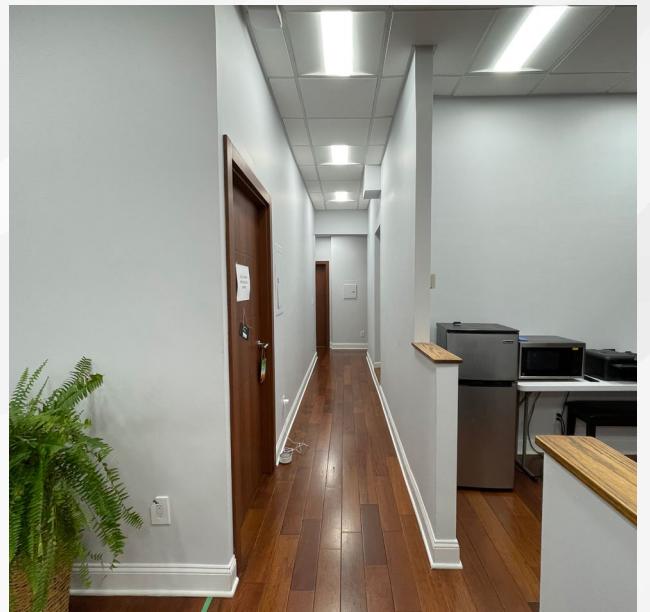
| ADDITIONAL RENTS | MODIFIED GROSS |
|------------------|----------------|
| Utilities | Metered Usage |

BUILDING HIGHLIGHTS:

- Professional office building with strong legal and professional co-tenancy
- Prime courthouse-facing location directly across from the Nassau County Courthouse
- On-site parking lot available
- 24/7 secure building access
- High-quality interior finishes including hardwood flooring, drop ceilings, abundant natural light, and dedicated tenant-controlled HVAC

INTERIOR PHOTOS

1ST FLOOR – SUITE 100



INTERIOR PHOTOS

1ST FLOOR – SUITE 100

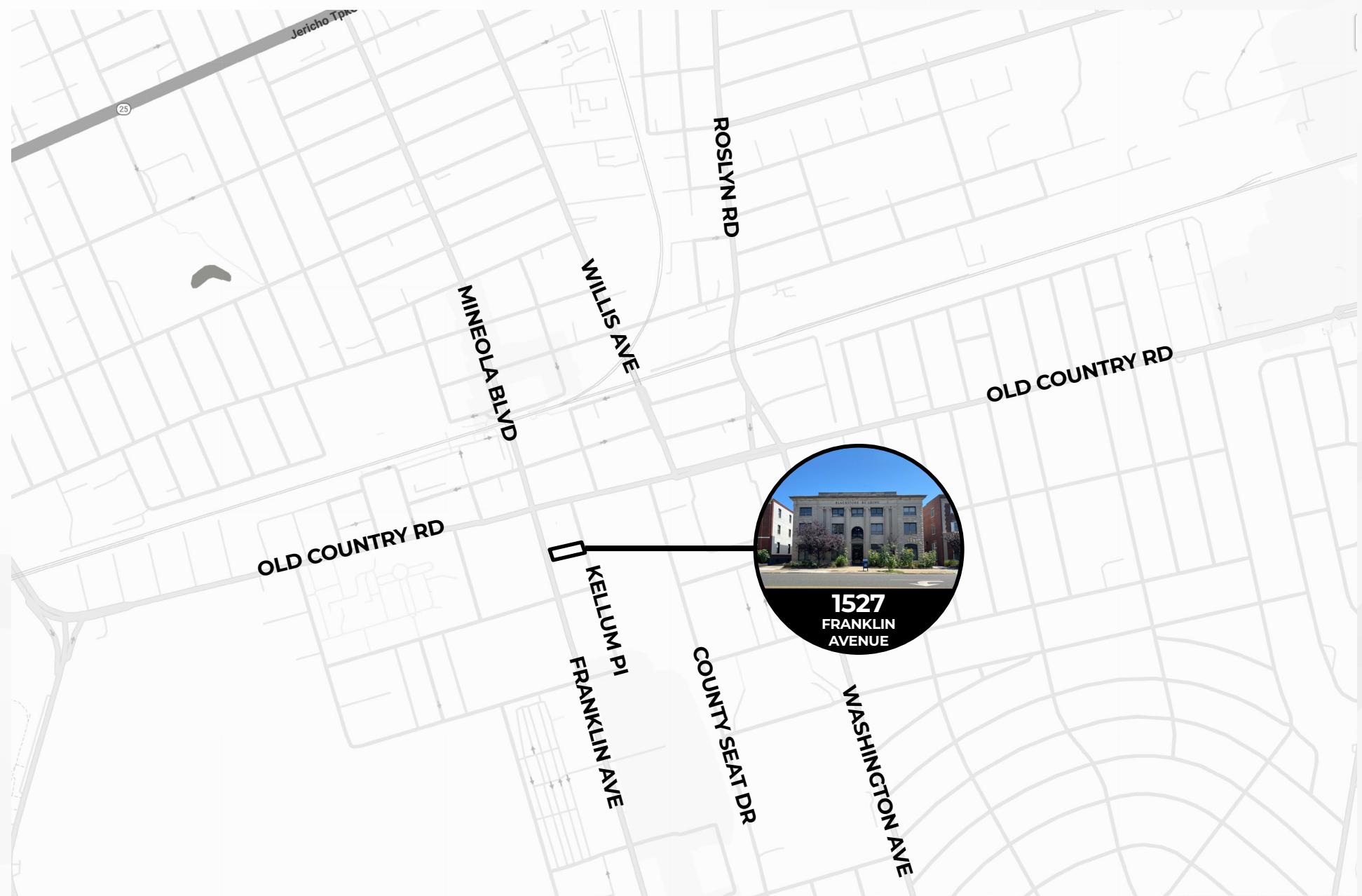


INTERIOR PHOTOS

1ST FLOOR – SUITE 100



MAP



CONFIDENTIALITY & DISCLAIMER

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This brochure is intended as a summary of the property and available leasing opportunities to gauge interest. It is not an exhaustive document and should not replace a thorough independent investigation. Stonefield Real Estate LLC and the property owner make no representations or warranties as to the accuracy or completeness of the information contained herein, including but not limited to square footage, floor plans, zoning, condition, permitted uses, or building systems.

All information has been compiled from sources believed to be reliable; however, it has not been independently verified. Any estimates of expenses or representations of property condition are illustrative only and are not guarantees of future performance or suitability.

The landlord reserves the right to modify or withdraw any space from the market at any time without notice or obligation. Any lease agreement is subject to final approval and execution of a mutually acceptable lease by both landlord and tenant.

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