

# 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



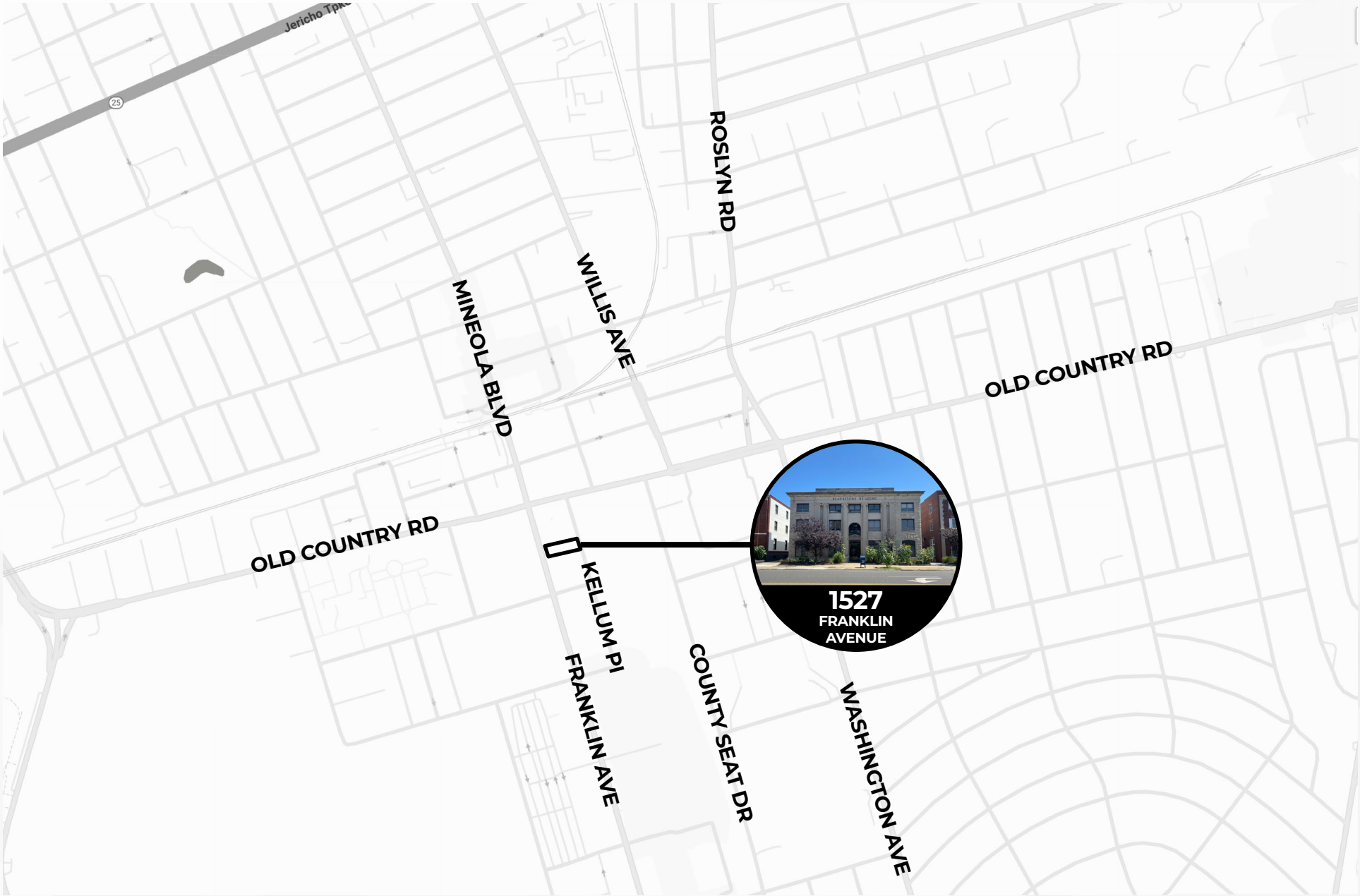


# INTERIOR PHOTOS

## 1ST FLOOR – SUITE 100



# MAP



# CONFIDENTIALITY & DISCLAIMER

The information contained in this Leasing Brochure is confidential and has been provided solely to assist prospective tenants in evaluating the available space described herein. It may not be copied, distributed, or used for any other purpose without the prior written consent of Stonefield Real Estate LLC. By accepting this brochure, the recipient agrees to maintain its confidentiality.

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.

# STONEFIELD

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## CONTACT EXCLUSIVE BROKER:

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