

Office Space For Lease

# 183 Mineola Blvd

183 Mineola Blvd Mineola, NY 11501



For More Information:

**Hootan Moeirzadeh**

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### Offering Summary

|                       |            |
|-----------------------|------------|
| <b>Lease Rate:</b>    | Negotiable |
| <b>Building Size:</b> | 6,336 SF   |
| <b>Available SF:</b>  | 2,200 SF   |
| <b>Lot Size:</b>      |            |

### Property Overview

This modern turnkey office space at 183 Mineola Blvd, Mineola NY 11501 offers 2,200 sq ft of interior space with 4 private offices, a lobby/waiting area, kitchenette, 2 bathrooms, and new flooring. It features central heating and cooling, ample windows and closets, and private parking with keyless access. The building was renovated in 2022 and is conveniently located near public transportation, with 24-hour access and bicycle storage. Ideal for any business seeking an updated office space in a prime location.

### Property Highlights

- Brand New Buildout
- Controlled Access
- Large Lobby/Waiting Area
- Kitchenette
- Fits 6-18 People

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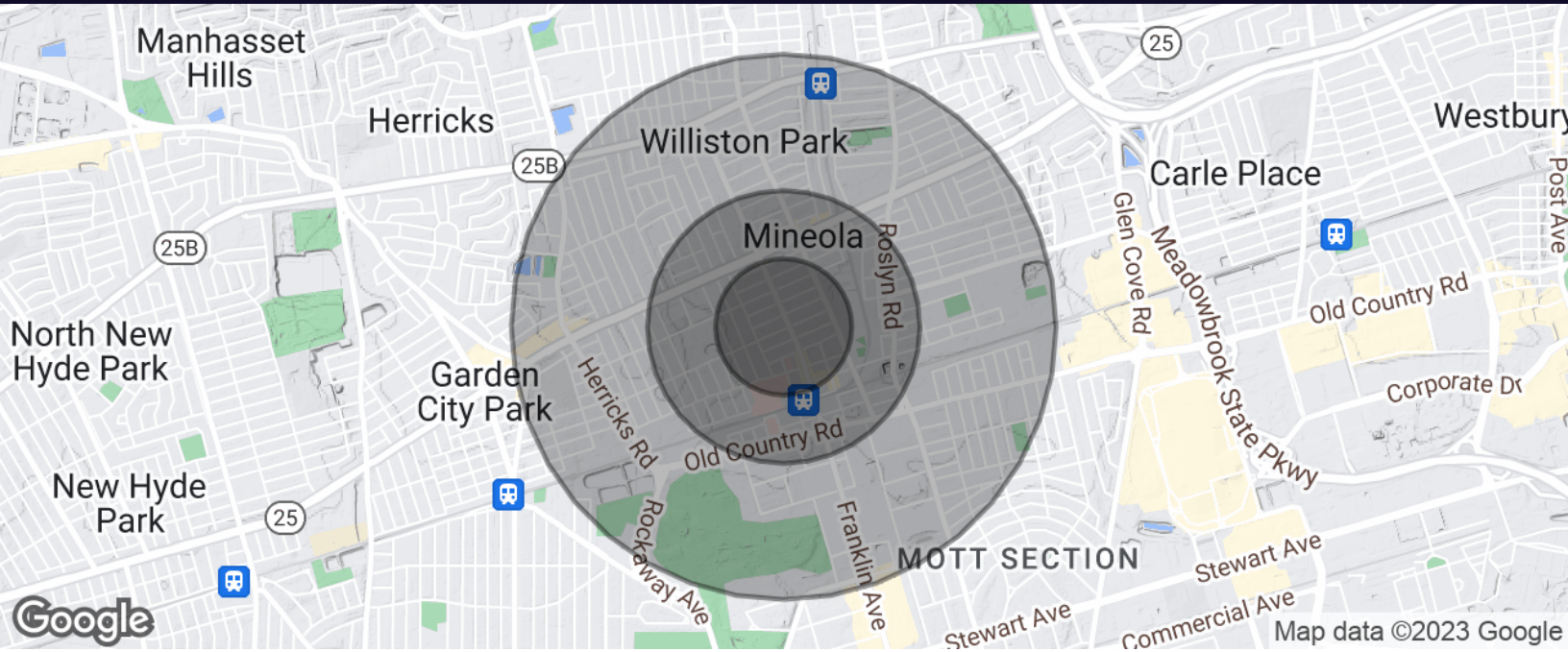
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| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 2,287      | 7,979     | 26,077 |
| Average Age          | 39.1       | 40.7      | 43.6   |
| Average Age (Male)   | 33.5       | 36.2      | 41.3   |
| Average Age (Female) | 45.2       | 45.0      | 46.9   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 1,161      | 3,777     | 10,542    |
| # of Persons per HH | 2.0        | 2.1       | 2.5       |
| Average HH Income   | \$106,082  | \$113,855 | \$143,963 |
| Average House Value | \$521,943  | \$497,691 | \$597,353 |

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# JOIN THESE NEIGHBORS

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## ALSO...

- Close to Roosevelt Field Mall and other major shopping centers
- Near Public Transportation, LIRR
- Near places of worships, schools, and community centers



Long Island Rail Road



For More Information:

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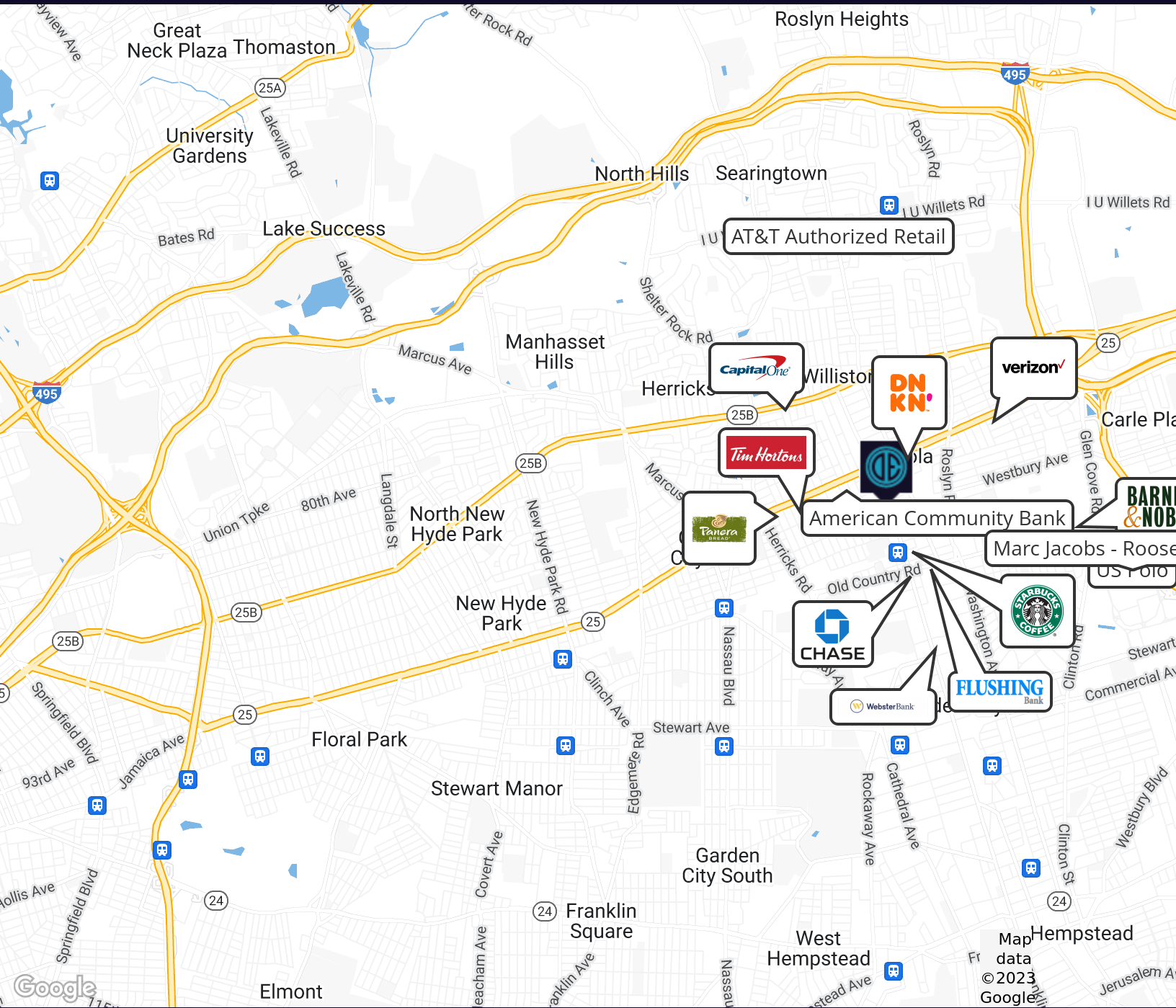
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