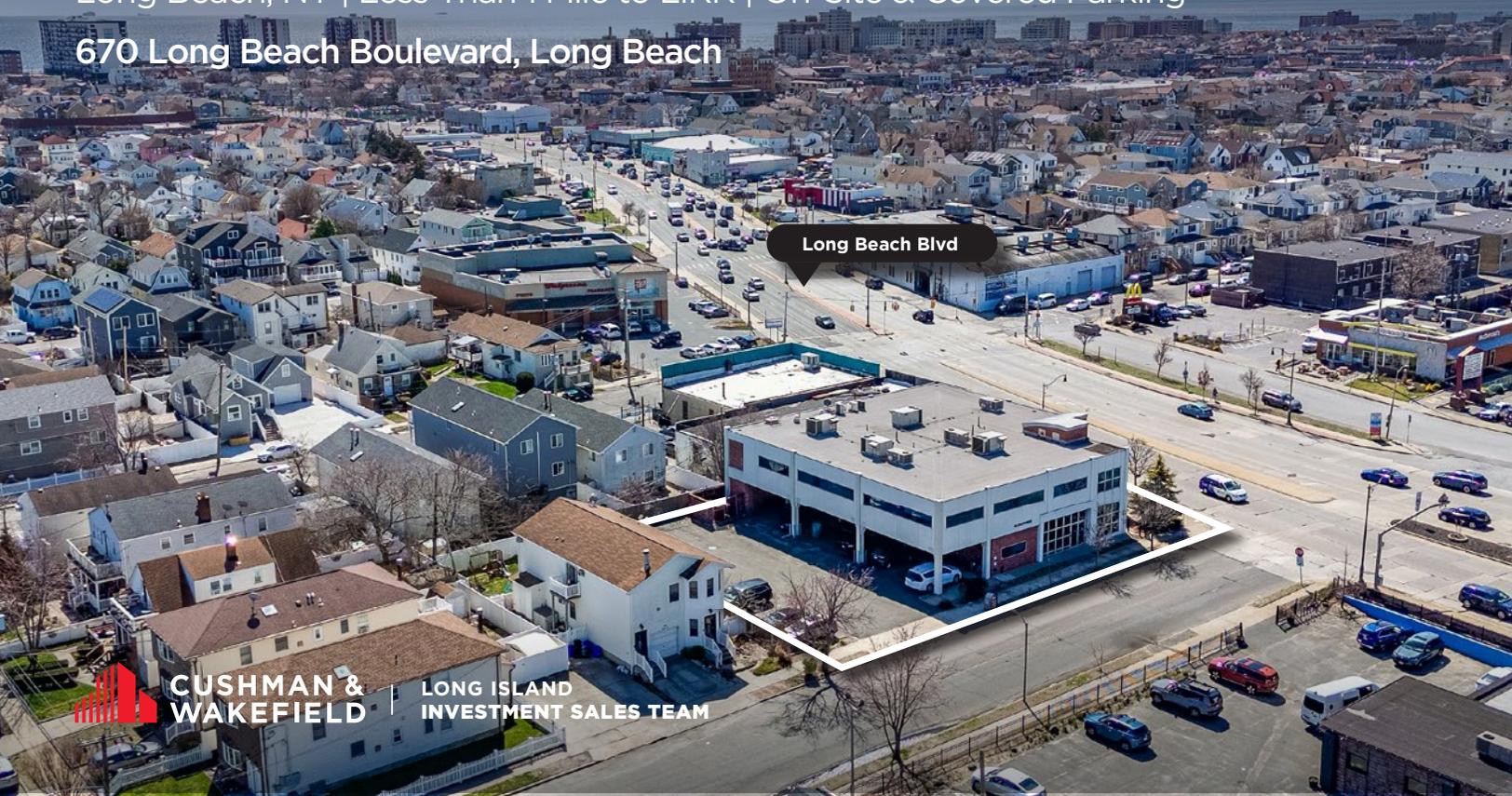


Two-Story Professional Office Building Available for Lease

±14,269 SF Total | Floors Can Be Leased Separately or Together

Long Beach, NY | Less Than 1 Mile to LIRR | On-Site & Covered Parking

670 Long Beach Boulevard, Long Beach



CUSHMAN & WAKEFIELD

LONG ISLAND INVESTMENT SALES TEAM

Key Availability Snapshot

Address:

670 Long Beach Boulevard, Long Beach, NY

Available Space:

First Floor: ±5,666 SF

Second Floor: ±6,983 SF

Total Building: ±14,269 SF

Lease Type: Direct

Condition: Move-In Ready

Zoning: Business C

Parking: 20 On-Site Spaces (±1,620 SF Covered Parking)

Features: Elevator-Served, Fully Sprinklered

Property Overview

Cushman & Wakefield is pleased to offer **670 Long Beach Boulevard** for lease, a modern, two-story professional office building totaling ±14,269 square feet in the heart of Long Beach, NY. Constructed in 2005, the property features efficient floor plates, abundant natural light, elevator access, and flexible layouts suitable for medical, professional, or administrative users.

The building can be leased as a **full-building opportunity or by individual floor**, offering flexibility for both single-tenant and multi-tenant occupiers seeking a long-term presence in a supply-constrained coastal market.

Highlights

- **Flexible Leasing Options** – Lease one floor or the entire building
- **Transit-Oriented Location** – Less than one mile to Island Park LIRR with direct service to Manhattan
- **Rare Parking Offering** – 20 on-site spaces plus covered parking in a dense coastal market
- **Modern Construction** – Built 2005; elevator-served; fully sprinklered
- **Strong Visibility & Access** – Located just south of the Long Beach Bridge on a primary corridor

Please Inquire for More Information:

Daniel Abbondandolo

Executive Director

+1 631 425 1232

dan.abb@cushwake.com

Joegy Raju

Director

+1 631 425 1216

joegy.raju@cushwake.com

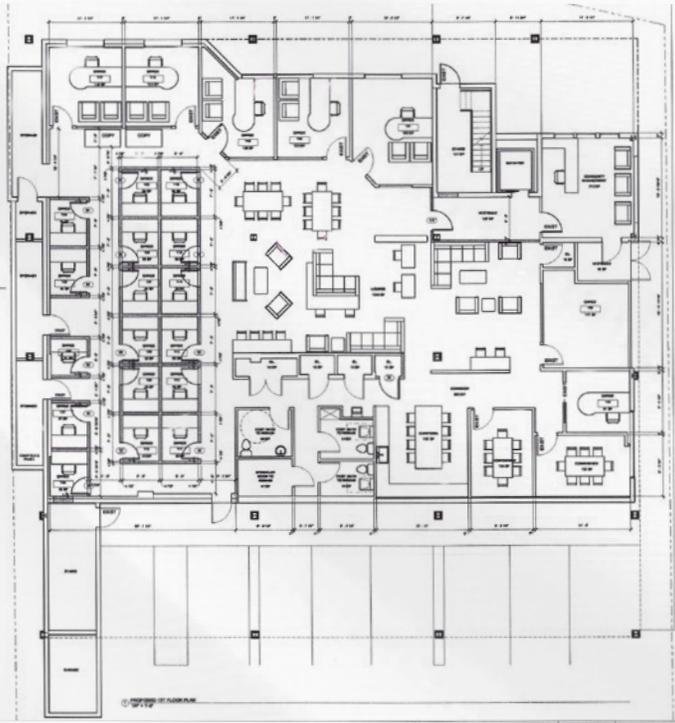
Bruce Nelson

Senior Director

+1 631 270 3019

bruce.nelson@cushwake.com

Floor Plans - First Floor: ±5,666 SF



Floor Plans - Second Floor: ±6,983 SF

