



***BUILDING FOR SALE OR LEASE***

**AVAILABLE SPACE FOR LEASE**

**ASKING RENT**

Partial 2<sup>nd</sup> Floor: 9,174 RSF

\$29.50 PRSF

***SALE PRICE: \$300.00 PSF / \$12.25 MILLION***

***40,728 SF Class A Office Building on 1.02 Acres***

***Located in the Heart of Floral Park Village***

***\*Buyer broker commission to be paid by buyer***

**User Investor Opportunity:**

- ✓ 2<sup>nd</sup> Floor: Above standard installation with an office intensive layout, on-site parking with gated access and municipal parking across the street
- ✓ Half mile to the Cross Island Parkway
- ✓ Walk one block to LIRR Train Station and Bus Stop
- ✓ Building underwent complete renovation in 2008
- ✓ Large interior landscaped courtyard with seating



**For further information please contact our exclusive agent:**

**Brian Lee**, Principal, Executive Managing Director

516-487-7770

[Brian.Lee@nmrk.com](mailto:Brian.Lee@nmrk.com)

# 15 Verbena Avenue

Floral Park, New York

# NEWMARK



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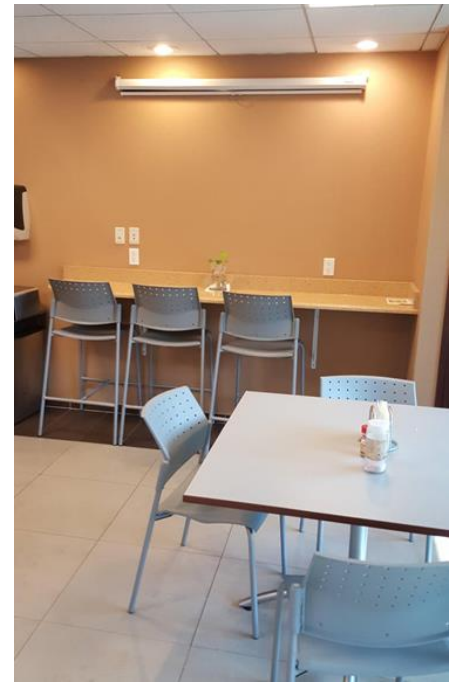
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## 2<sup>nd</sup> Floor Interior



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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Total Population</b>	<b>37,973</b>	<b>302,853</b>	<b>840,281</b>
<b>Median Income</b>	<b>\$102,644</b>	<b>\$94,726</b>	<b>\$86,979</b>
<b>Consumer Spending (Avg. Household)</b>	<b>\$34,003</b>	<b>\$32,089</b>	<b>\$30,274</b>

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