

OFFICE LEASING OPPORTUNITY

# 175 E. Shore Rd.

*Great Neck, New York*

Professional office suites now available for lease in this well-established three-level commercial building. Multiple configurations to suit your business — from boutique private offices to multi-room professional suites.

**18,000 SF**

TOTAL SQUARE FEET

**1970**

YEAR ESTABLISHED

**6+ SUITES**

AVAILABLE NOW

## PROPERTY OVERVIEW

### A Proven Professional Business Address

Located in the heart of Great Neck on the North Shore of Long Island, 175 East Shore Road offers a commanding and accessible address for businesses of all sizes. The building spans three levels with convenient rear parking accessible from both the mid-level and lower level.

With 18,000 square feet of established commercial space, this property provides a professional environment with a variety of suite options — ideal for attorneys, physicians, financial advisors, consultants, and other professionals. Tenants enjoy access to a shared conference room on the mid-level, perfect for client meetings and team collaboration.

- ◆ Three building levels
- ◆ Rear parking (mid & lower level)
- ◆ Shared conference room (mid-level)
- ◆ Move-in ready offices
- ◆ 18,000 SF total building
- ◆ Great Neck, NY location
- ◆ Multiple suite configurations
- ◆ Established since 1970

## MID-LEVEL · GROUND ACCESS

### Available Office Suites

SUITE 200

#### Private Office

100 sq ft

10' x 10' office  
Window facing parking lot

**\$650**

per month

SUITE 220

#### Office + Vestibule

160 sq ft

10' x 12' office  
8' x 5' vestibule entry

**\$950**

per month

SUITE 225

#### Spacious Office

180 sq ft

15' x 12' office  
Comfortable professional space

**\$975**

per month

<p><b>SUITE 230</b></p> <p><b>Dual-Office Suite</b></p> <p><b>635 sq ft</b> Office 1: 23' x 13' (299 SF) Office 2: 24' x 14' (336 SF)</p> <hr/> <p><b>\$2,700</b> per month</p> <p>★ <b>BEST VALUE</b></p>	<p><b>SUITE 240/250</b></p> <p><b>Two-Room Suite</b></p> <p><b>303 sq ft</b> Room 1: 10' x 14' (140 SF) Room 2: 15'6" x 10'6" (163 SF)</p> <hr/> <p><b>\$1,500</b> per month</p>	<p><b>SUITE 270</b></p> <p><b>Executive Suite</b></p> <p><b>315 sq ft</b> 15' x 21' main office Small conference room Utility room / closet</p> <hr/> <p><b>\$1,700</b> per month</p>
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**QUICK REFERENCE**

## Suite & Pricing Summary

SUITE	DESCRIPTION	SQ FT	MONTHLY RENT
Suite 200	Private office, parking view window	100 SF	\$650
Suite 220	Office + 8x5 vestibule entry	160 SF	\$950
Suite 225	Spacious private office	180 SF	\$975
Suite 230	Two offices (299 + 336 SF)	635 SF	\$2,700
Suite 240/250	Two-room professional suite	303 SF	\$1,500
Suite 270	Office + conference room + closet	315 SF	\$1,700
TOTAL — ALL 6 SUITES COMBINED			<b>\$8,400/mo</b>

<p><b>Ready to make a move?</b></p> <p><i>Schedule a Tour Today</i></p> <p>175 E. Shore Rd · Great Neck, NY · Mid-Level Offices</p>	<p><b>AGENTS</b></p> <p><b>Michael Tucker</b> <b>516.428.9505</b> Michael.Tucker@DGNYCommercial.com</p> <hr/> <p><b>Andrew Affa</b> <b>646.468.9158</b> andrew.affa@DGNYCommercial.com DGNY Commercial LLC</p>
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