

LEASING DECK

SECOND FLOOR
OFFICE SUITE
FOR LEASE

1293 CLOVE RD
STATEN ISLAND, NY 10301



JOSEPH GALLO
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ASKING PRICE:
\$3,750 MODIFIED GROSS

THE NIXON
TEAM
PREREAL.COM

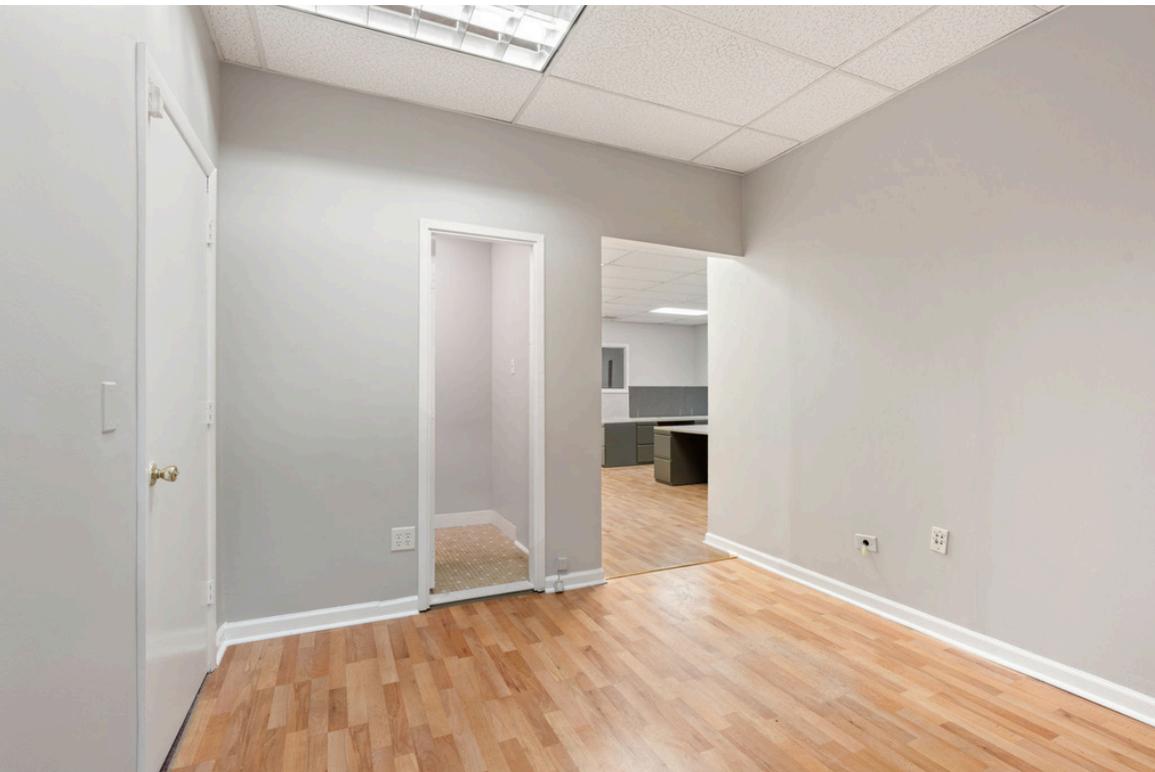


PREREAL.COM/NIXON-TEAM

EXCLUSIVE OFFERING MEMORANDUM

THE OFFERING

PROPERTY ADDRESS	1293 Clove Road
SQ FT	2,500
PRICE	\$3,750 Modified Gross



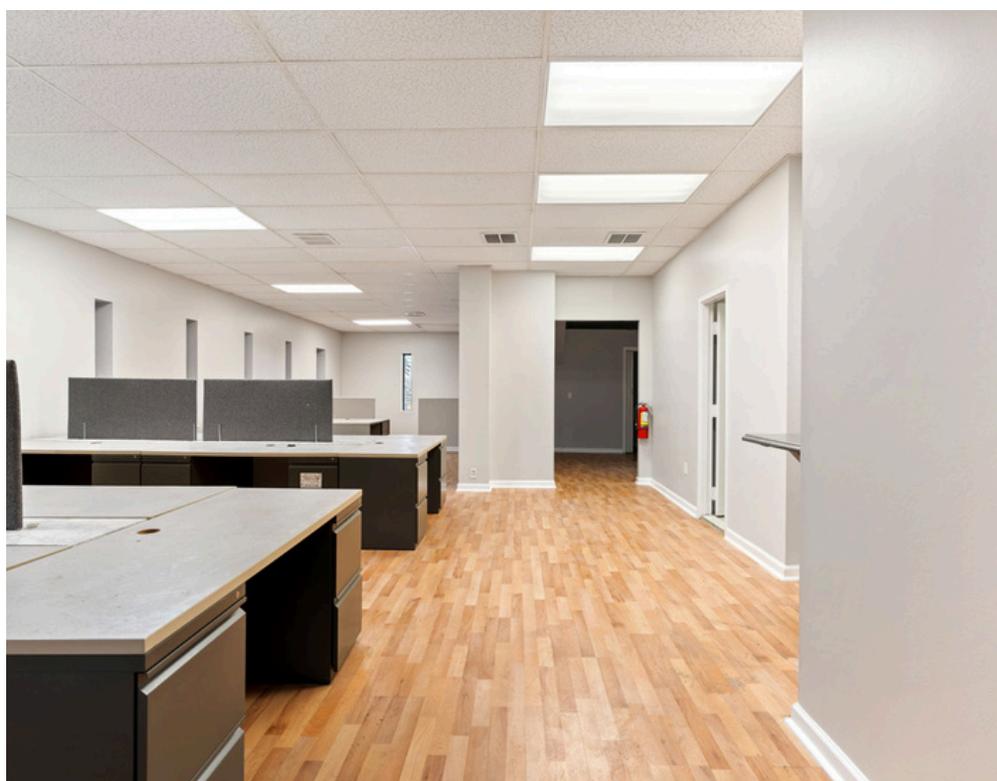
PROPERTY SUMMARY

Introducing 1293 Clove Road — a massive 2,500 SF second-floor corner office suite in one of Staten Island's most visible and accessible corridors.

This move-in-ready suite delivers a fully built-out, flexible floor plan purpose-built for a growing team. The space features a sprawling open bullpen with built-in workstations, drop acoustic tile ceilings with LED panel lighting, and warm hardwood floors throughout - a combination that balances productivity with professionalism.

Space Highlights:

- 2,500 SF second-floor corner suite
- Large open bullpen with built-in workstation desks and privacy panels
- Multiple private offices - ideal for management, HR, or conference use
- Private in-suite bathroom
- Wall-mounted fold-down counter - perfect for a break station or copy area
- Pass-through interior windows connecting offices to the main floor
- Abundant natural light from multiple black-framed windows
- LED panel lighting throughout
- HVAC with multiple vents across the floor plate
- Modified gross lease - predictable monthly costs with landlord covering base building expenses



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
24,901	272,851	599,157



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$140,725	\$117,999	\$120,672



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
9,592	101,228	231,629



JOSEPH GALLO

NYS LICENSED REAL ESTATE SALESPERSON

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