



SCHACKER REALTY

Exclusive Listing

**620 sq. ft. of Office Space For Lease**  
**45 N Station Plaza, Great Neck**



**Specifications:**

**Building Size:** 31,000 sq. ft.

**Office Space:** 620 sq. ft.

**Pricing and Timing:**

**Occupancy:** 12/01/2025

**Lease Price:** \$40.00/sq. ft.  
Modified gross

**Suite 207 • Boutique professional office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and NICE bus stop • The demised premise features a glass conference room, bullpen and private office • Cleaning included in base rent • Electric is \$3.50 PSF • Lobby and common areas newly renovated with 24/7 access**



**James Parnes, RE Salesperson**  
516-732-7864 (cell)  
631-293-3700 x45  
jp@schackerrealty.com



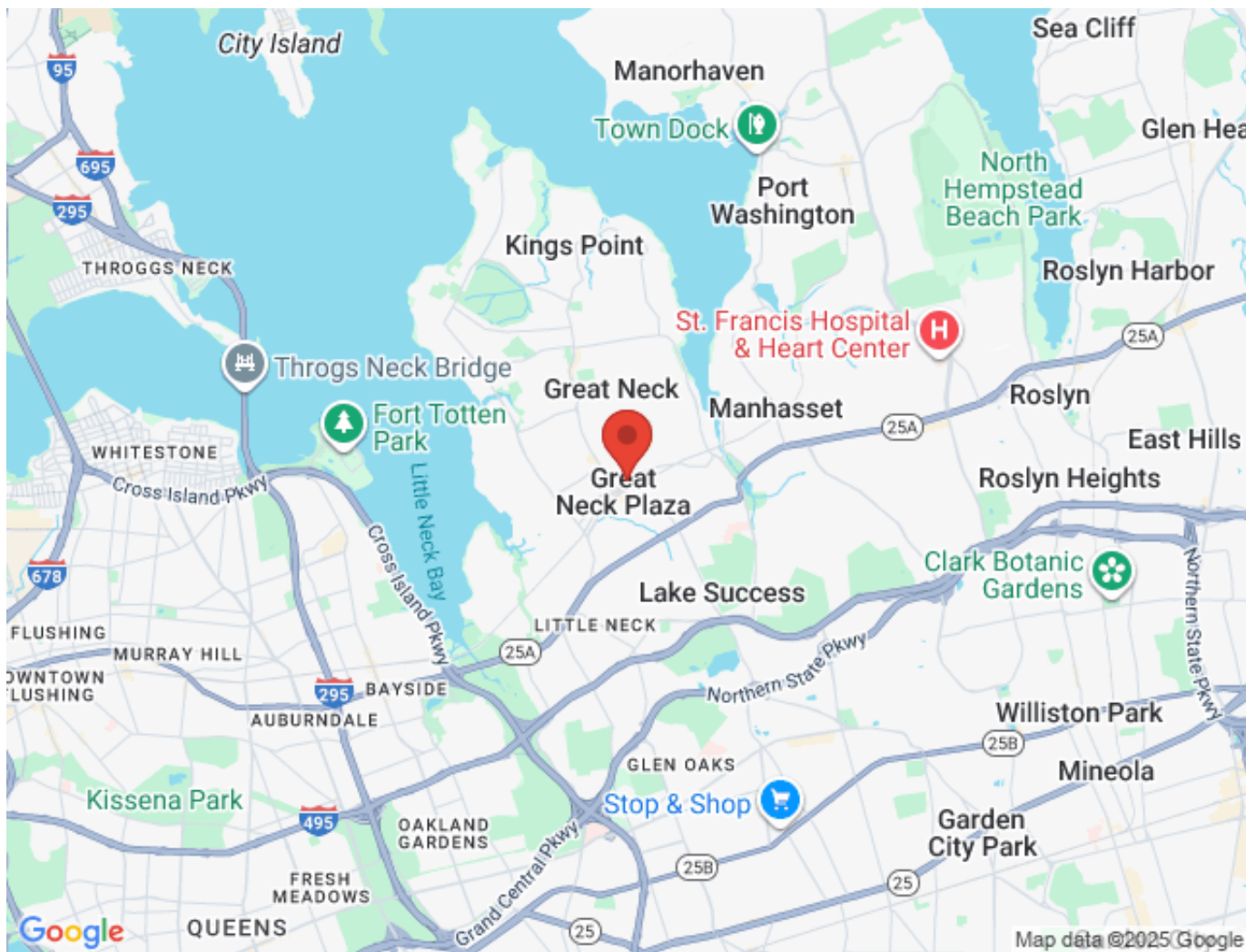
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All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.

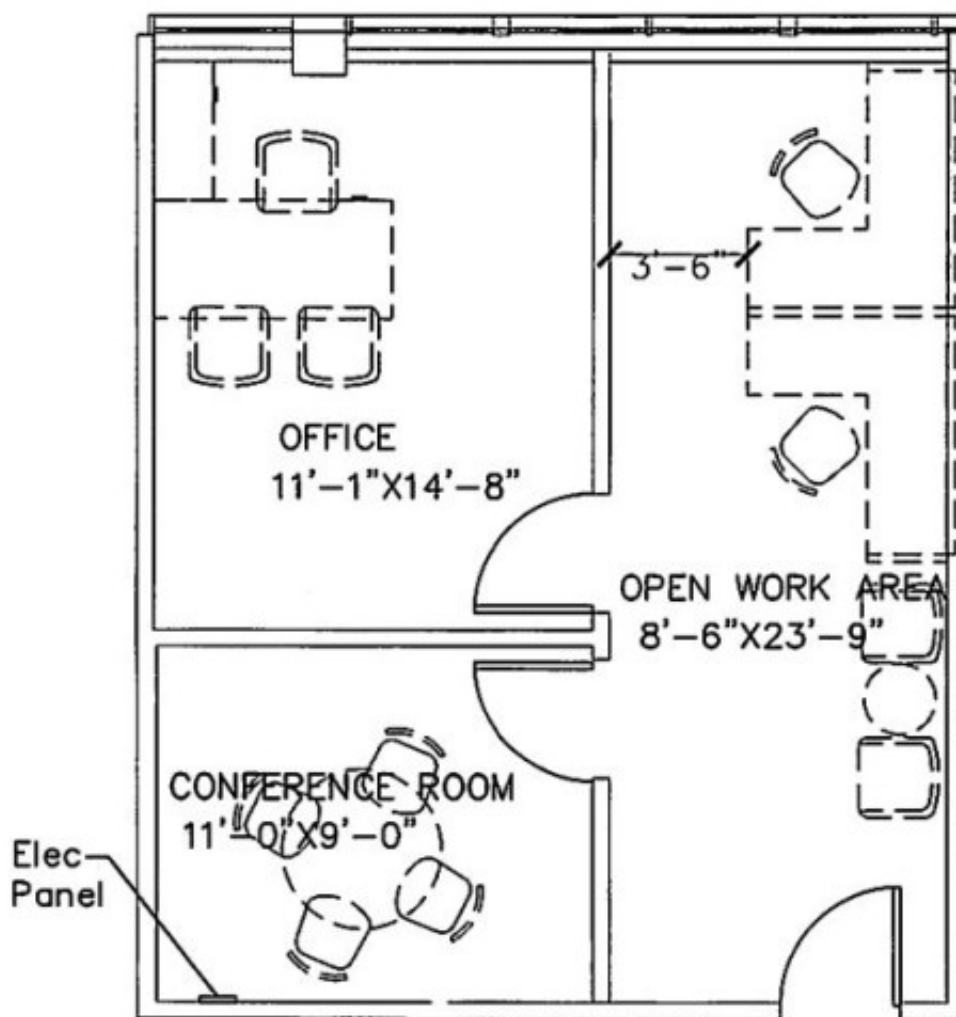


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SUITE 207  
620 RENTABLE SQ. FT.