

For Lease

LL4 -1,933 | LL2 -5,520 SF
\$19.95 SF/yr - Office Space



Office Center At Mitchel Field

377 Oak Street

Garden City, New York 11530

Property Highlights

- Two separate suites LL4 - 1,933 RSF- LL2 -5,520 RSF
- Easy access to the Meadowbrook, Northern, and Southern Parkways
- Two lower level suites available
- Suite LL-2 Has 9 private offices, workstation area, 2 conference rooms and more
- Suite LL-4 a former commissary is customizable for a variety of businesses

Offering Summary

Lease Rate:	\$19.95 SF/yr (Gross)
Building Size:	168,752 SF
Available SF:	1,933 SF 5,520 SF
Lot Size:	7.92 Acres
Lease Term:	3-10 years negotiable

For More Information

Joseph Zago

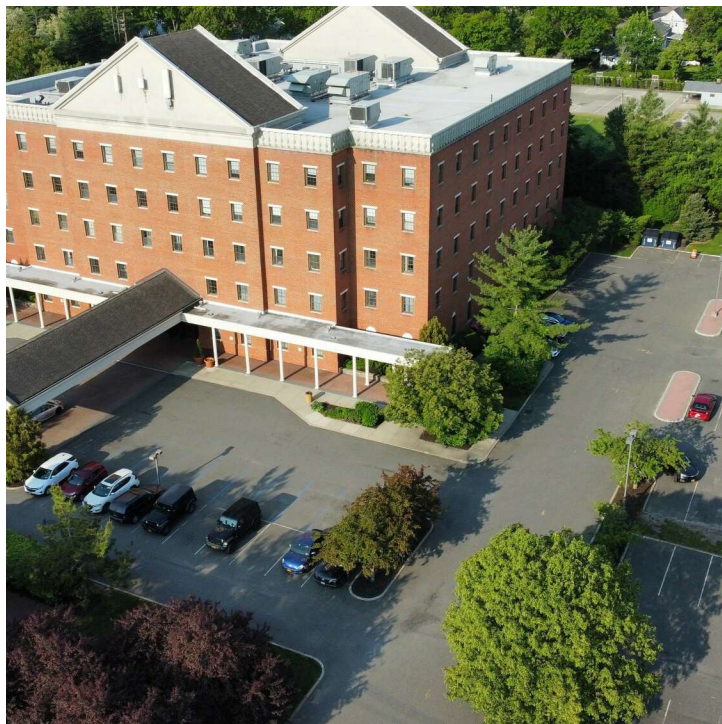
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Property Description

Located in the prestigious Office Center at Mitchel Field, Suite LL-2 offers 5,520 square feet of well-appointed professional space on the concourse level. This former law firm space has windows set above head height along all outside walls and features nine private offices, two conference rooms, a reception area, workstation area, file room, IT room, kitchen, and two restrooms, providing a functional layout for a variety of business needs.

Suite LL-4 is a 1,933 SF space that was formerly a commissary. This flexible space can be delivered w/o the existing kitchen equipment and ready for customization, making it an excellent opportunity for a future wellness studio, yoga studio, pilates, or other creative use.

Lease rate: \$19.95 PSF + \$3.75 PSF for electricity.

Location Description

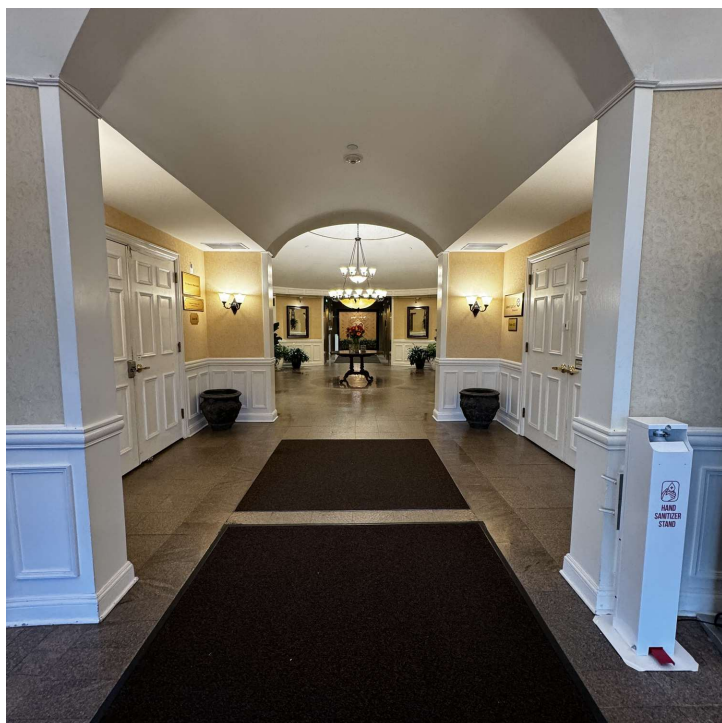
Nestled in the Nassau Hub/Mitchel Field vicinity, 377 Oak Street is a distinguished 5-story building. Its strategic location offers easy access to major thoroughfares like Stewart Avenue, Hempstead Turnpike, and the Meadowbrook Parkway. Positioned in close proximity to esteemed institutions such as Hofstra University, Nassau Community College, and Nassau Coliseum, the property boasts ample on-site parking and guarantees round-the-clock access every day of the year.

Site Description

The Office Center at Mitchel Field is nestled in a thriving urban hub with a harmonious blend of commercial and residential structures. Conveniently located near major arteries like the Meadowbrook, Southern, and Northern State Parkway, this center offers easy accessibility. Enjoy the added benefit of proximity to local shops, restaurants, and banks, making it a prime location for a business.

Construction Description

Steel and masonry multi-story office building





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Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,933 - 5,520 SF	Lease Rate:	\$19.95 SF/yr

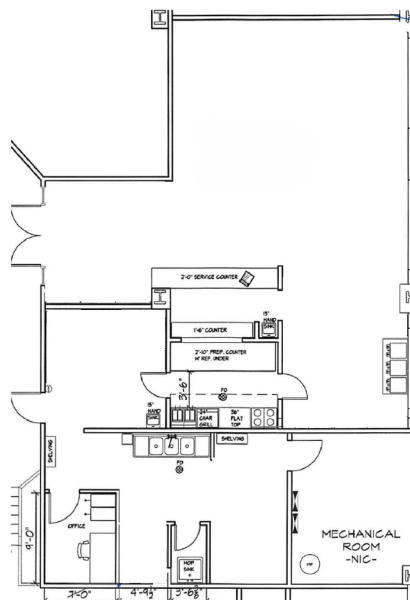
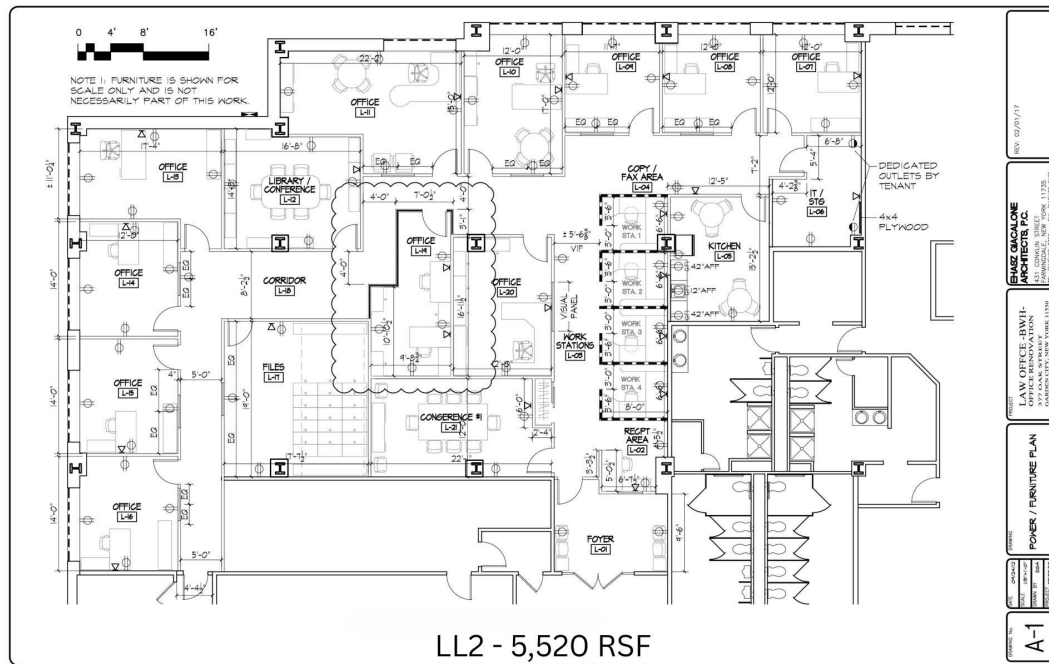
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite LL-2	Available	5,520 SF	Gross	\$19.95 SF/yr	<p>This former law firm space is located on the concourse level in the prestigious Office Center at Mitchel Field. The space has windows set above head height along all outside walls and is built out with nine private offices, two conference rooms, a reception area, workstation area, file room, IT room, kitchen, and two restrooms, providing a functional layout for a variety of business needs.</p> <p>The former law firm that occupied the space supplemented its rent by subleasing three (3) of the private offices to other attorneys. Those attorneys have signed license agreements with the Landlord to continue to occupy those offices. The license agreements call for total rent payments of \$3,500 per mo. and are cancellable with 60 days' notice. Reportedly, the licensee tenants are rarely in the office.</p> <p>Rental rate is \$19.95 PSF + \$3.75 PSF for electric.</p>
Suite LL-4	Available	1,933 SF	Gross	\$19.95 SF/yr	<p>Suite LL-4 is a 1,933 SF space that was formerly a commissary located on the concourse level of the building. The space has windows set above head height along all outside walls and can be This flexible space can be delivered w/o the existing kitchen equipment and ready for customization, making it an excellent opportunity for a future wellness studio, yoga studio, Pilates, or other creative use. Building hours allow for early morning and evening access for visitors.</p>

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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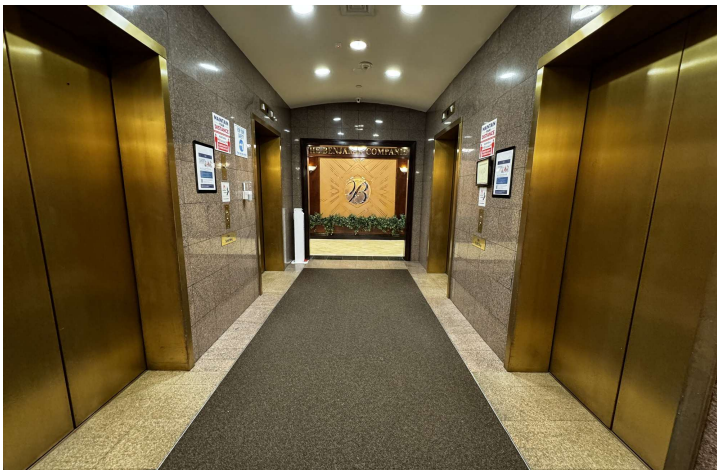
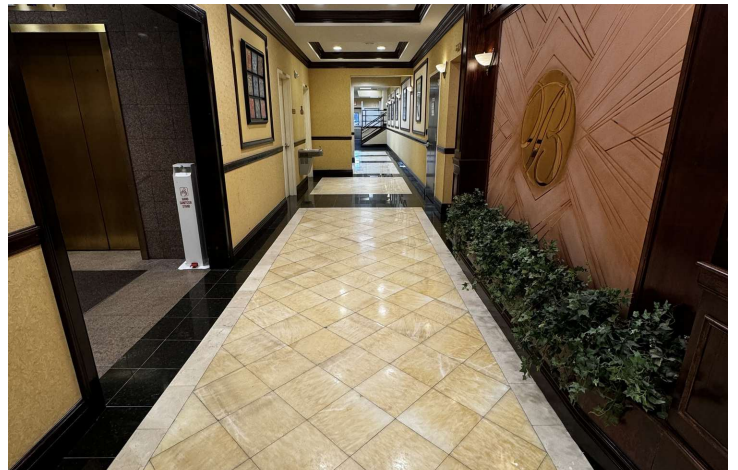


LL4 - 1,933 RSF



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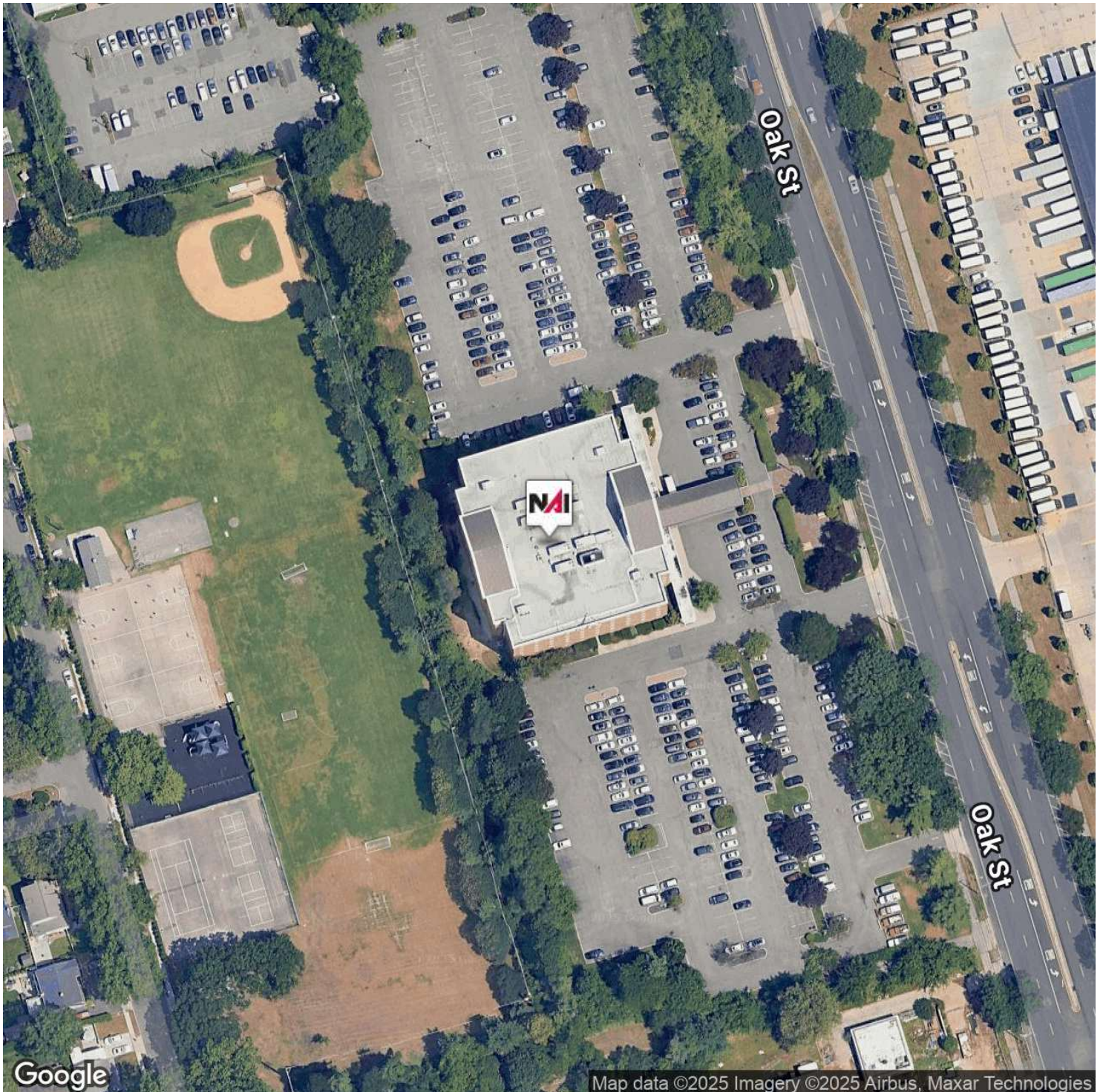
BROCHURE | Office Center at Mitchel Field 377 Oak Street Garden City, NY 11530

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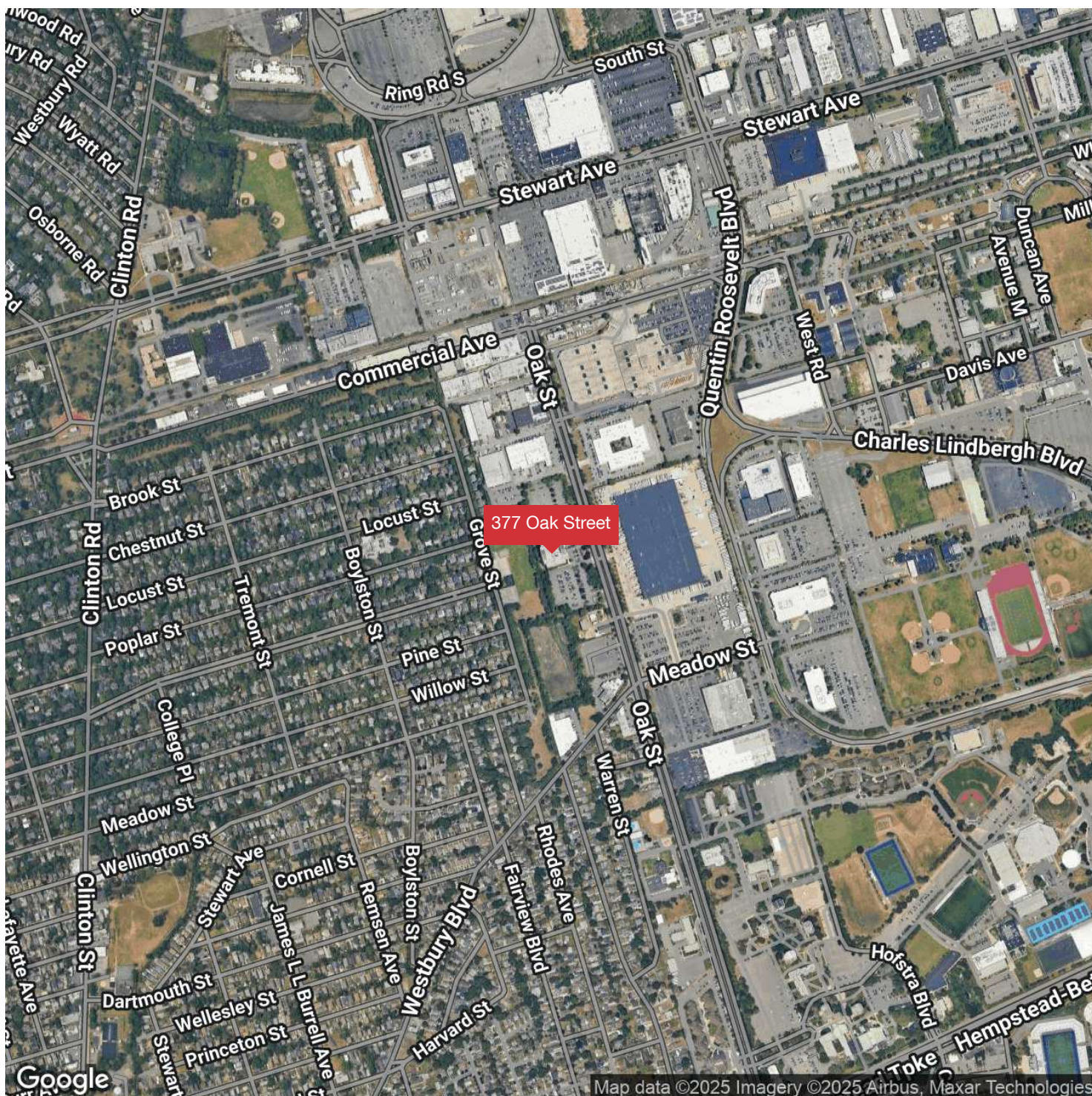


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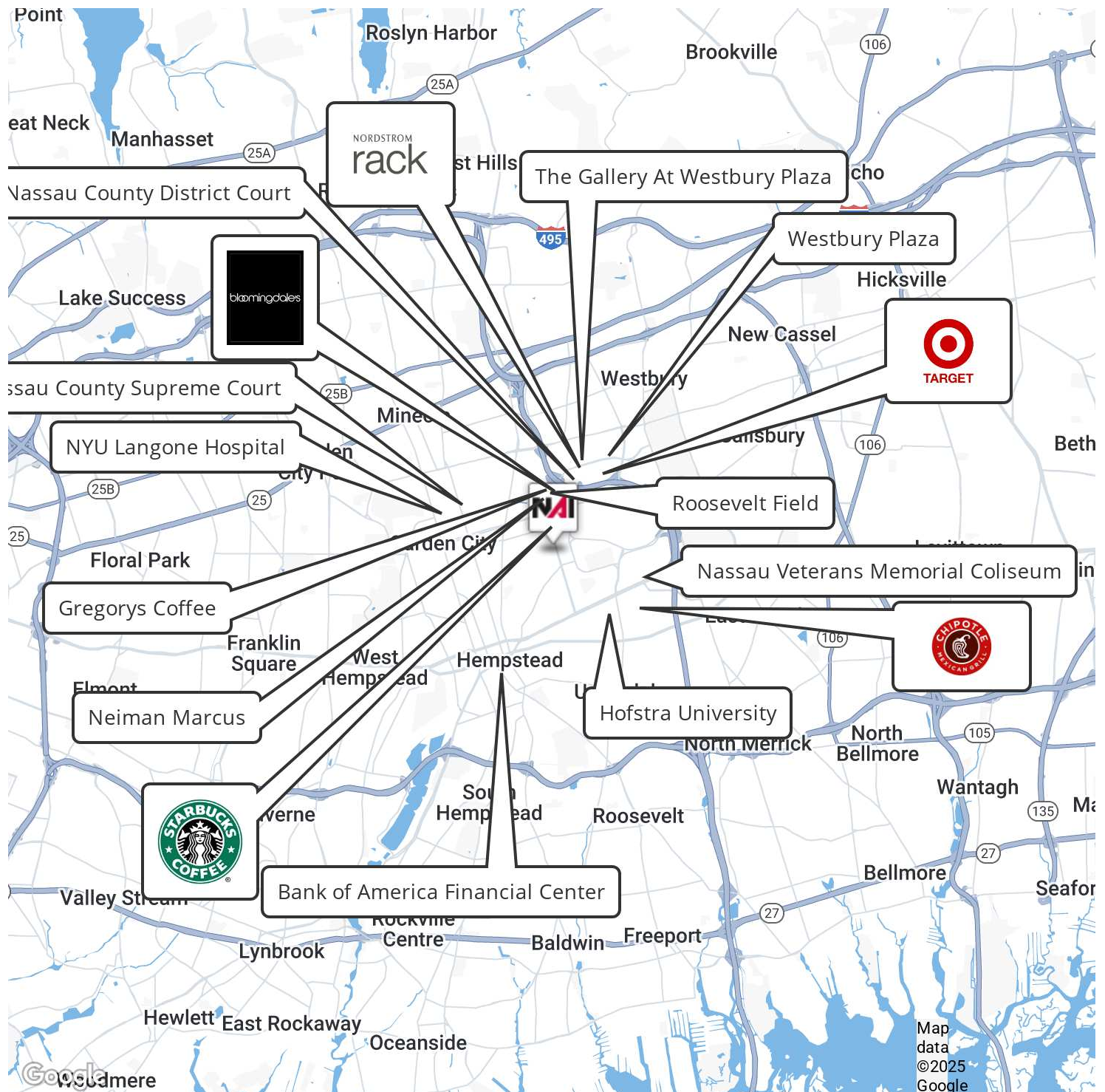
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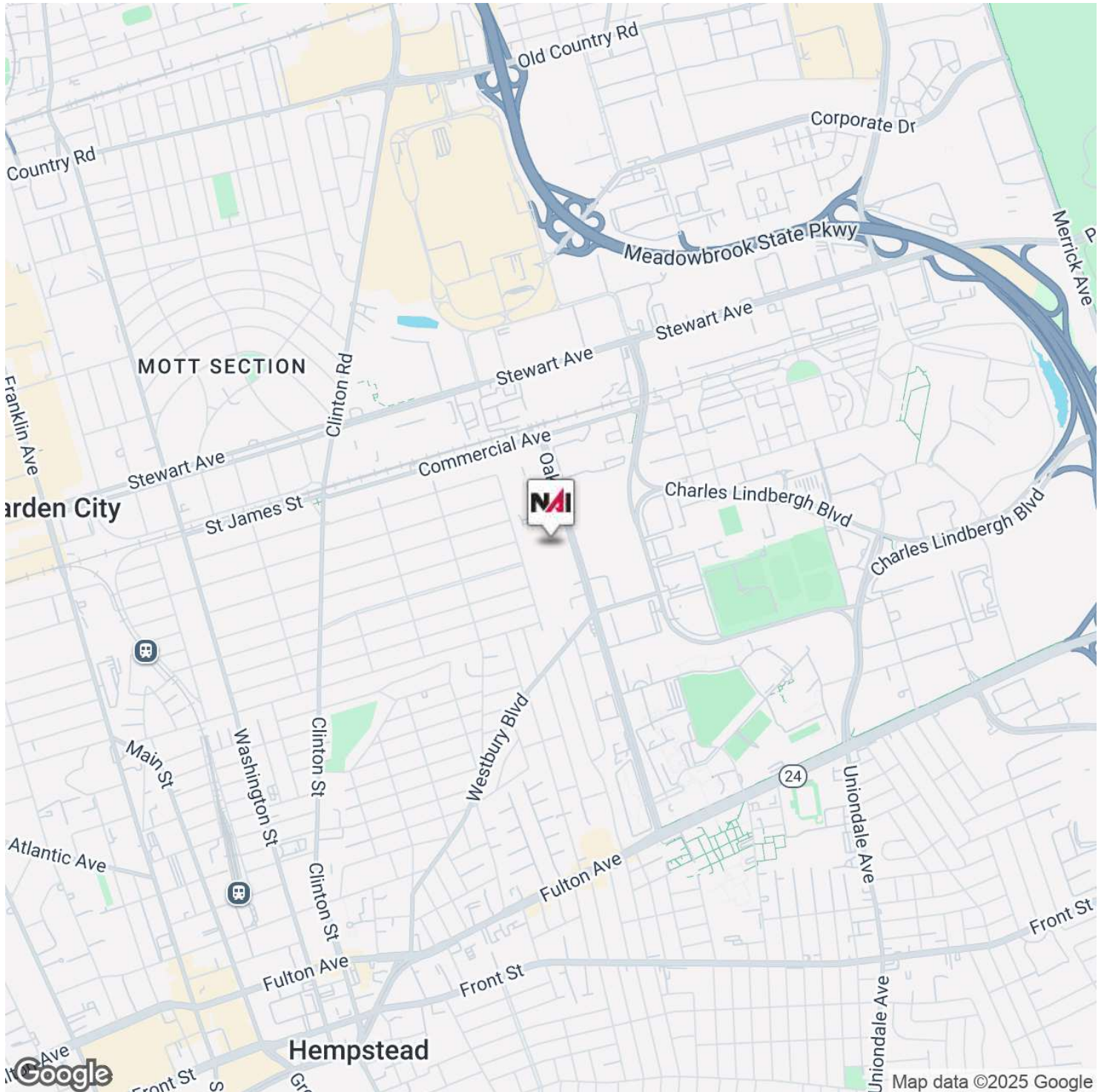
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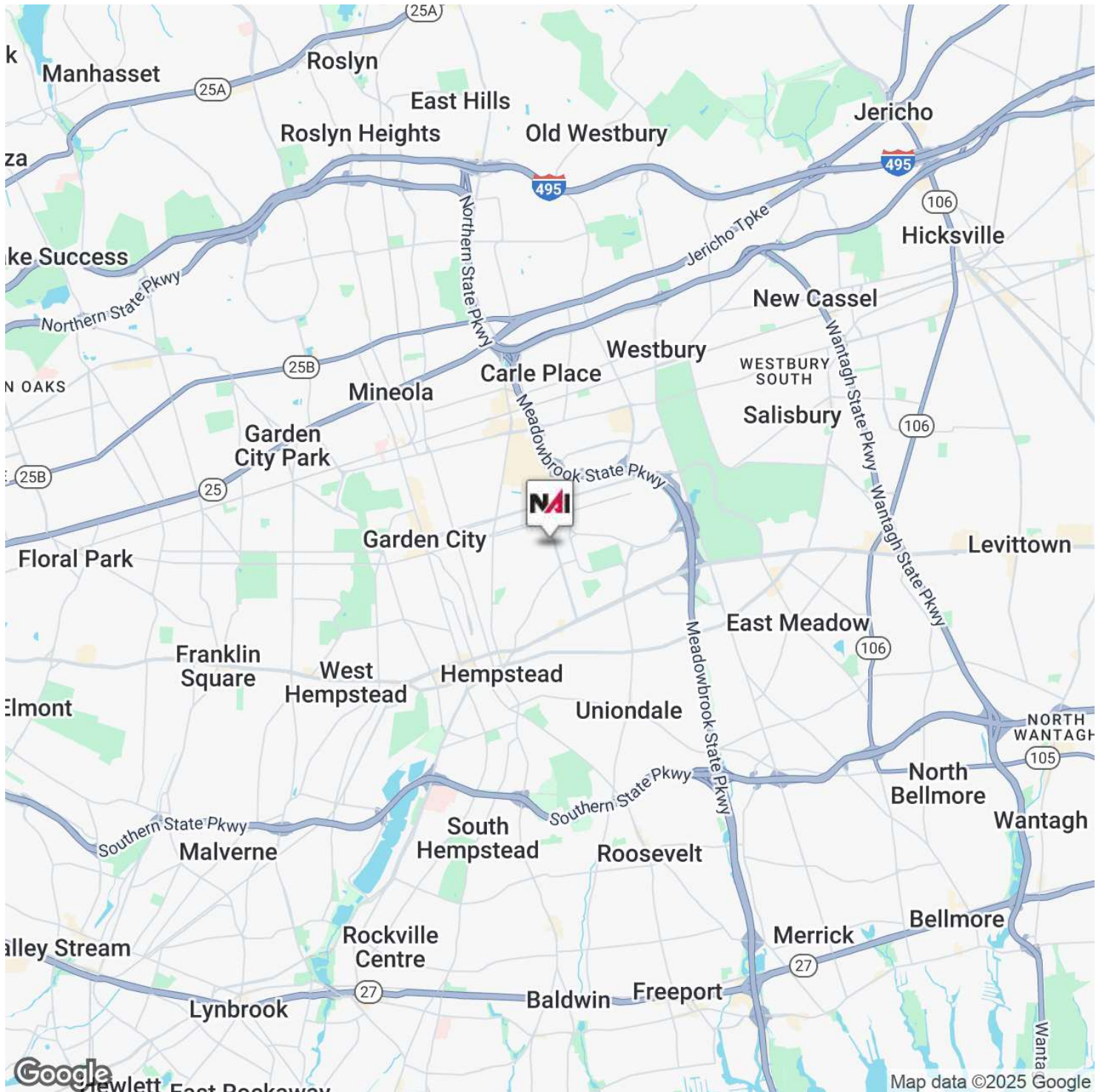


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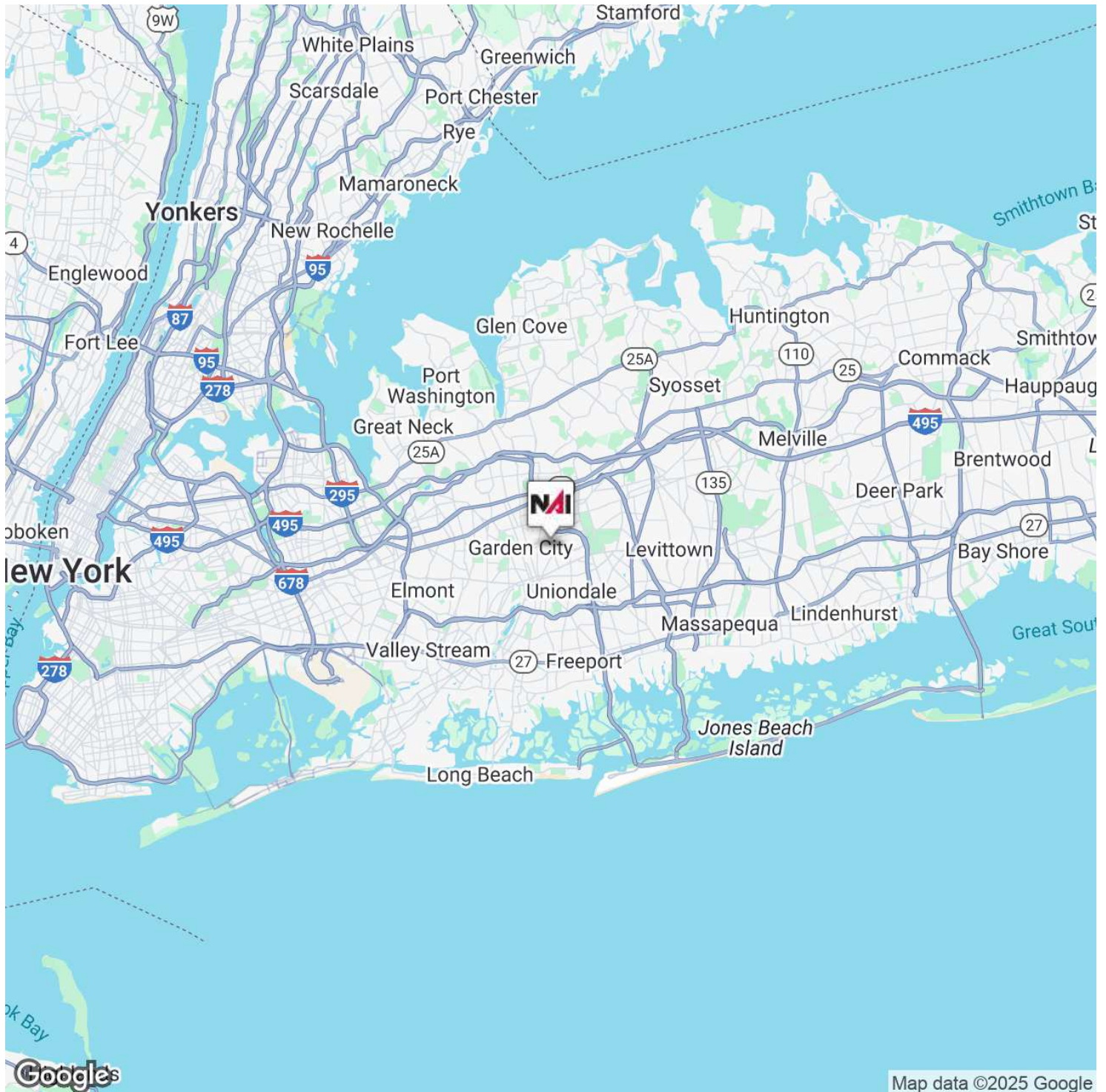
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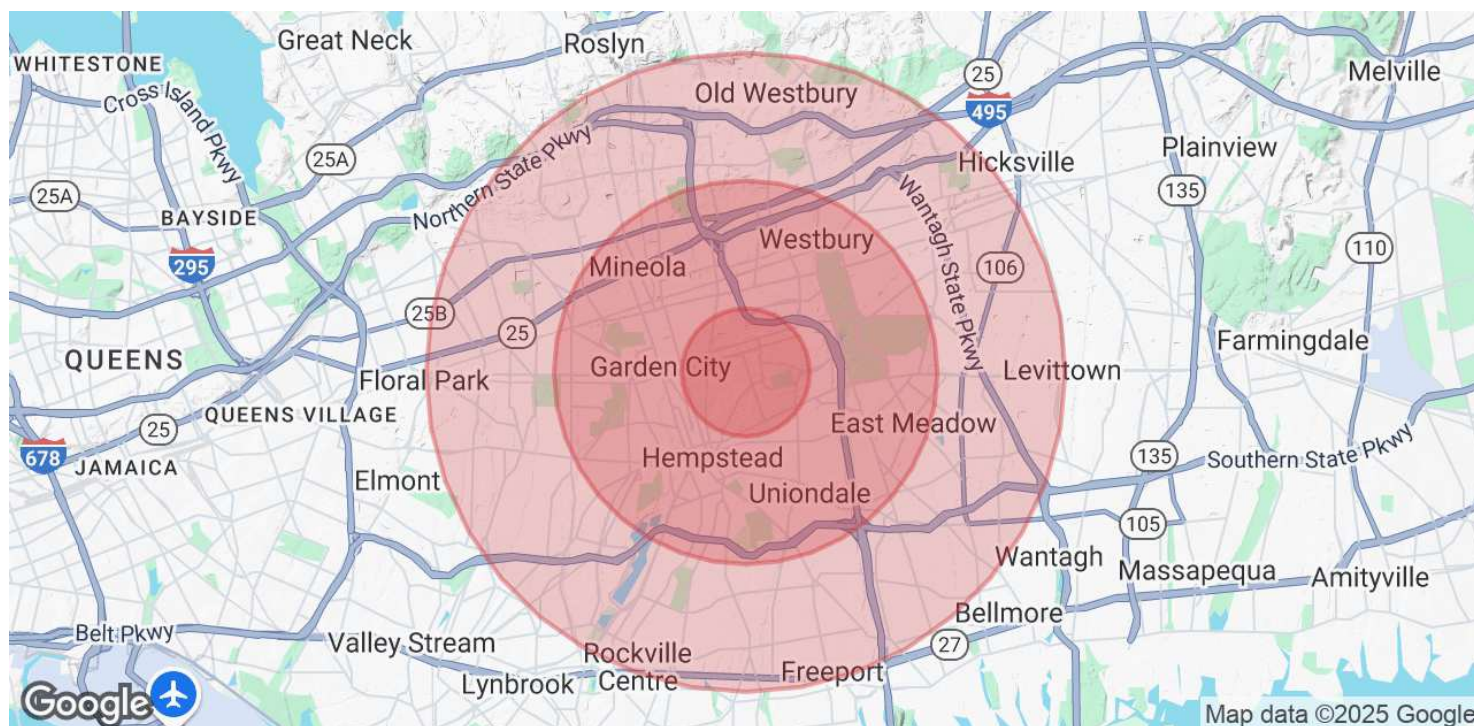
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Population	1 Mile	3 Miles	5 Miles
Total Population	19,794	196,659	544,944
Average Age	35.0	39.7	41.2
Average Age (Male)	34.7	37.9	39.6
Average Age (Female)	35.1	40.6	42.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,473	65,241	178,668
# of Persons per HH	3.6	3.0	3.1
Average HH Income	\$138,419	\$126,844	\$139,656
Average House Value	\$536,930	\$474,501	\$527,673

2020 American Community Survey (ACS)