

Medical for Lease

2035 Lakeville Rd, New Hyde Park, NY 11040



Highlights:

Lakeville Medical Building, located on the border of Nassau County and Queens, currently has 1,005 SF and 966 SF of rentable spaces on the third floor for lease. The demising space plan is attached for review.

The rental rate is \$42 PSF/Yr., which includes base tax, water, heat, HVAC, common area maintenance. For a 10-year lease, the landlord is responsible for a custom build-out including new flooring, ceilings, walls, lighting, paint, perimeter HVAC units, and ADA-compliant restrooms.

Lot and Building Information:

Acreage 1.319, year built: 1975, building square footage 27,440, stories: 3, elevator; 123 surface parking spaces; professional building - Doctor, Surgeon, Dentist, Chiropractor, or Combination of Professions.

Next to Northwell Hospital, Northwell Health Center, Northwell Health Core Laboratories, Long Island Jewish Medical Center-Urology. Immediate access to Queens and Nassau, close to Northern State Pkwy.

Tony Y. Dong

Licensed Real Estate Broker

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FLOOR 3 DEMISING SPACE

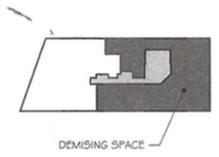
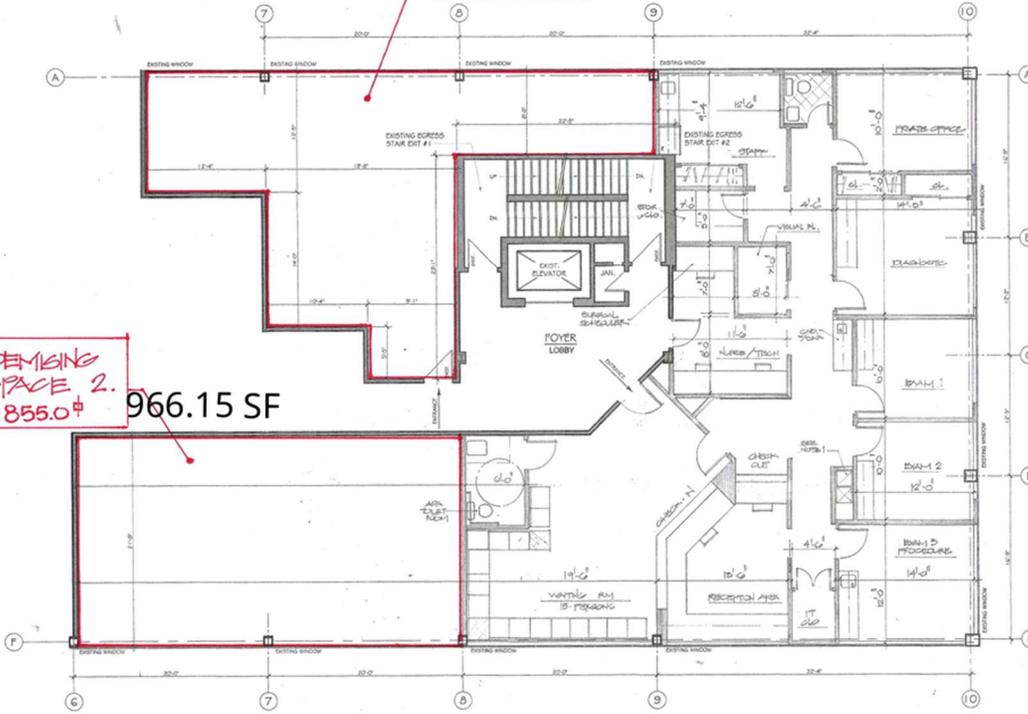
2035 LAKEVILLE ROAD
NEW HYDE PARK, NEW YORK

DEMISING SPACE 1
890.0 #

1,005.7 SF

DEMISING SPACE 2
855.0 #

966.15 SF



BUILDING LOCATION
THIRD FLOOR

FLOOR 3 DEMISING SPACE	AREA