

ENTIRE BUILDING NOW AVAILABLE • 232,917 RSF



CLASS A OFFICE SPACE AVAILABLE

3400 New Hyde Park Road

NORTH HILLS NEW YORK



CBRE

Class A Office Space Available

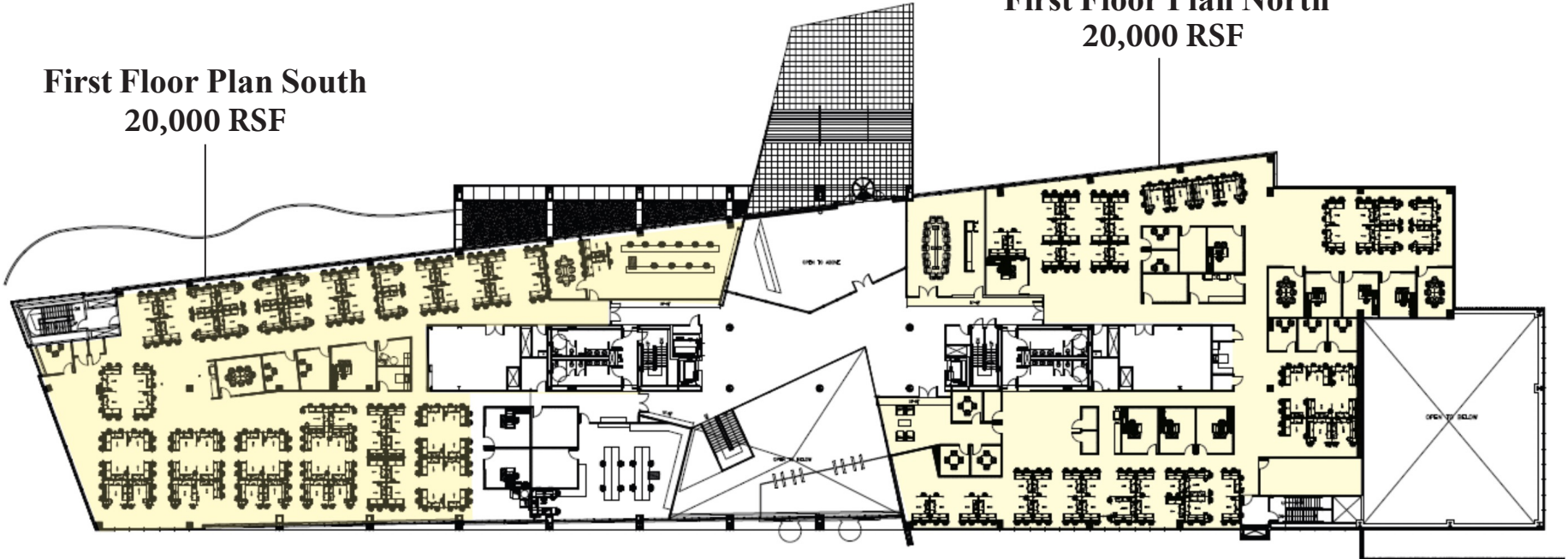
232,917 RSF / Divisible to Approximately 20,000 SF / Asking Rent Negotiable

Space Features

- Exposed high ceilings throughout
- Expansive window line; abundant natural light
- Furniture can be made available
 - Furniture by Knoll
 - Desk chairs by Humanscale World Chairs
- Cubicles
 - 6' x 8' (Staff)
 - Cubicles 8' x 8' (Management)
 - 4' x 6" Partitions with glass
- Glass partitions are approximately 4'-6" in height and can be replaced to accommodate higher partitions

First Floor Plan North
20,000 RSF

First Floor Plan South
20,000 RSF



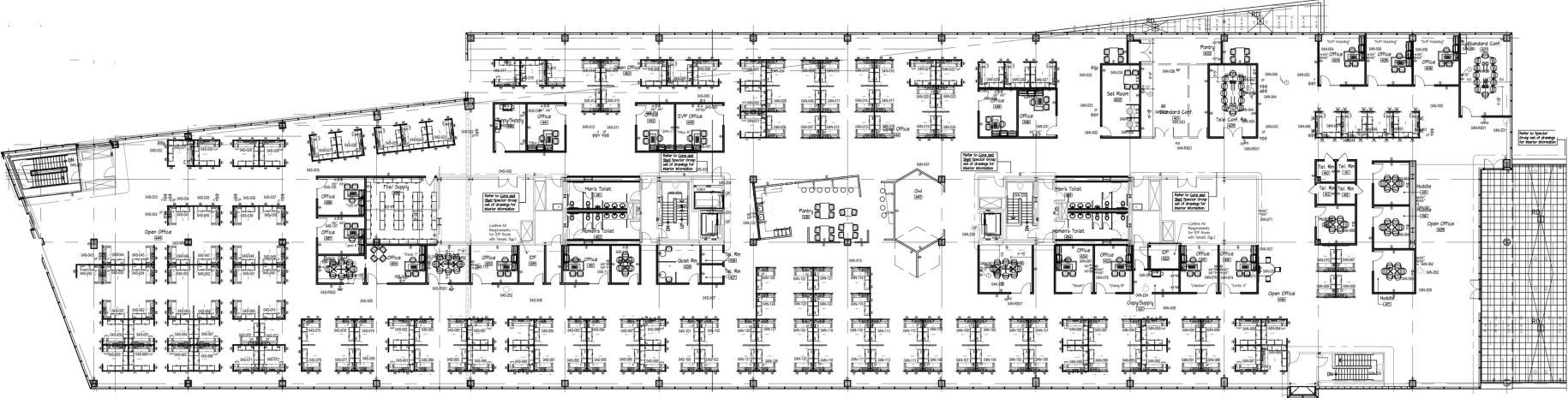
2ND FLOOR



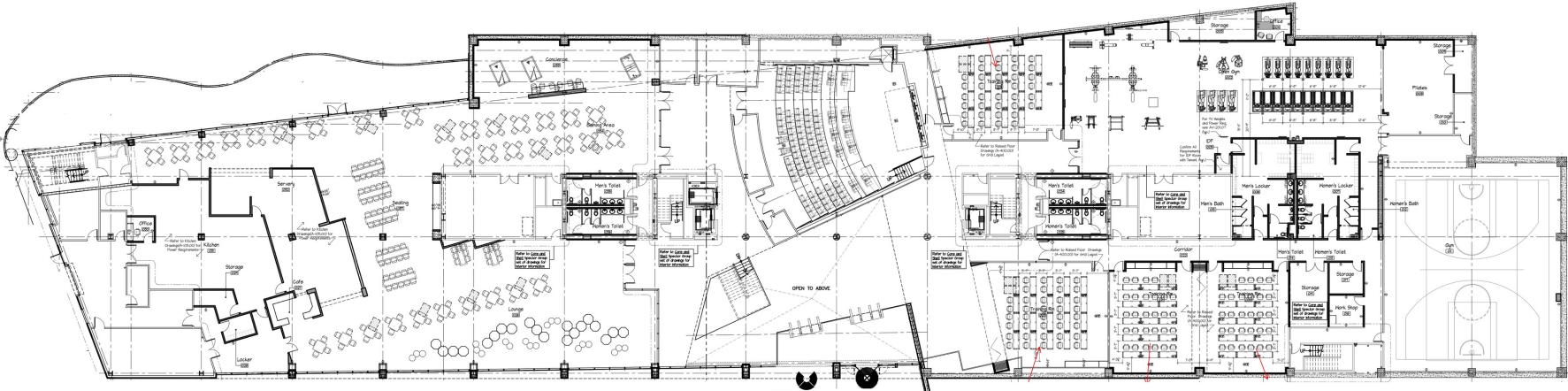
3RD FLOOR



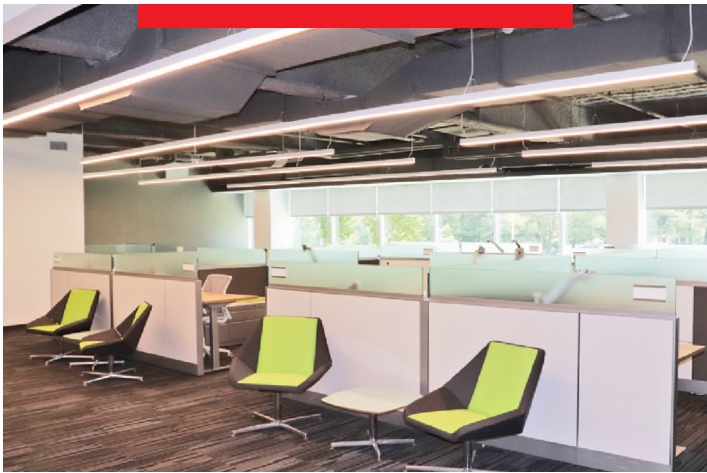
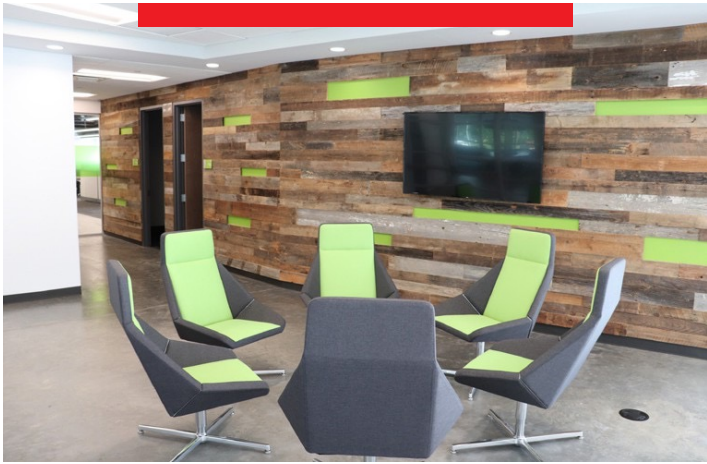
4TH FLOOR



LOWER LEVEL PLAN

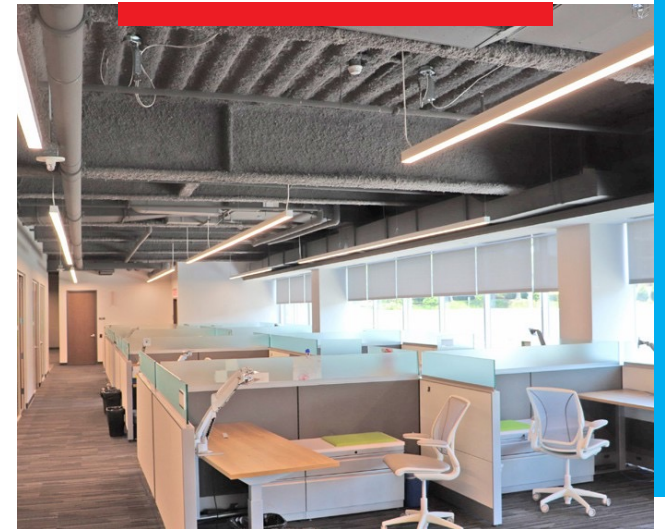


First Floor North Wing

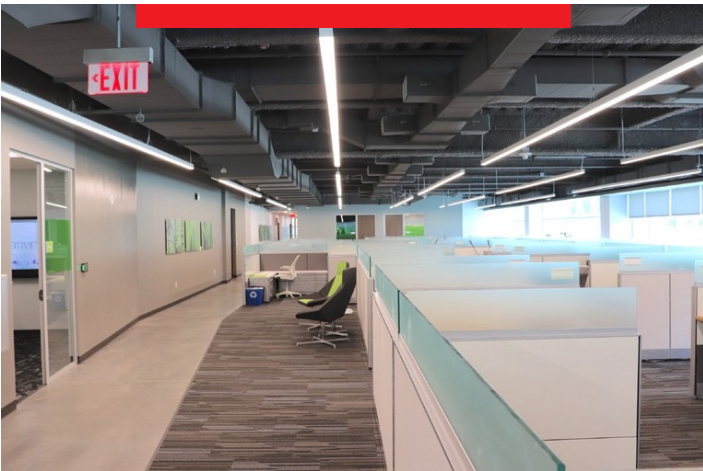


20,00 RSF
Available

Newly Constructed,
High-end Installation



First Floor South Wing

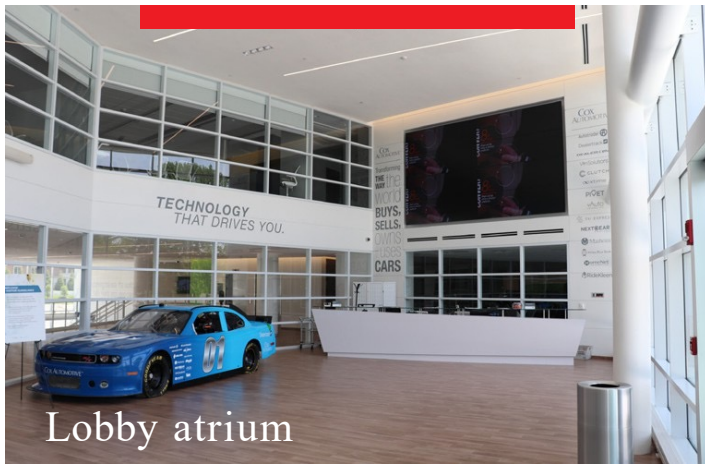


20,00 RSF
Available

Newly Constructed,
High-end Installation



Class A New Construction



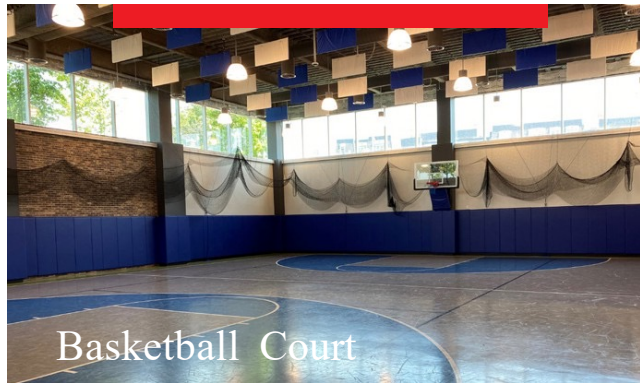
Lobby atrium



Fitness Center



Meeting room



Basketball Court



Car charging station



Café seating

Building Features

- Café
- Concierge
- Walking trail
- Indoor and outdoor dining area
- Fitness center with locker rooms and yoga studio
- Indoor basketball and volleyball courts
- Located at the crossroads of the Long Island Expressway and Northern State Parkway
- Midtown Manhattan just 32 minutes away (17.5 miles)



Outdoor Patio

3400 New Hyde Park Road



Midtown Manhattan
32 Minutes
17.5 Miles



LaGuardia
Airport



JFK
International
Airport



JFK Int'l Airport
12.6 miles / 16 minutes
LaGuardia Airport
13.0 miles / 15 minutes



Great Neck LIRR Train Station
2.8 miles / 10 minutes
New Hyde Park LIRR Train Station
3.0 miles / 11 minutes

For more information contact:

Robert Seidenberg
Senior Vice President
+1 631 370 6090
robert.seidenberg@cbre.com

Daniel Brandel
Senior Vice President
+1 631 370 6096
daniel.brandel@cbre.com

58 South Service Road
Suite 410
Melville, NY 11747



www.cbre.us/longisland

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