

1539 FRANKLIN AVENUE

MINEOLA, NY 11501

STONEFIELD
REAL ESTATE



FOR LEASE

OFFICE | MEDICAL

CONFIDENTIAL

LEASING OVERVIEW

SPACE	SIZE	RENTAL AMOUNT	LEASE TYPE	USE	POSSESSION
1st Floor – Suite 103	1,500 RSF	\$5,000 / MO	Modified Gross	Office / Medical	Immediate

ADDITIONAL RENTS	MODIFIED GROSS
Utilities	Metered Usage

Stonefield Real Estate has been retained on an exclusive basis to market 1539 Franklin Avenue, a first-floor professional office suite offering approximately 1,500 RSF directly across from the Nassau County Courthouse.

This newly built-out suite is designed for legal, professional, or medical use. Interior features include high ceilings, oversized windows with excellent natural light, marble-look porcelain tile flooring with black trim accents, recessed LED lighting, and tenant-controlled HVAC. The efficient layout includes multiple private offices and a dedicated reception or waiting area.

The property provides 24/7 building access and tenant-reserved parking in the private lot directly behind the building.

KEY FEATURES

- First-floor professional office suite
- Directly across from Nassau County Courthouse
- Modern interior with high ceilings and oversized windows
- Marble-look porcelain tile flooring with black trim accents
- Multiple private offices plus reception/waiting area
- Tenant-controlled HVAC
- Reserved parking for tenants in private lot
- 24/7 building access
- Professionally managed property
- Located in Mineola's legal and civic core

INTERIOR PHOTOS



INTERIOR PHOTOS



MAP



CONFIDENTIALITY & DISCLAIMER

The information contained in this Leasing Brochure is confidential and has been provided solely to assist prospective tenants in evaluating the available space described herein. It may not be copied, distributed, or used for any other purpose without the prior written consent of Stonefield Real Estate LLC. By accepting this brochure, the recipient agrees to maintain its confidentiality.

This brochure is intended as a summary of the property and available leasing opportunities to gauge interest. It is not an exhaustive document and should not replace a thorough independent investigation. Stonefield Real Estate LLC and the property owner make no representations or warranties as to the accuracy or completeness of the information contained herein, including but not limited to square footage, floor plans, zoning, condition, permitted uses, or building systems.

All information has been compiled from sources believed to be reliable; however, it has not been independently verified. Any estimates of expenses or representations of property condition are illustrative only and are not guarantees of future performance or suitability.

The landlord reserves the right to modify or withdraw any space from the market at any time without notice or obligation. Any lease agreement is subject to final approval and execution of a mutually acceptable lease by both landlord and tenant.

STONEFIELD

REAL ESTATE

CONTACT EXCLUSIVE BROKER:

ADAM YAKUBOV

FOUNDER & CEO

929.600.4648

adam@stonefieldrealestate.com

215-15 NORTHERN BOULEVARD, SUITE 304, BAYSIDE, NY 11361

STONEFIELDREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant must verify the information and bear all risk for any inaccuracies.