

**120 West Park Ave
Long Beach, NY 11561**

**Price \$5,250,000
Prime Location**

OFFICE BUILDING FOR SALE



LARRY ROSS

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Investment Summary

Property Overview

120 West Park Avenue, a fully renovated, three-story Class B office building strategically located in the heart of Long Beach, New York, offers investors a unique opportunity to acquire a stabilized, modern office asset in one of Long Island's most vibrant coastal cities. Its combination of stable tenancy, renovated infrastructure, rooftop amenities, strong commuter accessibility and rare parking availability positions it as a premier offering in the Long Beach commercial market.

Originally constructed in 1962 and modernized in 2018, the building is designed for flexible multi-tenant occupancy. The property combines modern aesthetics with superior functionality, providing a strong foundation for a range of professional uses, including office, medical, wellness, and boutique service operations. Approximately 50% of the building is occupied by a well established Co-working/shared space operator. The ground floor retail tenant is occupied by F45 fitness chain, which operates in over 67 countries. Some of the remaining tenants are currently paying below market rents, representing significant upside potential.

With its location across from the train station and within walking distance of retail, dining, and oceanfront leisure, the property appeals to a wide range of tenants seeking convenience and lifestyle integration. This asset represents both a secure long-term investment and an opportunity for value-add growth in a dynamic market.

Investment Highlights:

- Tenancy - Stable tenancy with below market rents representing significant upside, in addition to a well-run Co-work space
- Prime Location – Situated directly across from the Long Island Rail Road (LIRR) station, offering immediate commuter access to Manhattan and the greater Long Island region. Just two blocks from the Atlantic Ocean, Long Beach Boardwalk, and beachfront amenities, enhances tenant lifestyle appeal.
- Modern Renovations – Recent upgrades include new storefront windows, refreshed exterior, and updated building systems, presenting a turn-key investment.
- Flexible Tenancy – Configurable layouts accommodate multi-tenant or full-floor occupancy. Suites are adaptable for office, therapy, medical, or spa-style use.
- On-Site Parking – Rare for Long Beach, the property features 18 on-site spaces, supplemented by abundant municipal and street parking nearby.
- Unique Amenity – A rooftop common area and meeting space, the only outdoor workspace of its kind in Long Beach, enhancing tenant experience and marketability.
- Walkable Urban Environment – Exceptional Walk Score of 89, with Starbucks, CVS, Stop & Shop, banks, restaurants, and retail all within steps. The property is just blocks from the iconic beach and boardwalk.

This asset represents both a secure long-term investment and an opportunity for value-add growth in a dynamic market, with little office space available. Ownership has set the price at \$5,250,000

Building Details

PROPERTY DETAILS

Address	120 West Park Ave Long Beach, NY 11561
Section/Block/Lots	59/71/26-30
County	Nassau
Site Dimensions	100' x 100'
Site Area	10,000 SF
Acres	.23
Square Footage	Approx. 16,193 SF
Parking	18 plus municipal parking
Zoning	Business (Bus A)
Stories	2 plus Lower Level - Elevator
Year Built	1962/Renovated 2018
RE Taxes	\$134,002

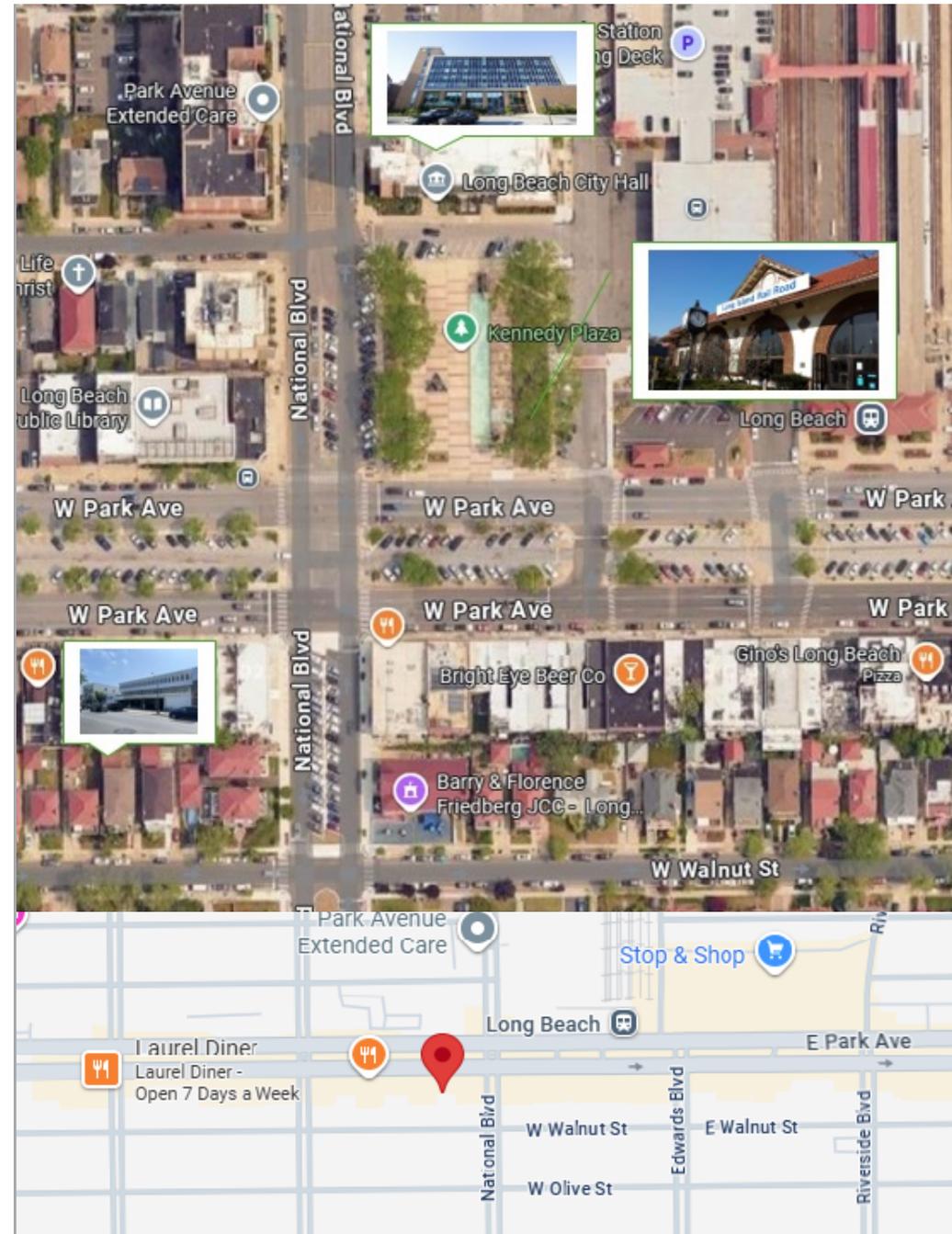
For additional information or to arrange a viewing, please contact:



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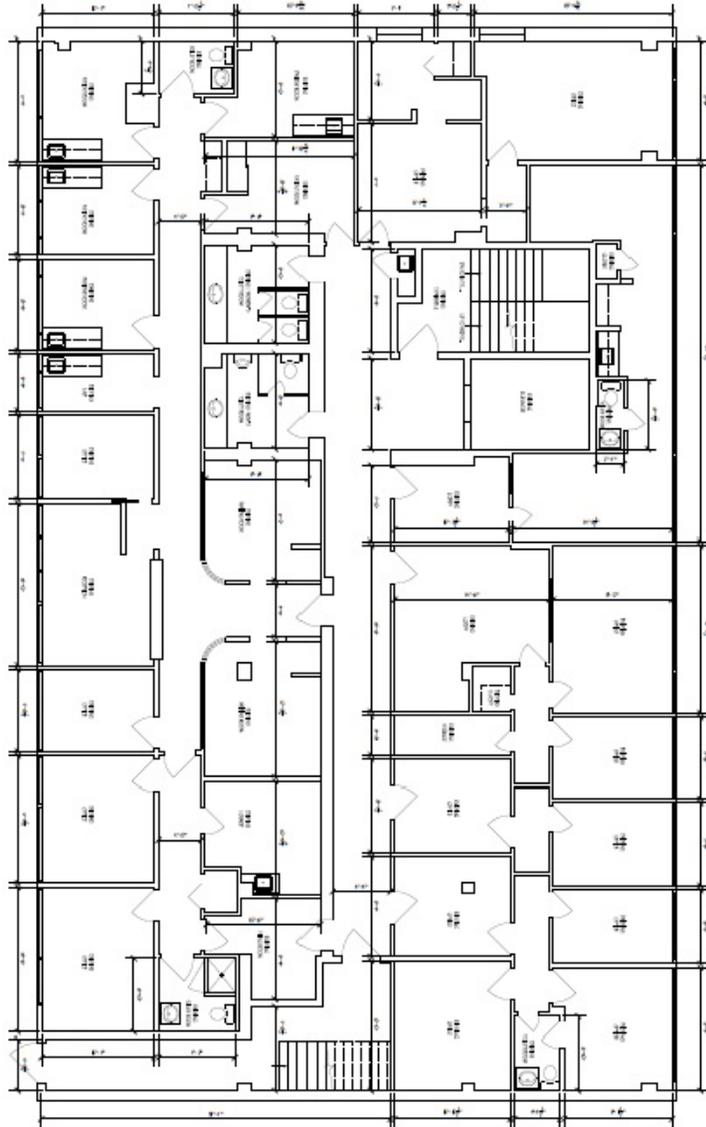
AERIAL/STREET MAPS



FLOOR PLANS

2nd Floor

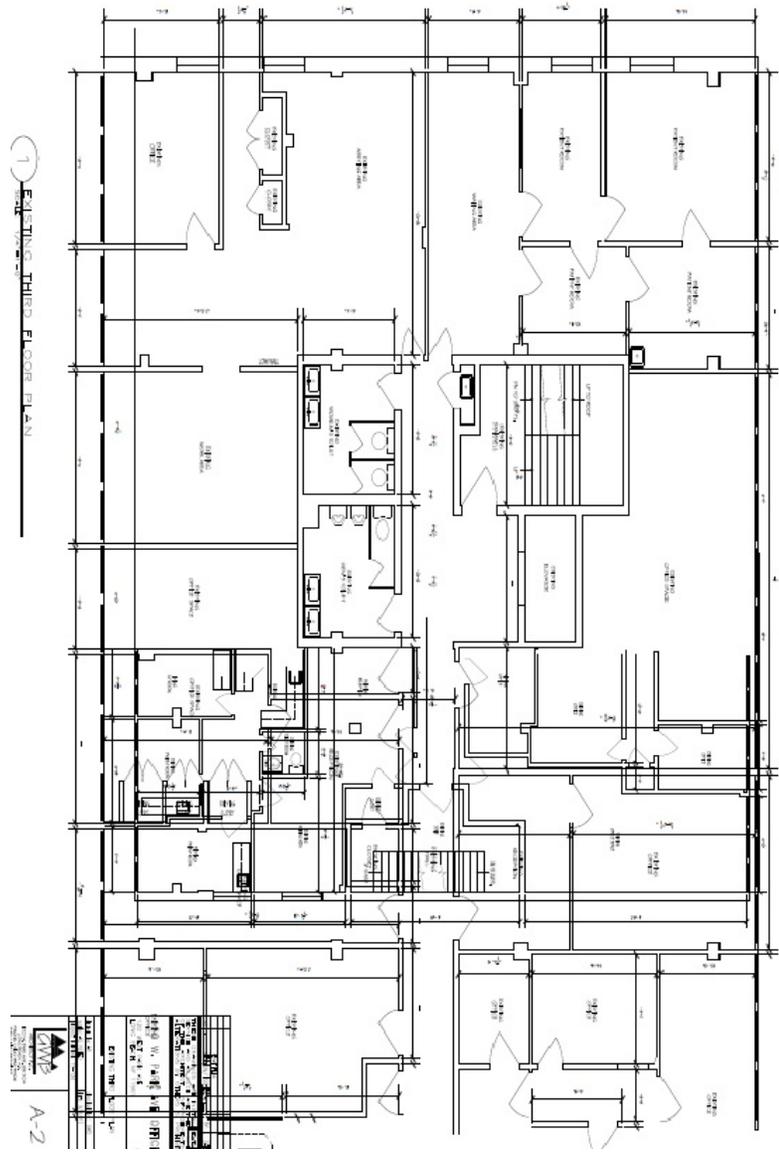
1 EXISTING SECOND FLOOR PLAN



3rd Floor

1 EXISTING THIRD FLOOR PLAN

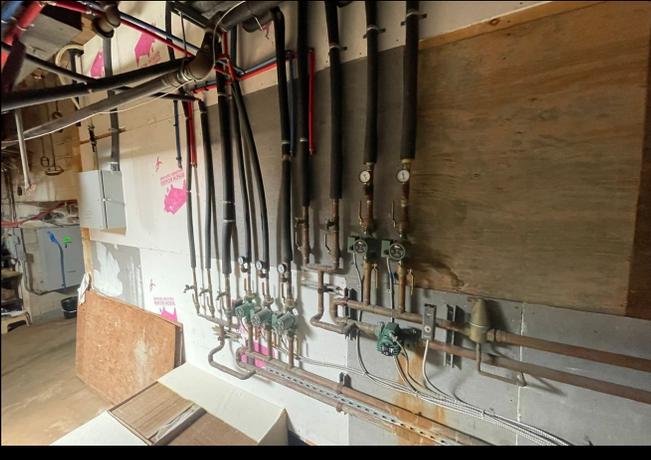
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Photos



Photos



Market Report

LONG ISLAND OFFICE MARKET

Southern Nassau County's office market is rebounding in 2025, reflecting Long Island's broader recovery. Vacancies are falling, availability is shrinking, and asking rents are rising as demand stabilizes. Across Long Island, vacancy rates have dropped to 11.5%–13.9%, their lowest in years. Leasing has surged, with nearly 500,000 square feet transacted in Q2, the strongest period since early 2023. In

Southern Nassau, rents average \$33–\$34 per square foot, with premiums for smaller, well-located spaces. Long Beach, with limited inventory, commands particularly high rents.

A key driver is reduced supply: since 2020, Long Island's office stock has contracted by over 6% as outdated buildings were converted to residential, industrial, or mixed-use projects. The result is a market marked by declining vacancies, steady leasing, and rising rents, positioning Southern Nassau for continued stability.

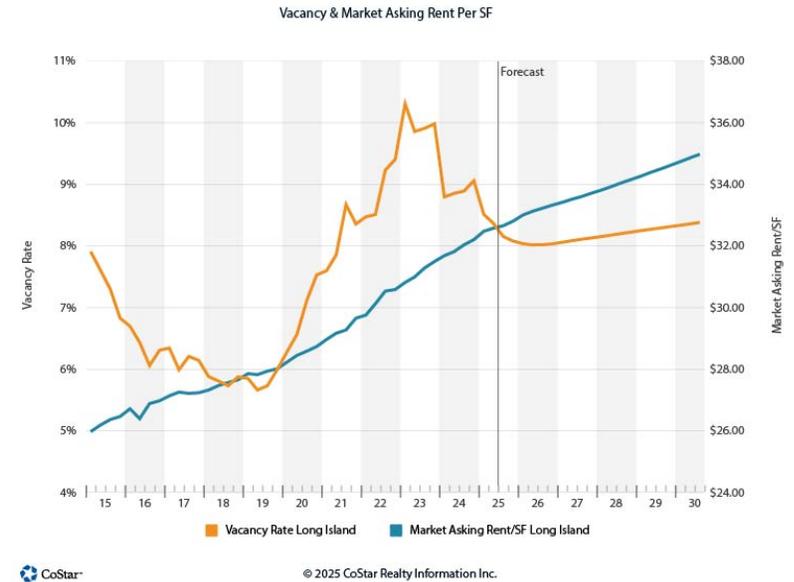
Co-Work / Shared Space

Long Island's coworking market is one of the nation's fastest-growing in 2025. While national expansion has stalled, Long Island grew 11% last quarter - the largest increase in the U.S. Rather than adding sites, operators are enlarging existing locations with more amenities, meeting evolving tenant needs. Rates exceed national averages, underscoring resilient demand and pricing power. For investors, Long Island stands out as a high-potential suburban market, benefiting from hybrid work, tight supply, and efficient operator growth.

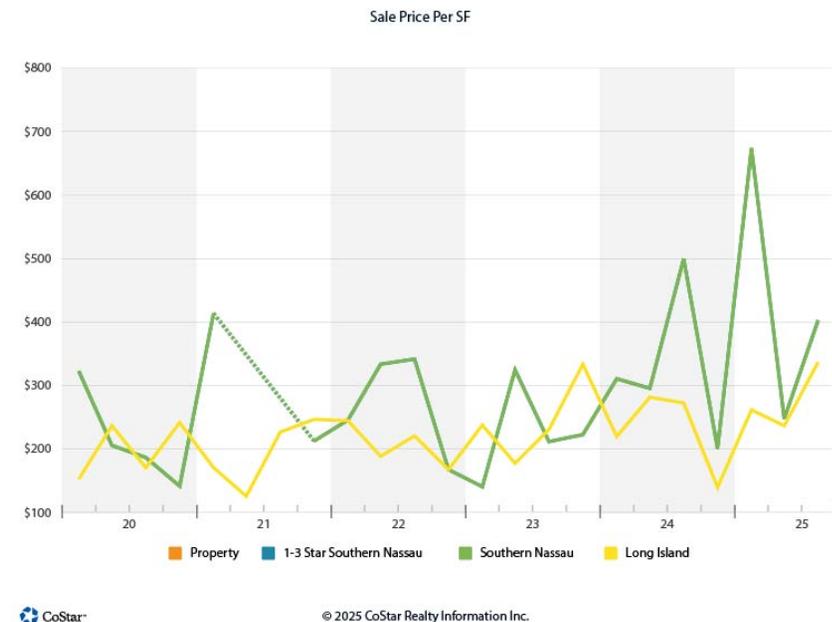
City of Long Beach

Long Beach, NY - "The City by the Sea", is a vibrant barrier island 25 miles from Manhattan, famed for its 2.2-mile boardwalk and beaches. The community blends small-town charm with urban walkability, centered around Park Avenue's shops and dining. Seasonal retail thrives along West Beech Street and the waterfront. With Long Island Rail Road access to NYC, Long Beach appeals to commuters, families, and tourists, supporting a mix of residential, retail, hospitality, and office uses. Strong summer foot traffic bolsters its dynamic local economy.

Vacancy Rate vs Asking Rents



Building Sales PSF



Confidentiality & Disclaimer

Compass Real Estate has been engaged as the exclusive broker in connection with Seller's solicitation of offers for the purchase of the Property at 120 West Park Avenue, Long Beach, NY. Prospective purchasers are advised that as a part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason, therefore. Further, Seller reserves the right to terminate the solicitation process at any time proper to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Compass Real Estate. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Compass Real Estate from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual documents to which they relate.

No representation or warranty, expressed or implied, is made by the Seller, Compass Real Estate, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any hazardous material located at the Property and/or Property site or used in the construction or maintenance of the Property at site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Compass Real Estate or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from Compass Real Estate or Seller or their affiliates or any respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

PROFILE



Larry Ross

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Laurence Ross, a widely respected and a seasoned veteran of the commercial real estate industry is now celebrating 40 years in the business. His deep understanding of the ever-changing dynamics of the NYC marketplace and consultative solution approach towards asset disposition has made him a leader in his field. He has successfully negotiated hundreds of investment sales and development transactions in every commercial asset class over the course of his career, and has a wide perspective of the field, earned over his past involvement in all facets of the industry, including management, leasing, and ownership.

His venture into real estate began as a college intern, working for Balcor-American Express's limited partnership and syndication subsidiary in 1985. From there he went to work as a sales associate at Long Island based Parke Hayden Realty and then made the jump to Manhattan in 1990 where he spearheaded the investment sales division at Winoker Realty. It was there that he was also responsible for the leasing activities of 32 Union Square, a historic loft building, and former home of the famous S. Klein Department Store. Over the next decade, Laurence worked as a Senior Investment Sales Director at Besen & Associates, and has successfully negotiated such notable sales as the Rose Building at 345 West 35 Street a development site at 25 West 38 Street which now features the Hendricks Hotel, the former Met Life Storage Facility in Bronxville, the West Village portfolio which included buildings at 100 Christopher and 7-11 Cornelia Streets, the Childrenswear Building at 127-133 West 33 Street, the Crescent Club in LIC, the historic Paragon Paint Factory on Vernon Boulevard LIC and the former Anthropologie Building located at 375 West Broadway in Soho. One of his most recent transactions is the recently opened Sportime Pickleball facility in Westbury, Long Island, one of the largest in NY State.

He was awarded the NY Skyline Award by SmartCEO Magazine, named as a Commercial Broker All Star from Globe St/RE Media Network, and received the Hospitality Deal of the Year by the LI Business Network. His articles and interviews have been featured in many of the leading real estate publications and social media platforms over the years. His monthly columns featured new industry "Technology Tools," as well as "Rock the Bricks" which focused on defunct famous music venues and their impact on the neighborhood and its real estate.

He also was a founder of RESpeedNetwork.com a networking platform for commercial real estate professionals and early pioneer in the real estate technology space, having co-founded PropertyRover.com, an information search tool previously used by some of the top real estate brokerage firms in Manhattan.

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