

PRIME BOUTIQUE OFFICE BUILDING FOR LEASE

• 45 n. station plaza • great neck, ny



LOCATION

- **great neck, new york 11021**
- **western nassau submarket**



MEDICAL SUITES AVAILABLE

SPACE AVAILABLE

IMMEDIATE OCCUPANCY

- **993** square feet
- **second** floor | divisible

• 4 floors • 31,000 square feet •

COMMENTS:

- Situated in the heart of Great Neck, conveniently located directly across the street from the Long Island Railroad Station and NICE Bus stop
- Express train service from Great Neck to Penn Station averages 31 minutes, the fastest express train to NYC
- Close proximity to all major parkways and the Long Island Expressway (exit 33)
- Capital Improvement Program completed, including renovated lobby, elevators, restrooms and exterior landscape/hardscape
- Ample covered parking
- 24-hour access to building
- State-of-the-Art high efficiency HVAC system
- High-speed broadband internet connectivity and telecom Infrastructure
- On-site management

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