

**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

- **1,000 -4,454** square feet
- **fourth** 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

**FOR INFORMATION CONTACT:**

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