



4,454 sq. ft. of Office Space For Lease
45 N Station Plaza, Great Neck



Specifications:

Building Size: 31,000 sq. ft.
Office Space: 4,454 sq. ft.

Pricing and Timing:

Occupancy: Immediately
Lease Price: \$38.00/sq. ft.
Modified gross

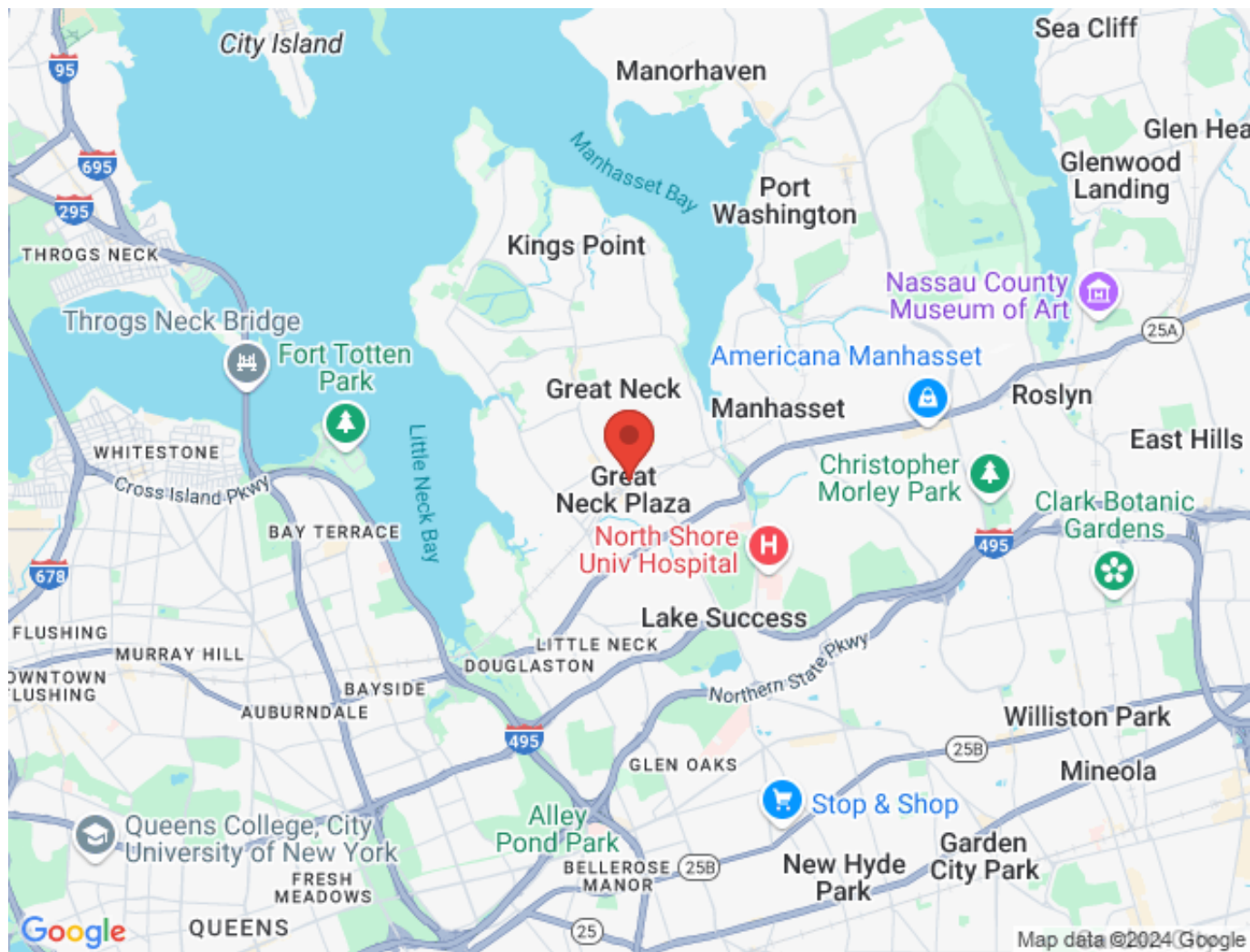
Suite 400 • Boutique professional office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and NICE bus stop • Mostly open floor plan layout with high window ratio • 3 private offices, conference room, reception area, fully built out financial services office, & kitchen/breakroom • Dedicated HVAC • Cleaning included in base rent • Electric is \$3.00PSF. • Other spaces available: 407sf, 457sf, 1,319sf and 1,609sf • Lobby and common areas newly renovated with 24/7 access



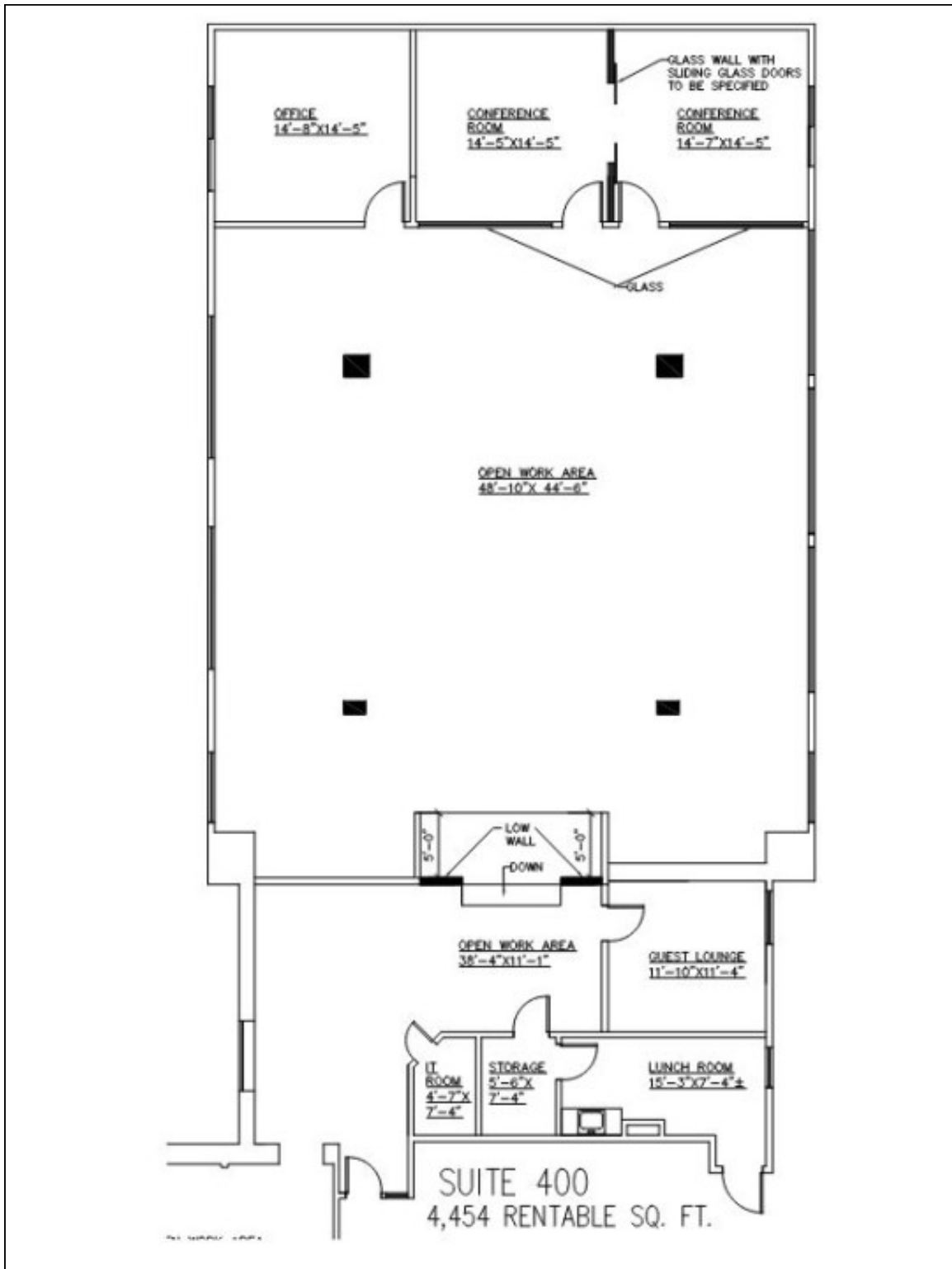
James Parnes, RE Salesperson
516-732-7864 (cell)
631-293-3700 x45
jp@schackerrealty.com



Chris Ferencsik, Associate RE Broker
516-527-3334 (cell)
631-293-3700 x25
cf@schackerrealty.com



All information is subject to errors, omissions, modification, and withdrawal. Measurements may be estimates and information shown should not be relied upon without independent verification.



All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.