



**700 sq. ft. of Office Space For Lease**  
**45 N Station Plaza, Great Neck**



**Specifications:**

**Building Size:** 31,000 sq. ft.

**Office Space:** 700 sq. ft.

**Pricing and Timing:**

**Occupancy:** 2/1/25

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

**Suite 404 • Boutique professional office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and NICE bus stop • The space is demised with 2 windowed offices and waiting/reception area • Cleaning included in base rent • Electric is \$3.00PSF • Occupancy available on 2/1/25 (or sooner) • Lobby and common areas newly renovated with 24/7 access**



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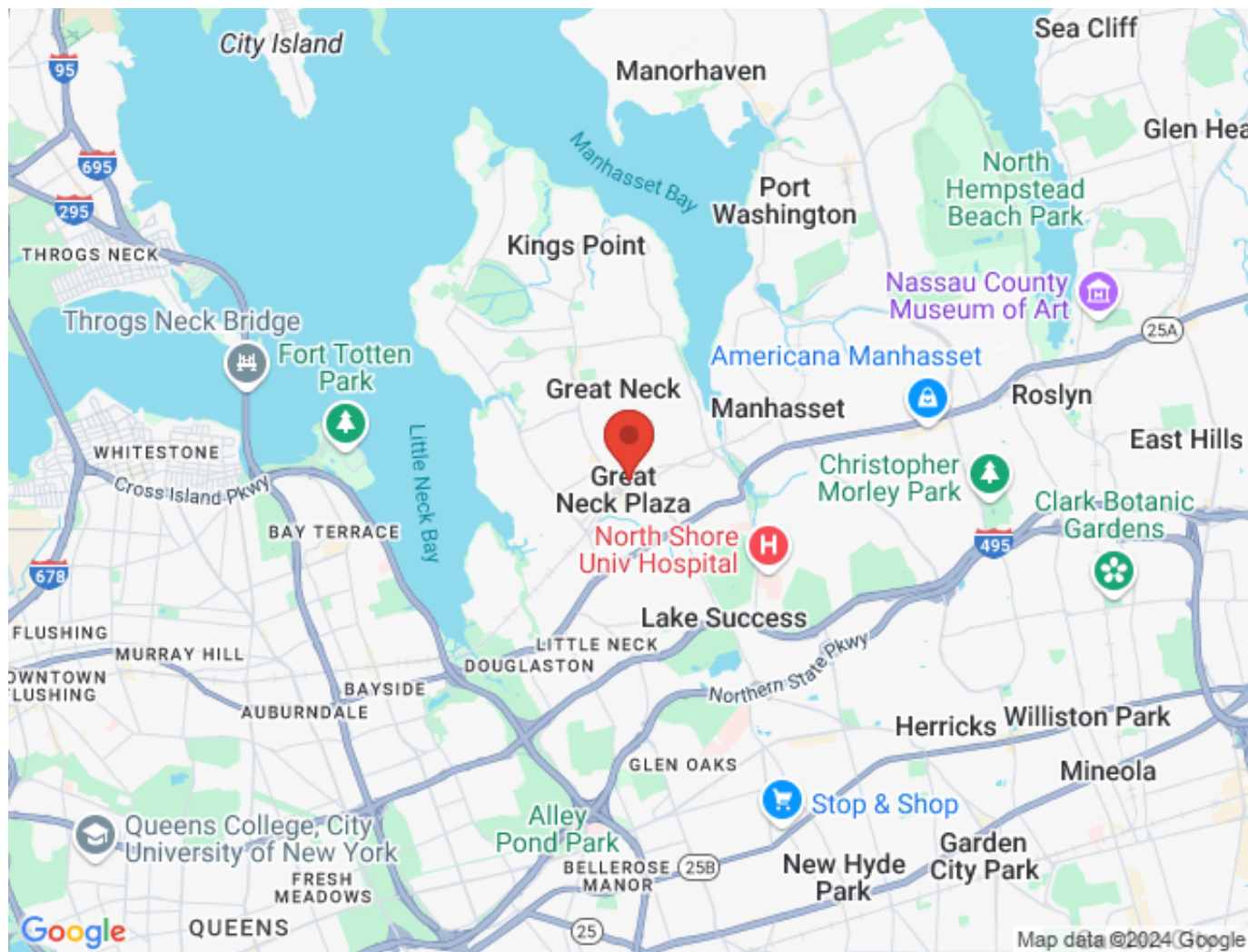


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