



**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

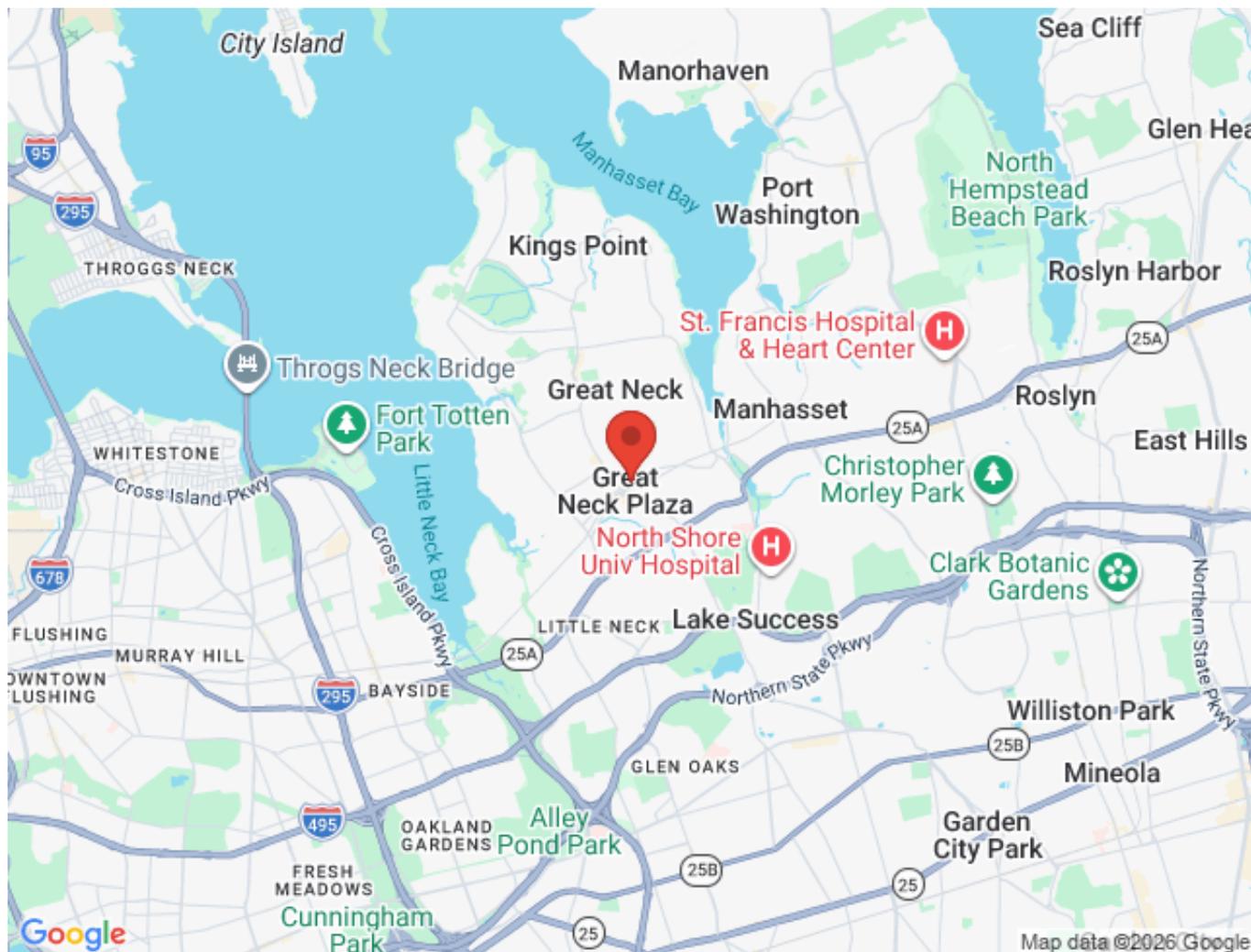
**Suite 400 • Boutique office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and bus stop • Open floor plan layout with high window ratio • 3 private offices, conference room, reception area, fully built out office, & kitchen Reasonable divisions considered • Dedicated HVAC • Cleaning included in base rent • Electric is \$3.50 PSF • Lobby and common areas newly renovated with 24/7 access**



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