



SCHACKER REALTY

Exclusive Listing

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



**Specifications:**

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

**Office Space:** 400 sq. ft.

**Pricing and Timing:**

**Occupancy:** 4/1/2026

**Lease Price:** \$40.00/sq. ft.  
Modified gross

**Suite 215 • 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 a spacious waiting room or reception area and a large private office with a hand sink and closet • Cleaning included in base rent • Efficient layout space w Northern exposure with high window ratio • Electric is \$3.50 PSF • Lobby and common areas newly renovated with 24/7 access**



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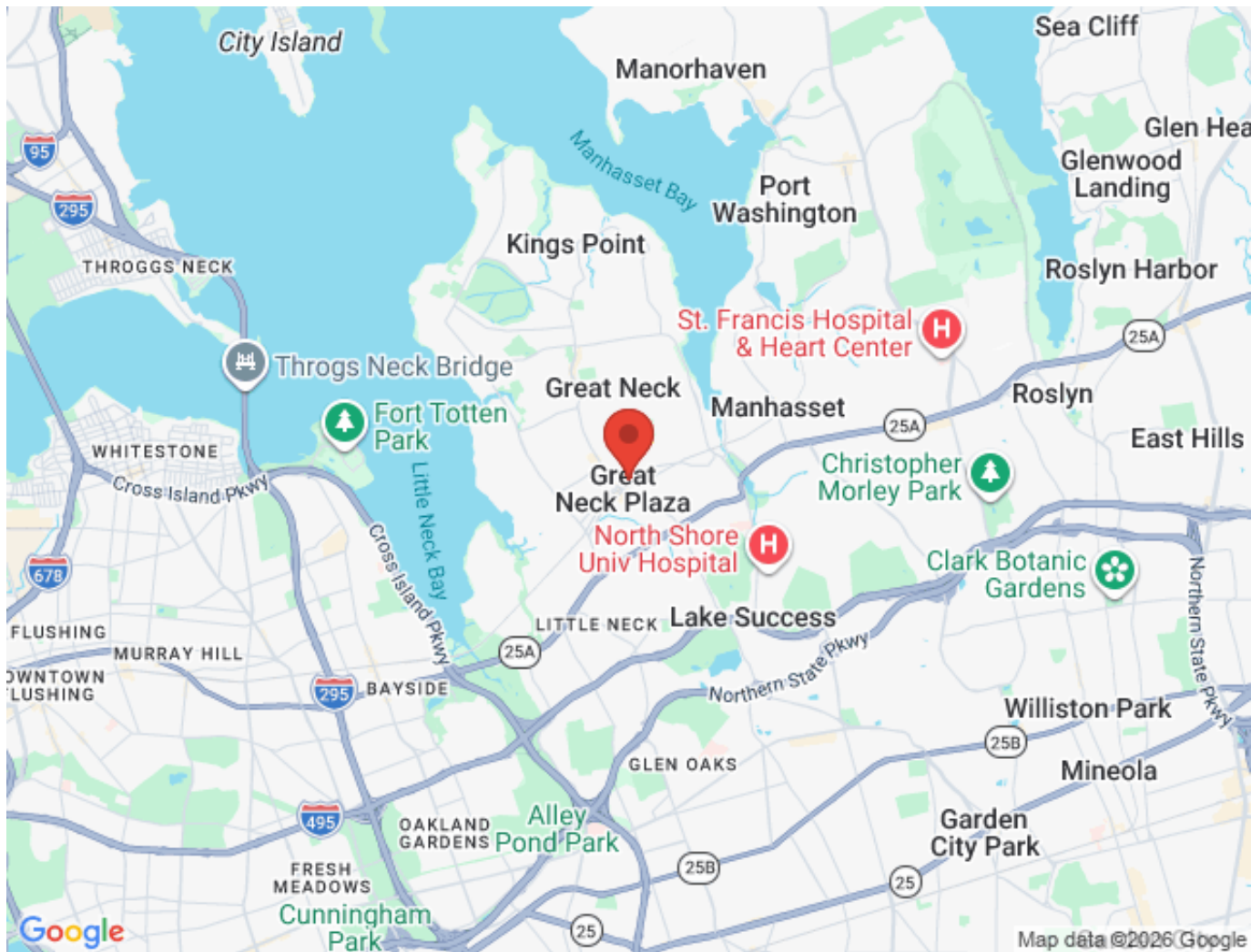
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All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



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