



1,205 sq. ft. of Office Space For Lease
45 N Station Plaza, Great Neck



Specifications:

Building Size: 31,000 sq. ft.

Office Space: 1,205 sq. ft.

Pricing and Timing:

Occupancy: 9/1/2026

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

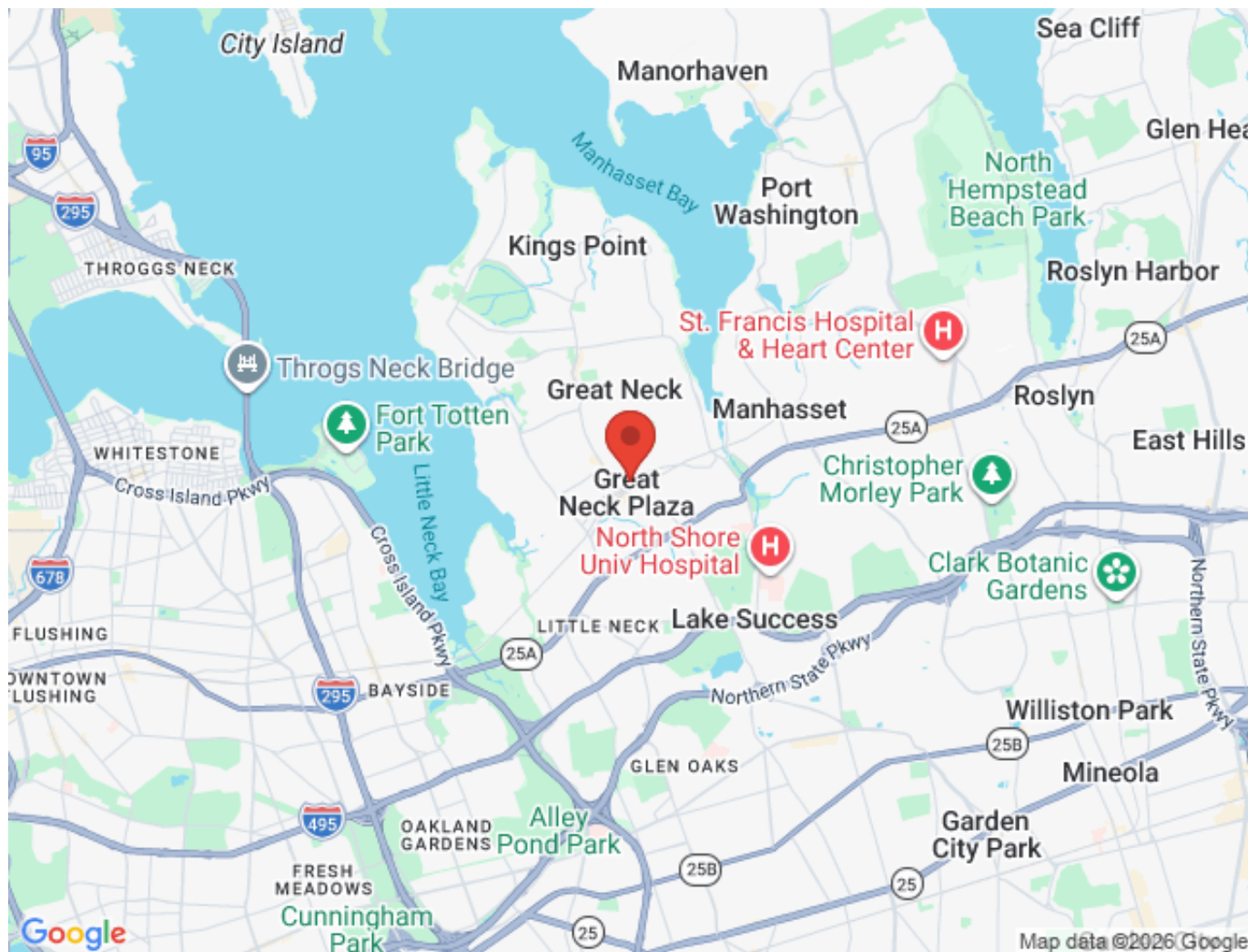
Suite 402 • Boutique professional office building situated in the heart of Great Neck • Located directly across the street from the LIRR station and NICE bus stop • Open floor plan with conference room • Efficient layout with South exposure with high window ratio • Cleaning included in base rent • Electric is \$3.50 PSF • Lobby and common areas newly renovated with 24/7 access



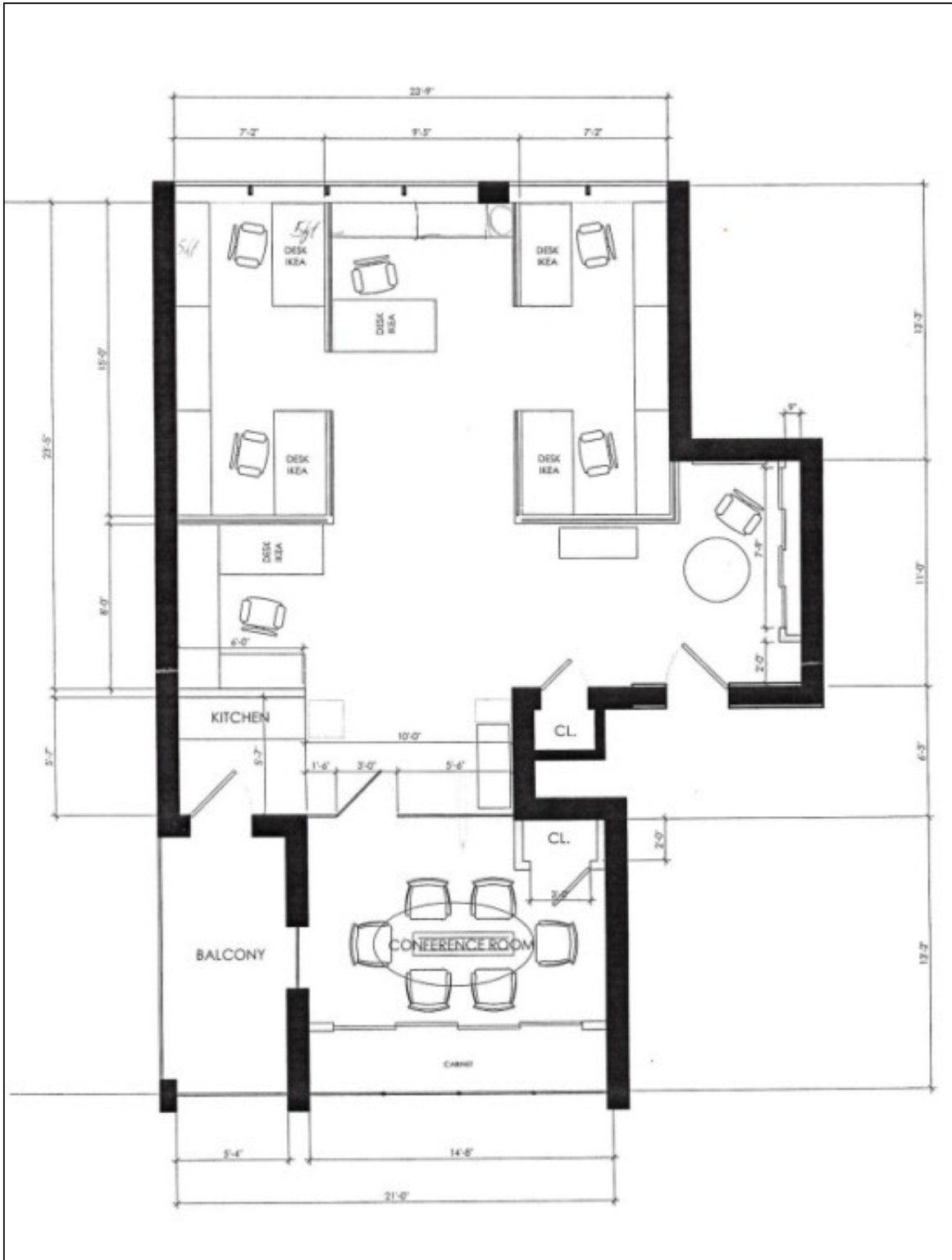
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