



SCHACKER REALTY

Exclusive Listing

**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

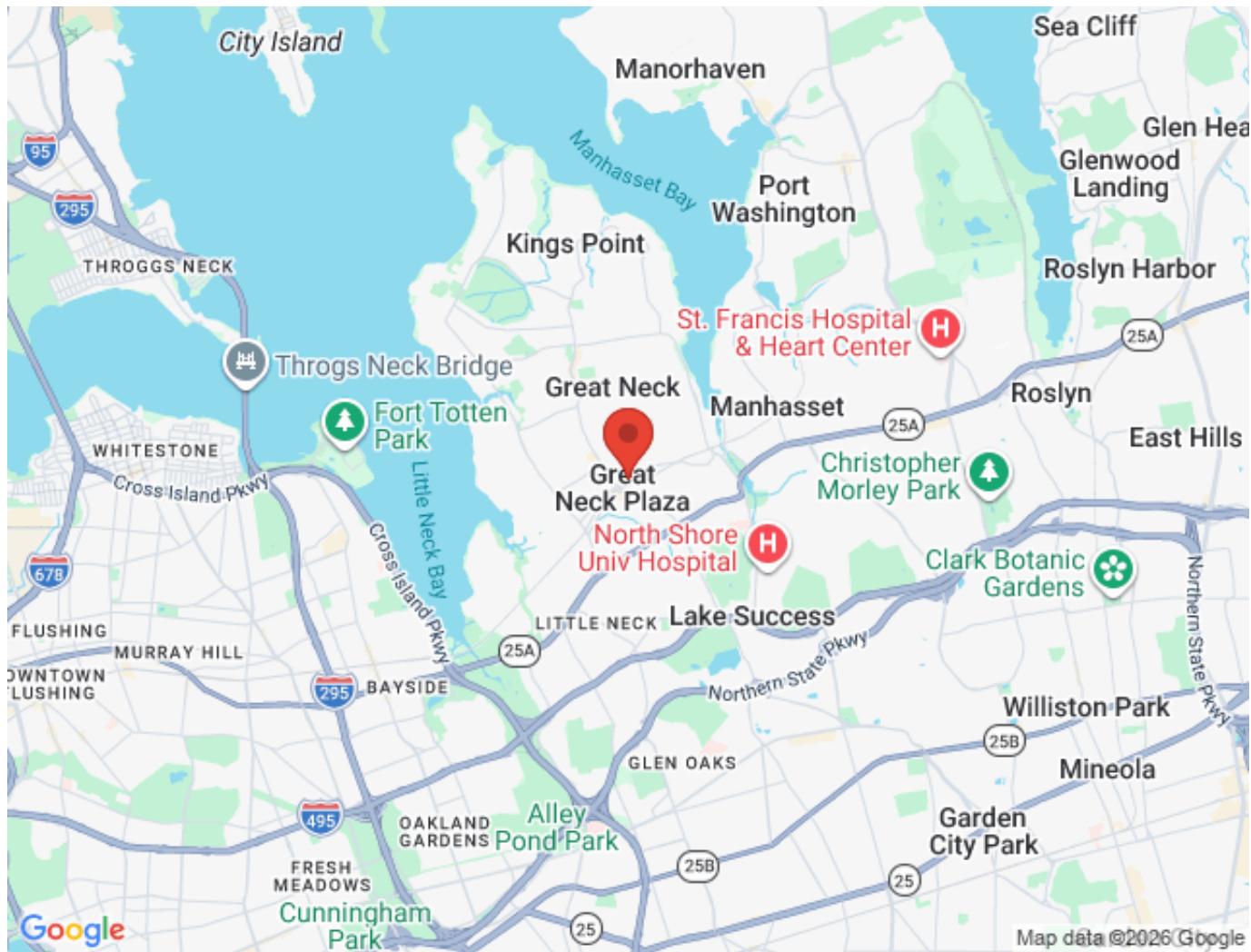


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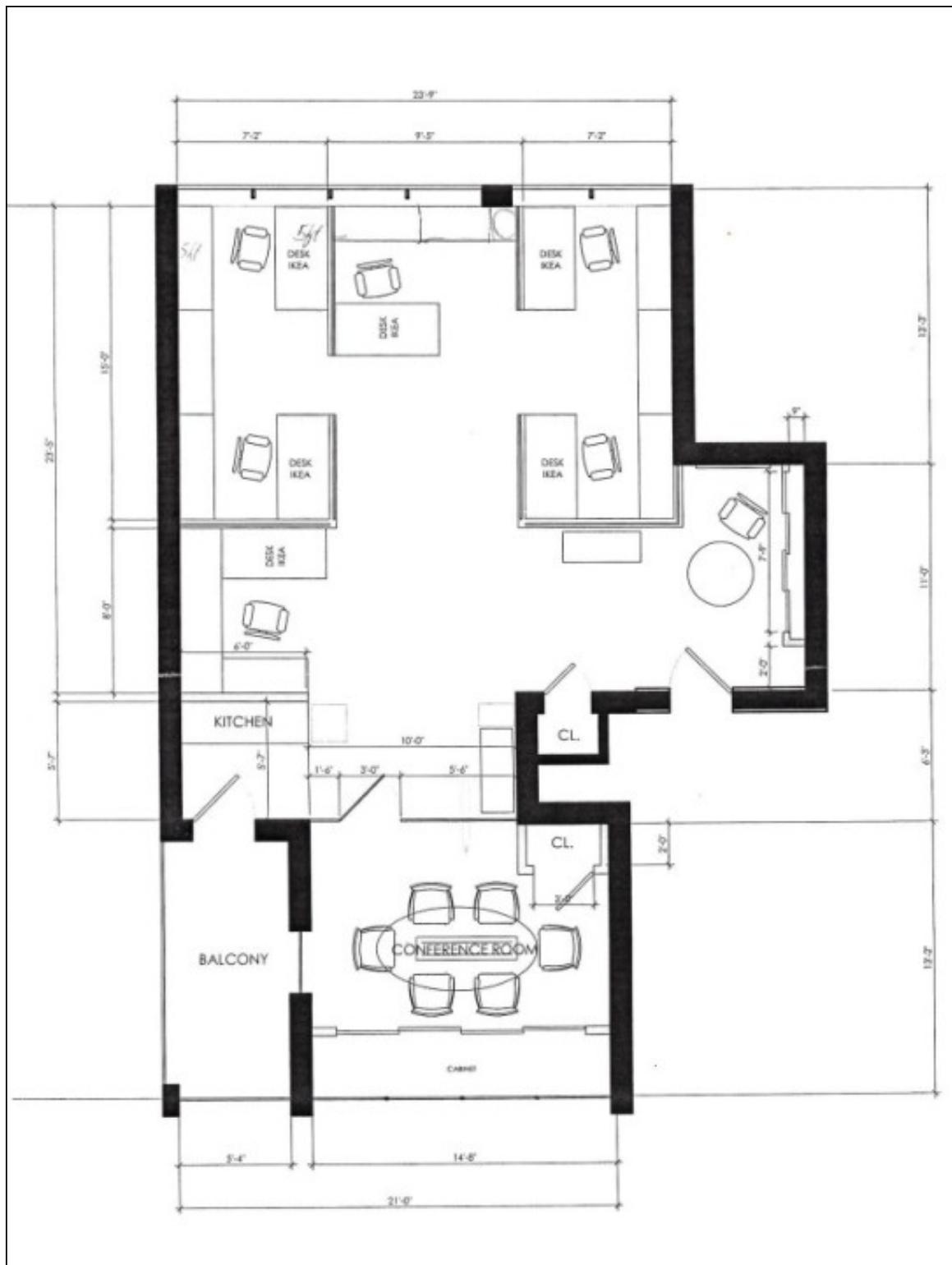


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