



SCHACKER REALTY

Exclusive Listing

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



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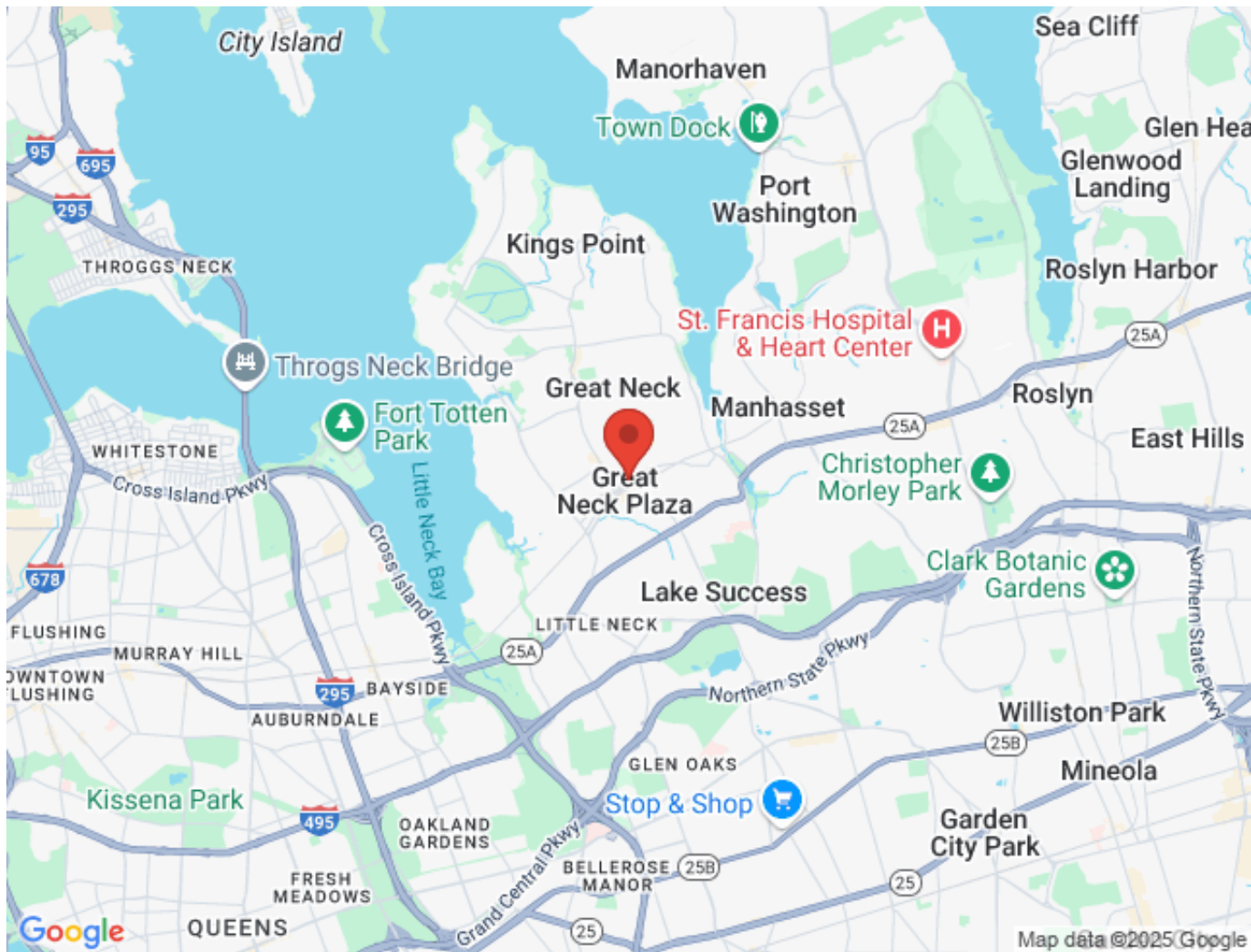
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All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



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