

191

HERRICKS ROAD

Garden City Park, New York

5,700 SF

Standalone Medical Office Building



Available
For Sale or Lease



33
Dedicated Parking Spaces



Two
AAA Procedure Rooms



A Unique
Turn-Key
Opportunity



CBRE

The Opportunity

Rarely does a freestanding medical office building of this quality become available in one of Long Island's most desirable healthcare corridors.

Located at the crossroads of Garden City Park, New Hyde Park and Mineola, 191 Herricks Road offers owner-users and investors the opportunity to acquire a turnkey medical facility surrounded by some of the strongest demographics on Long Island.

The property is positioned just minutes from Northwell Health's Long Island Jewish Medical Center, North Shore University Hospital, NYU Langone Hospital, major parkways, and the New Hyde Park LIRR Station, providing exceptional accessibility for both physicians and patients. The building also benefits from its location directly across from Mineola High School and within an established residential community with significant household income and population density.

Unlike virtually every competing medical property in the market, the building includes its own dedicated 33-car parking lot, eliminating one of the biggest challenges facing medical office users throughout Western Nassau.

- Currently leased through December 31, 2027, the property offers multiple investment strategies:
- Continue the existing income stream and extend the current tenancy
- Occupy the building following lease expiration
- Potentially negotiate an earlier occupancy through lease termination provisions

Purpose-built for specialty medical use, the building features two New York State AAA-certified procedure rooms, extensive clinical infrastructure, and a highly efficient medical layout that would be extraordinarily expensive to duplicate today.





Property Highlights

Building

- ±5,700 SF Freestanding Medical Office Building
- ±0.48 Acre Site
- Dedicated 33-Car Parking Lot
- Section 33 • Block 170 • Lot 9
- Business “B” Zoning
- Town of North Hempstead
- Nine-foot ceilings throughout
- Four separately metered HVAC zones

Medical Improvements

- Recently renovated interior and exterior
- New roof
- Updated mechanical systems
- Three AAA Procedure / Operating Rooms
- Fourteen Exam Rooms
- Five Consultation Rooms
- Multiple Administrative Offices
- Recovery Area
- Sterilization Room
- IT Room
- Storage Areas

Flexible Layout

- Two separate entrances
- Two waiting rooms
- Five means of egress
- 7 bathrooms
- Excellent potential for division into multiple suites

Parking

One of the property’s greatest competitive advantages is its dedicated 33-space parking lot, an amenity that is virtually impossible to duplicate within this highly developed Western Nassau medical market.

Financials

Existing Income



December 31, 2027
Current Lease Expiration



\$31,000 Gross Per Month
Current Rental Income



100% Leased
Current Occupancy



Available
(Subject to Lease or Sale Terms)
Potential Early Termination



\$51,749.93
Real Estate Taxes



33 Dedicated Spaces
Parking



Sale or Lease Price
(Call for Details)
Offering

Investment Opportunity

This offering presents a rare opportunity for both investors and owner-users.

Investors have the opportunity to acquire a stabilized medical asset with in-place income while pursuing a lease extension with an established specialty medical practice.

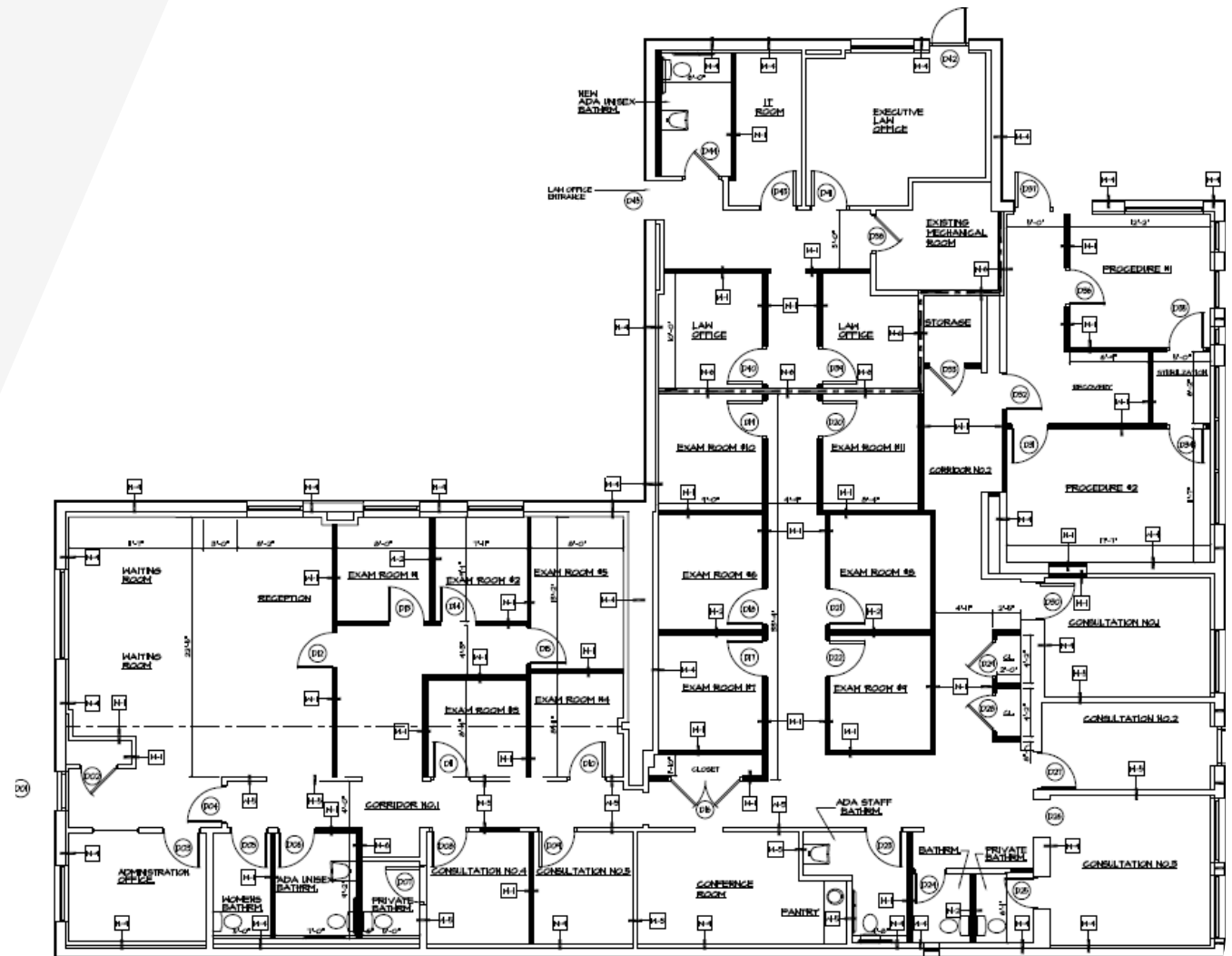
Owner-users have the ability to secure one of the few standalone medical buildings in Western Nassau and potentially occupy the property following lease expiration or earlier through negotiated lease termination.



Building Highlights

- Two Waiting Rooms
- Fourteen Exam Rooms
- Five Consultation Rooms
- Three Procedure / Operating Rooms
- Recovery Area
- Sterilization Room
- Seven Bathrooms
- Five Means of Egress
- Two Separate Entrances
- Dedicated Executive Office
- Conference Room
- IT Room
- Staff Lounge / Pantry
- Excellent Potential for Multi-Tenant Division

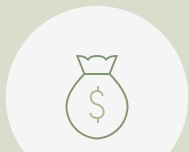
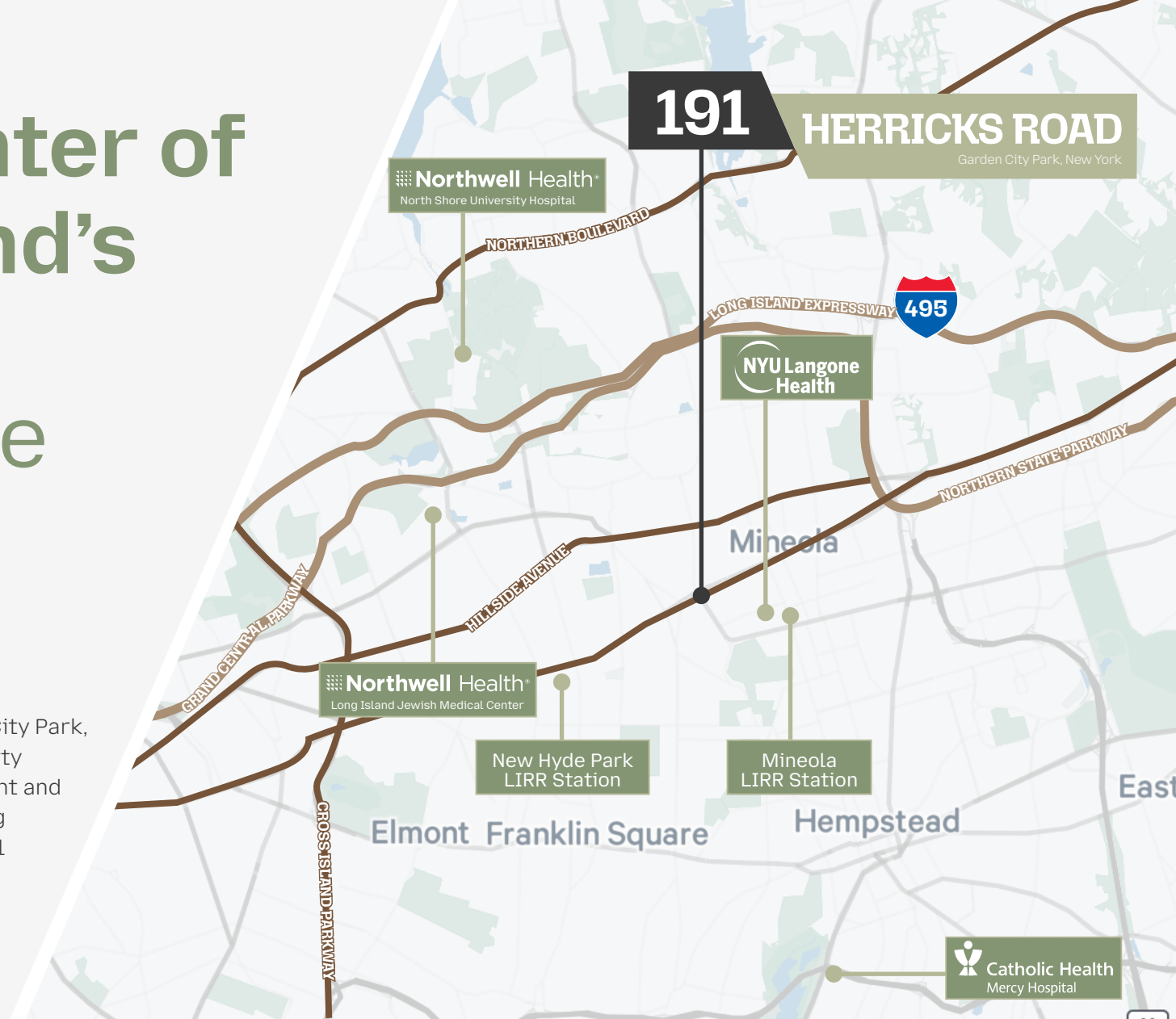
Floor Plan | 5,700 SF Available



In the Center of Long Island's Premier Healthcare Corridor

Regional Advantages

Situated at the intersection of Garden City Park, Mineola, and New Hyde Park, the property serves one of Long Island's most affluent and densely populated communities, making it an ideal location for specialty medical practices seeking exceptional patient access and long-term stability.



Affluent Western
Nassau Market



Dense Surrounding
Residential Neighborhoods



Strong Physician
Referral Network



Highly Educated
Workforce



Excellent
Household Incomes



Outstanding
Patient Demographics

191

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Garden City Park, New York



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