

MEDICAL OFFICE CONDOMINIUM | FOR SALE

# 1097 OLD COUNTRY ROAD — UNIT 201

PLAINVIEW, NY

Asking Price: \$1,295,000



 CUSHMAN & WAKEFIELD

## Northwell Health Tenancy | NNN-Like Expense Structure

Cushman & Wakefield has been exclusively retained to present the opportunity to acquire a fully leased medical office condominium located at 1097 Old Country Road, Plainview, New York.

The offering consists of a ±3,235 square foot medical suite leased to Northwell Health, providing stable, credit-backed cash flow through September 30, 2027. The lease structure offers a favorable pass-through expense profile, with the tenant responsible for real estate taxes, condominium common charges, and utilities.

Unit 201 is configured with a highly efficient, purpose-built medical layout, including multiple exam rooms, consultation offices, administrative space, and a dedicated waiting area. The property is located within a well-maintained medical condominium with strong accessibility and ample on-site parking.

### Asset Overview

**UNIT:**

Suite 201

**PROPERTY TYPE:**

Medical Office  
Condominium

**RENTABLE AREA:**

±3,235 RSF

**TENANT:**

Northwell Health

**LEASE EXPIRATION:**

September 30, 2027

**PARKING:**

Ample on-site  
parking

### Lease Summary

**Tenant:** Northwell Health

**Lease Term:** 10/03/2022 - 09/30/2027

**Base Rent:** \$58,230 Annually

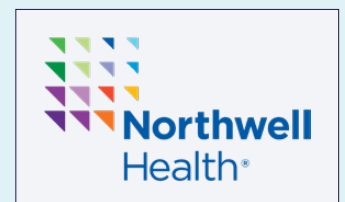
**Renewal Option:** One (1) Five-Year Option

### Expense Structure

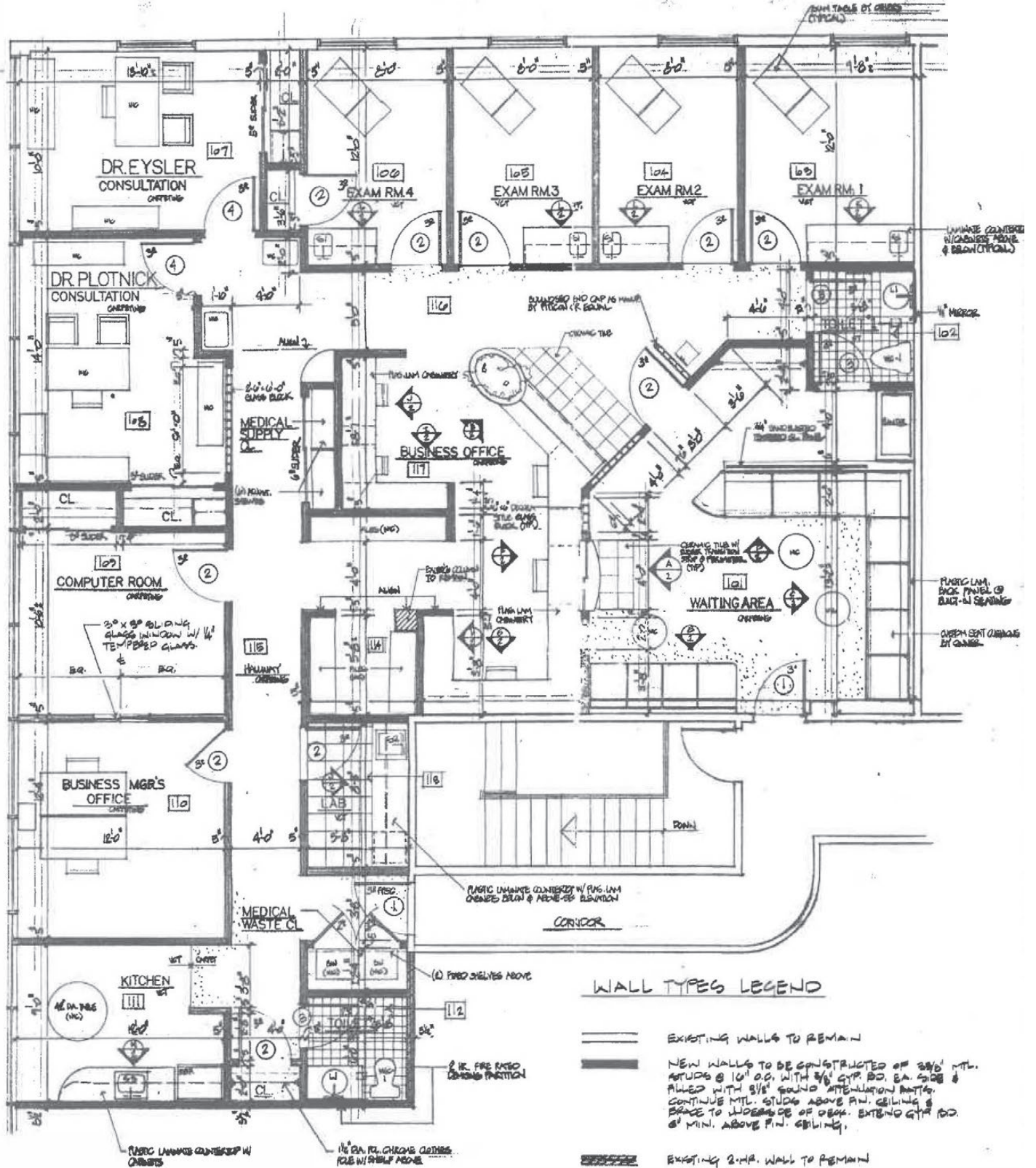
Tenant is responsible for:

- 100% of Real Estate Taxes
- Condominium Common Charges (~\$1,200/month)
- All utilities (directly metered and contracted)

This structure results in a pass-through expense profile with limited landlord obligations.



# Floor Plan



For More Information, Please Contact:

## SALES INQUIRIES

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