



**1,609 sq. ft. of Office Space For Lease**  
**45 N Station Plaza, Great Neck**



**Specifications:**

**Building Size:** 31,000 sq. ft.  
**Office Space:** 1,609 sq. ft.

**Pricing and Timing:**

**Occupancy:** Immediately  
**Lease Price:** \$21.00/sq. ft.  
Modified gross

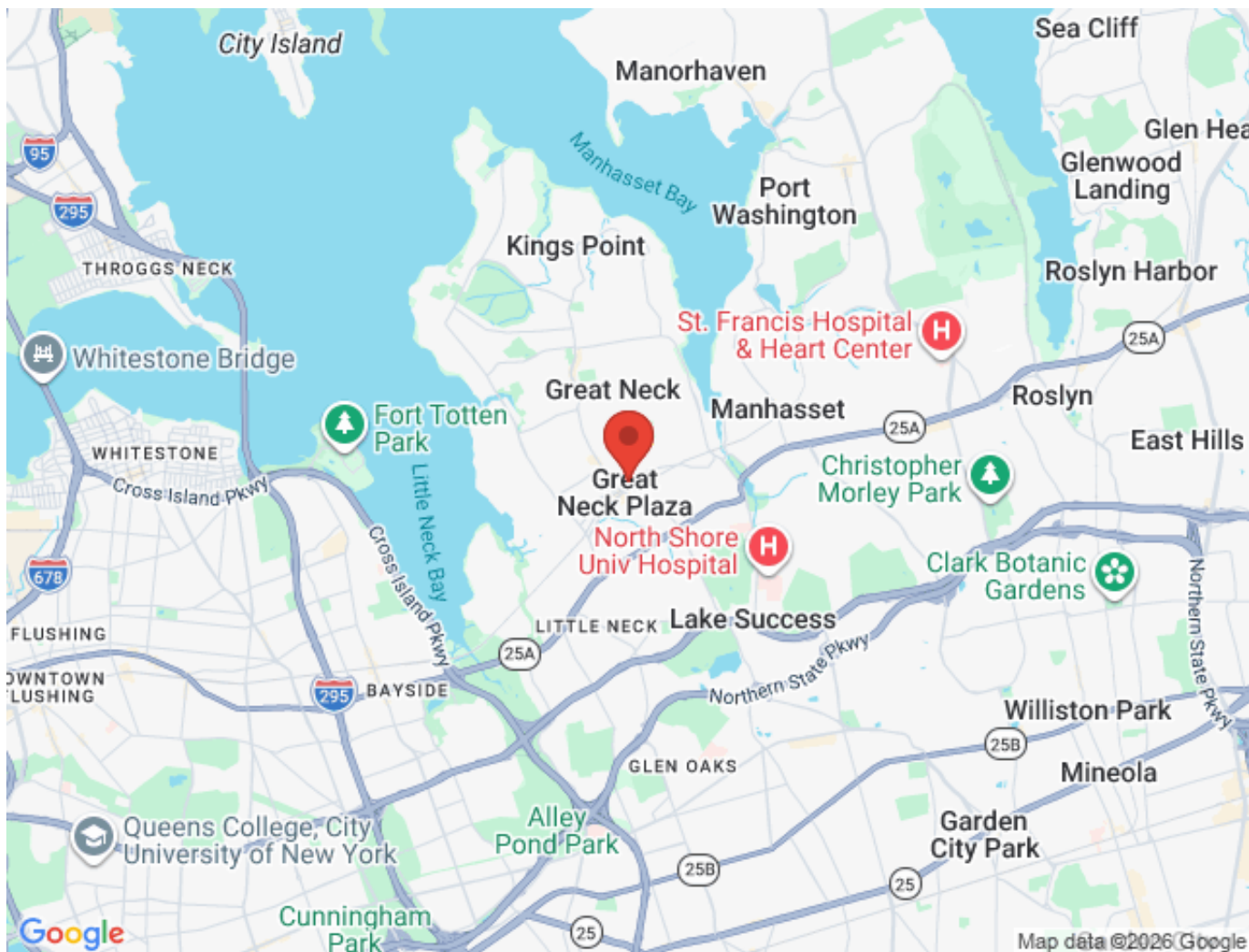
**Suite LL100 • Prime Great Neck • Directly across from LIRR & NICE bus • Steps to municipal parking & walkable amenities • Ideal for transit-oriented workforce • Open layout with office, bull pen, conference, reception & bathroom • Utilities directly metered • Plug-and-play or build-to-suit • Flexible lease terms • Renovated corridors, bathrooms and lobby • 24/7 access • On-site management**



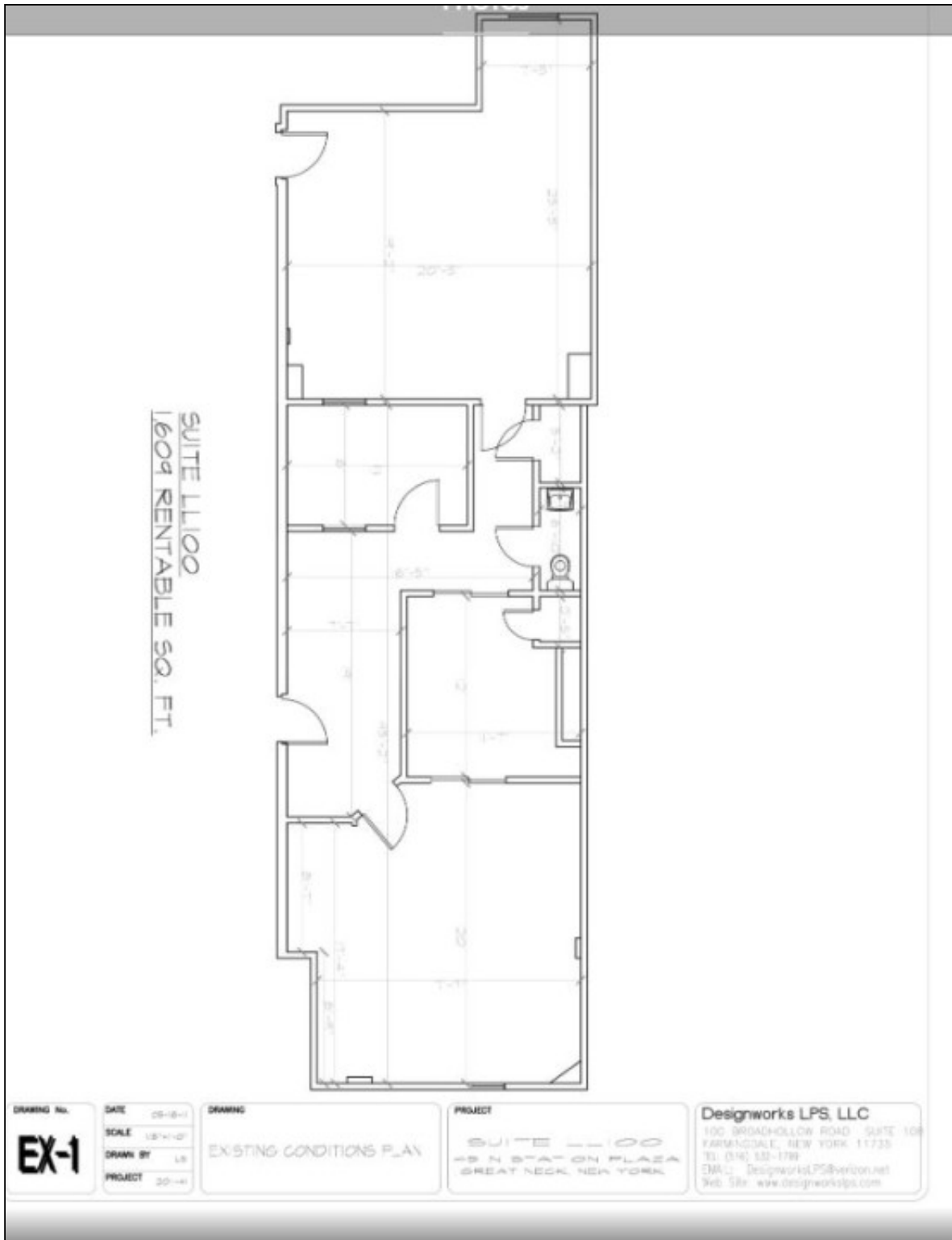
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All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



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