

For Lease: 24,394 SF Office With Parking

2 Harbor Park Dr · Port Washington
Nassau County · NY · 11050



FOR MORE INFORMATION OR INSPECTION, CONTACT EXCLUSIVE AGENT:

ANTON MARCHUK
Principal Broker
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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

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EXECUTIVE SUMMARY

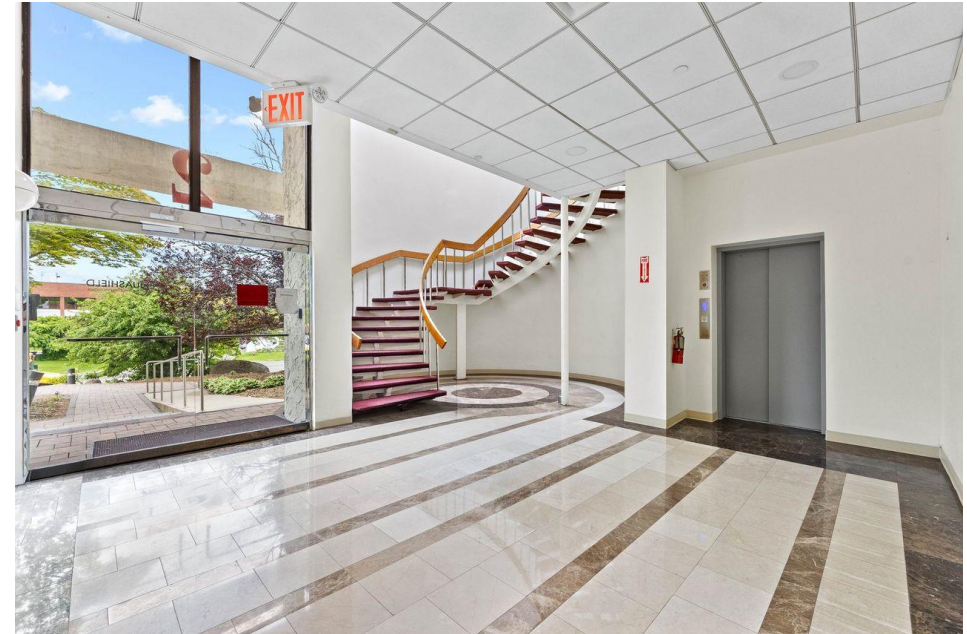
- Situated within the highly accessible Port Washington Industrial Business Park, this offering presents a rare opportunity for a full-floor occupancy in one of Nassau County's most established commercial hubs.
- The space is well-suited for a variety of uses, including headquarters, creative/flex office, medical or life science, technology-driven users, back-office operations, and media/production.
- The current layout features a combination of open workspace, executive offices, and various size conference rooms, and can be readily reconfigured to accommodate a wide range of tenant requirements.
- The building offers ample on-site parking, elevator access, and an on-site cafeteria, providing a convenient and functional work environment.
- Ideally located near the Port Washington LIRR station with direct service to Penn Station/Grand Central, the property also provides efficient access to Nassau and Suffolk Counties, Queens, Brooklyn, Manhattan, the Bronx, Fort Lee (NJ), Connecticut and major NYC airports.

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Property Description	
Size	24,394 Sq. Ft. (entire 2 nd floor)
Parking	119 spaces (4 to 1 ratio)
HVAC	4-climate zones; tenant controlled
Amenities	Elevator, alarm system, fire sprinklers, flexible layout, executive suites, cafeteria, podcast studio
Surrounding Businesses	Port Washington Industrial Business Park, Hilton Garden Inn Roslyn, Northwell Health, St. Francis Hospital, Americana Manhasset, Wheatley Plaza, Whole Foods, The Miracle Mile, Limani
Possession	Immediate
Rental Price	Upon request



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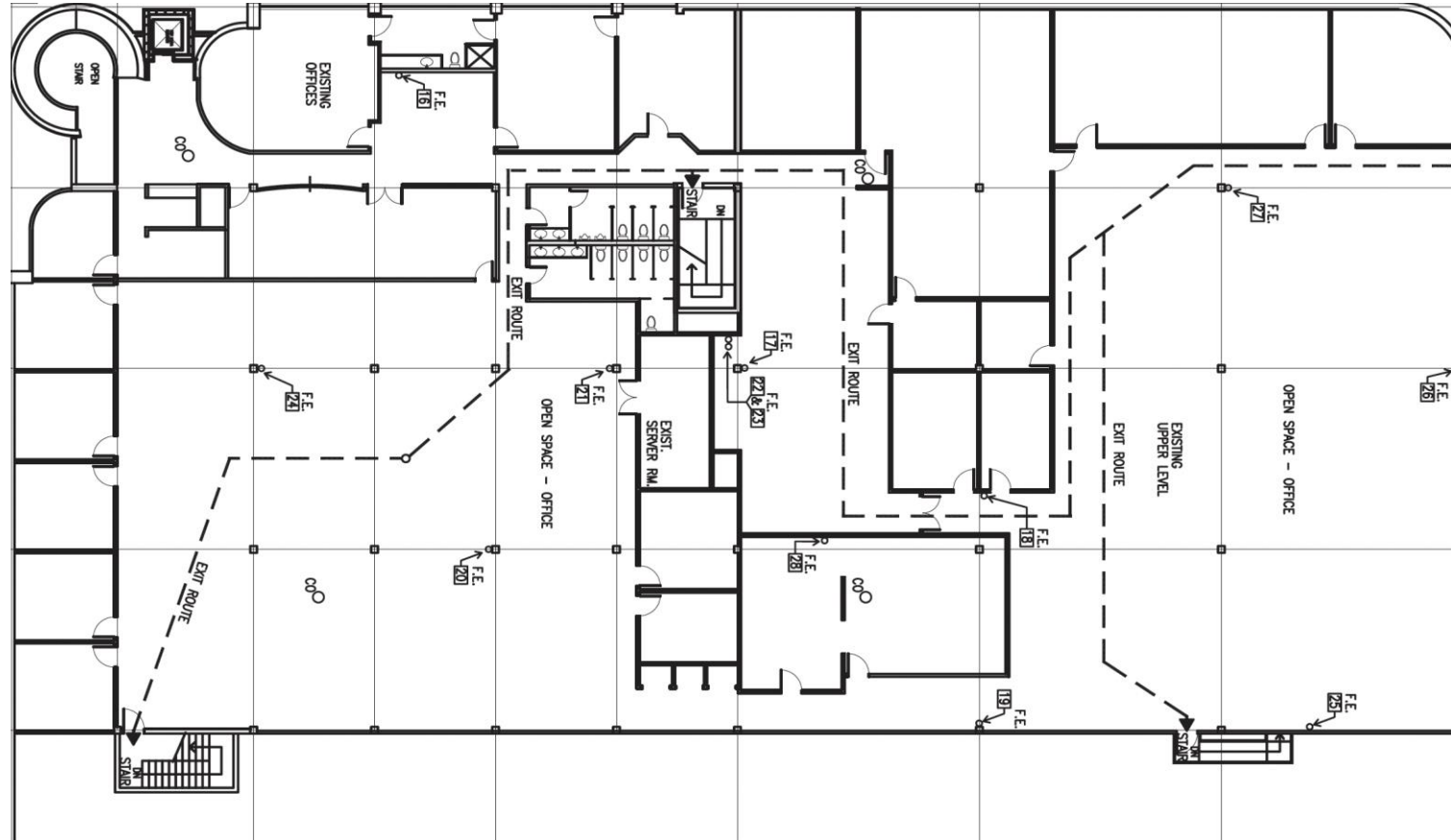
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2nd floor
Floor Plan



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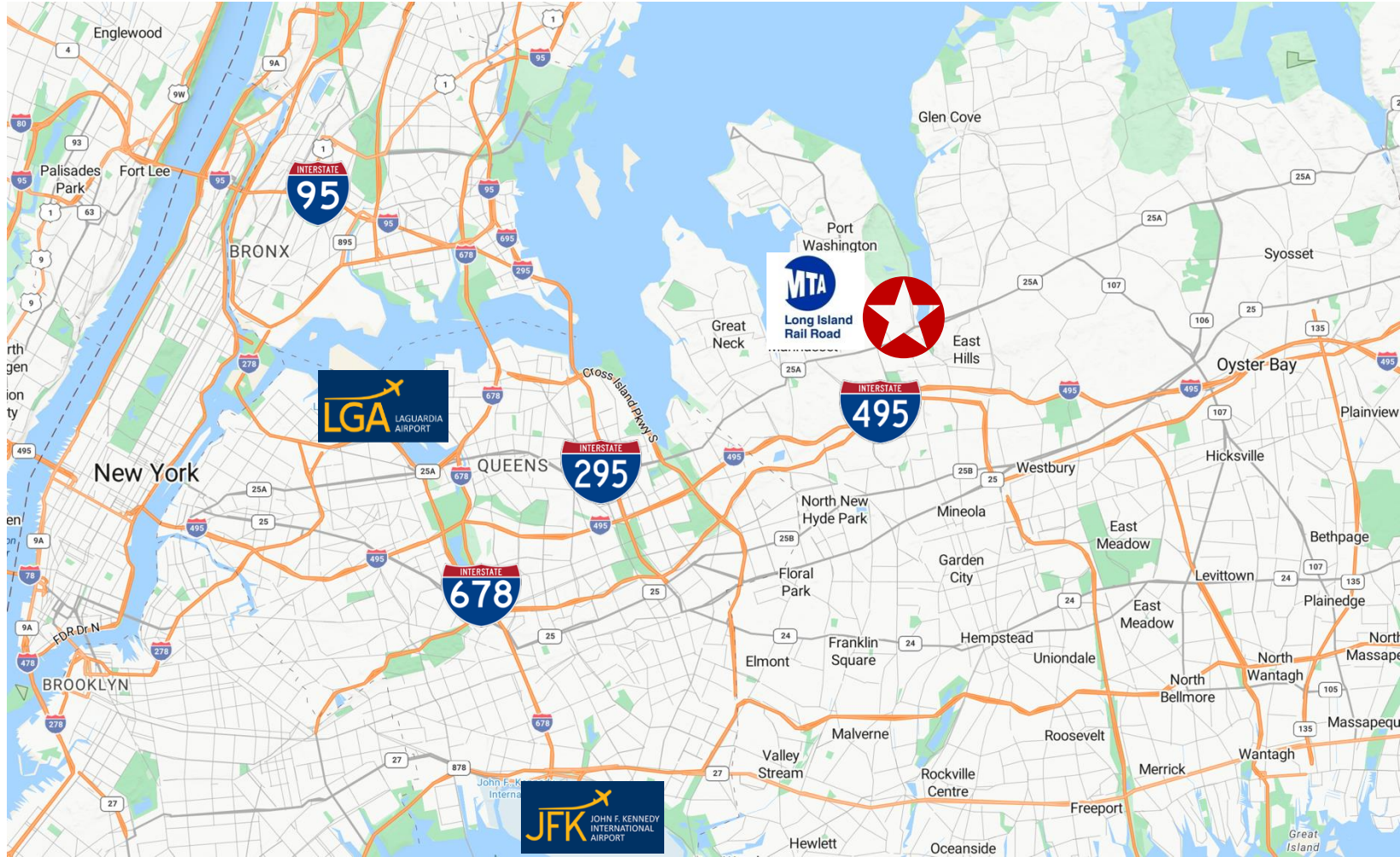
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