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North Tyson Avenue Floral Park, NY 11001

PREMIERE REAL ESTATE INC. EXCLUSIVE LISTING
PRIME FLORAL PARK | FIRST FLOOR OFFICE SPACE FOR LEASE
400 GROSS RENTABLE SQ FT. | AVAILABLE IMMEDIATELY
Asking Rent: \$1,200/Mo (Utilities Included)

Suite:	Suite 105
Available Space:	400 Gross Rentable Sq Ft.
Features:	<ul style="list-style-type: none">❖ Single Office Space (Carpeted)❖ Located on First Floor❖ Move-In Condition❖ On-Site Parking
Asking Rent:	\$1,200 per month
Utilities:	All Utilities, Electric, Heat and A/C, Real Estate Taxes and a Parking Spot are Included in the Rent

OFFERING DESCRIPTION:

Premiere Real Estate Inc. presents the opportunity to lease a 400 square-foot office space located at 35 North Tyson Avenue in Floral Park, NY. The space is located on the first floor in Suite 105. The suite features high ceilings, central air conditioning and heating. The asking rent is \$1,200 per month with utilities expenses included.

The building is located on a highly visible tree-lined corner with ample street parking available. The building is excellently positioned just one block off of Jericho Turnpike/Jamaica Avenue, a busy commercial drag in this area of Floral Park containing numerous stores, restaurants and amenities. Commuters benefit from the convenient access to major highways including the Cross Island Parkway and Grand Central Parkway. In addition, access to the Long Island Railroad Floral Park station is just a short walk away from the building. The building is in close proximity to the Long Island Jewish Medical Center and North Shore University Hospital as well.



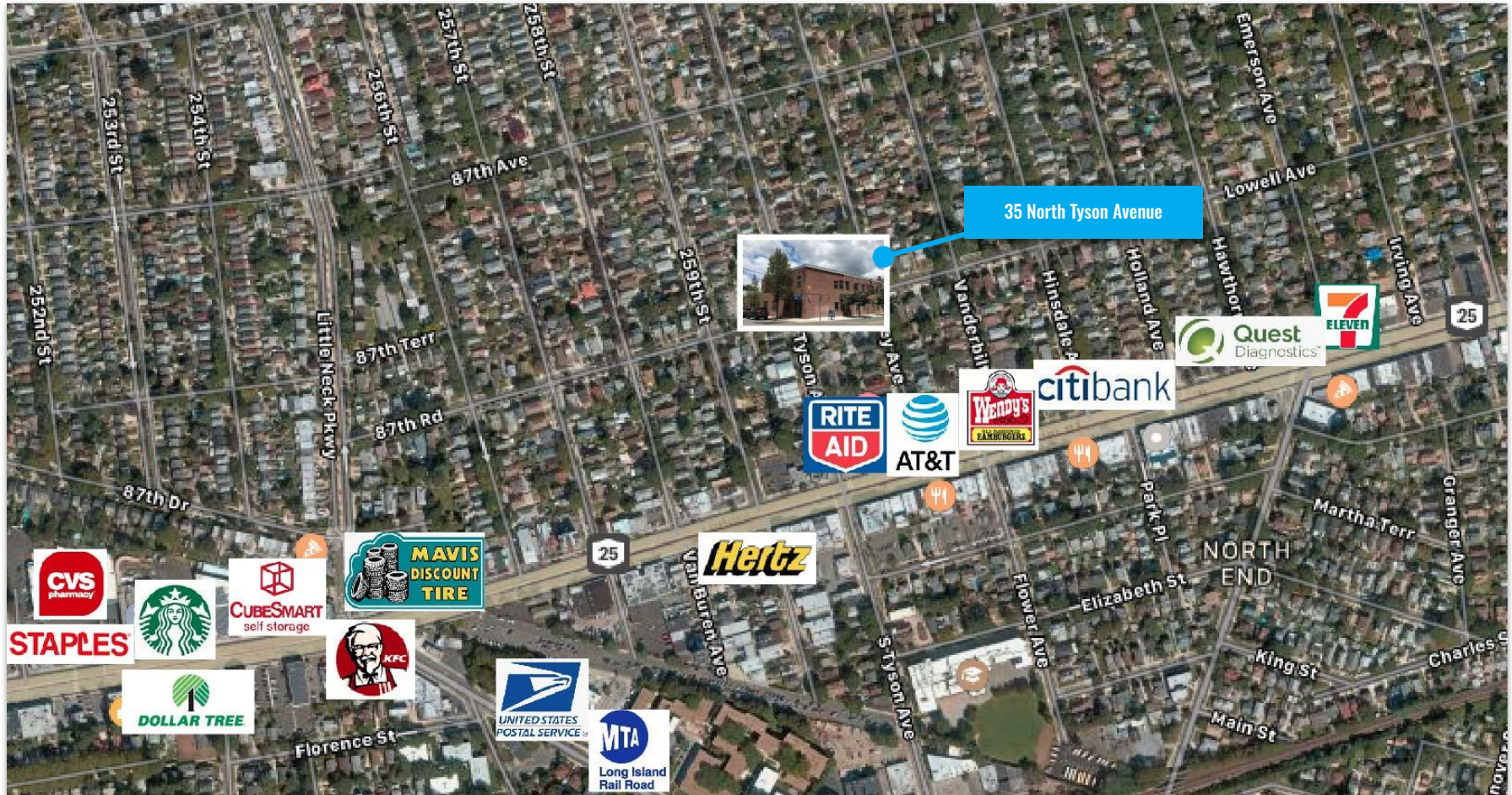
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Licensed Real Estate Broker
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SURROUNDING RETAIL



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UNIT PHOTOS



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UNIT PHOTOS

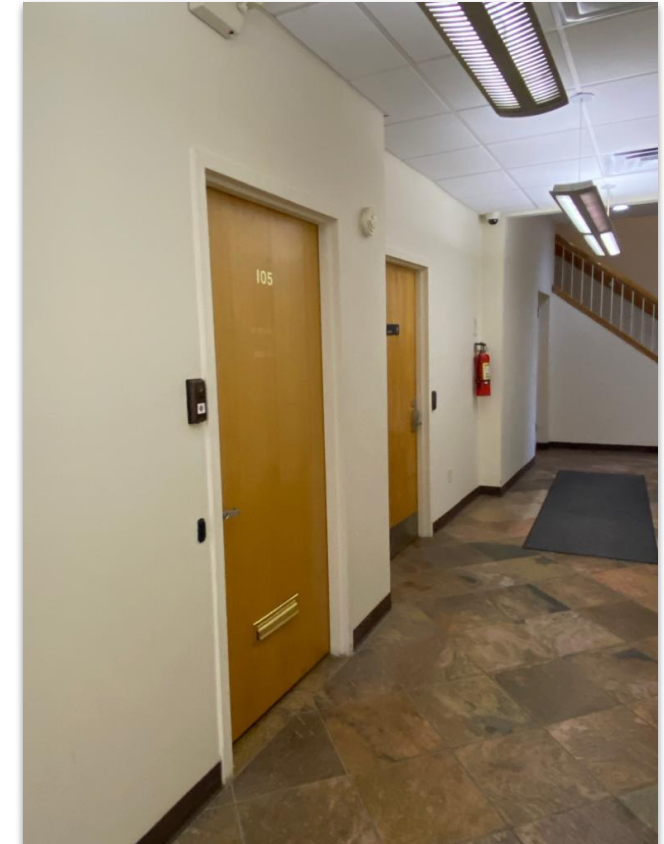


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COMMON AREA PHOTOS

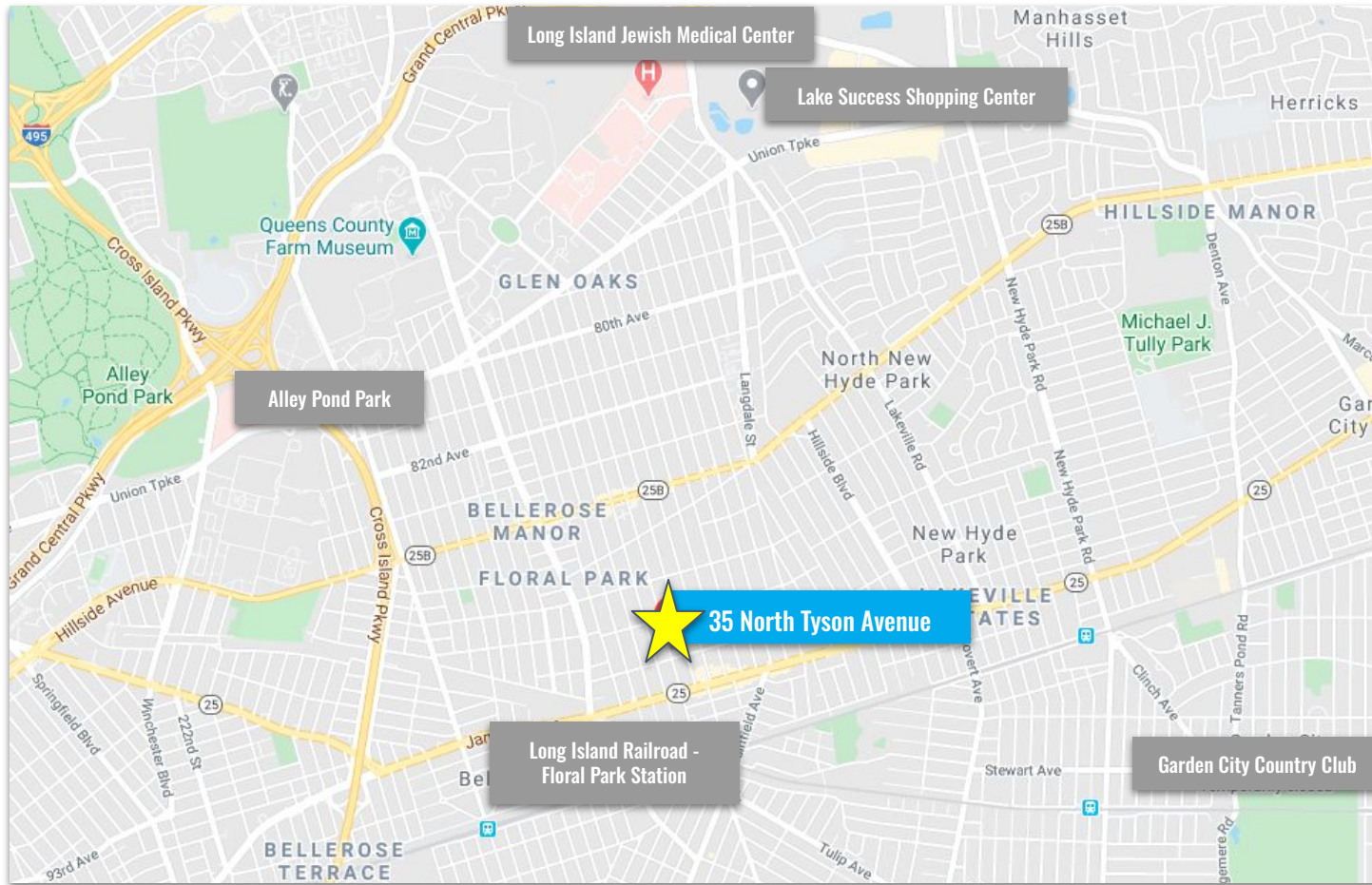


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SURROUNDING NEW DEVELOPMENTS

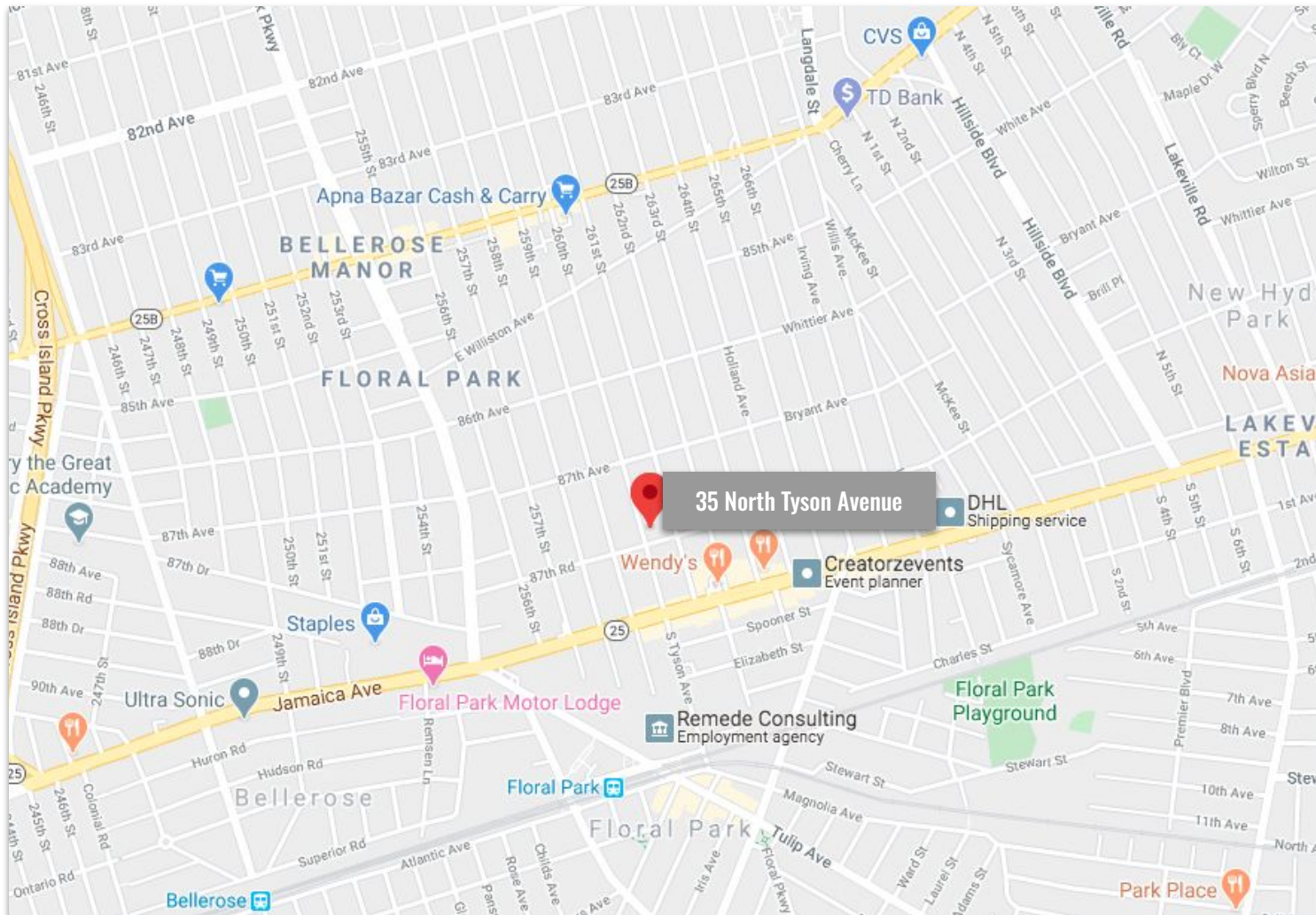


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PROPERTY MAP



Retail

- AT&T
- Rite Aid
- Citibank
- 7-Eleven
- CVS
- Staples
- Dollar Tree
- Mavis Discount Tire
- Jiffy Lube

Restaurants

- Starbucks
- KFC
- Wendy's
- Stella Ristorante
- Buttercooky Bakery
- Crabtree's
- Ciro's Pizza
- Family Bagels
- Bell Park Deli

Amenities

- Long Island Railroad
- U-Haul Moving & Storage
- United States Postal Service
- Long Island Jewish Medical Center
- Floral Park Library
- Quest Diagnostics

Although 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.