

60 CUTTERMILL RD



CONTEMPORARY OFFICE SPACE AVAILABLE FOR SUBLEASE

Nestled in a prime location, presents an exemplary embodiment of sophisticated office environments. This distinguished, recently built office edifice, renowned for its architectural elegance, offers unparalleled amenities and strategic advantages for discerning professionals. The Tenant currently occupying Suite 600 ($\pm 9,120$ SF) is open to subdividing the space to accommodate qualified tenants.

Elegant Modernity: Discover the unparalleled offerings of our recently renovated building, boasting a modern lobby illuminated with LED lighting and state-of-the-art bathrooms. Embrace the outdoors with our newest addition—an inviting outdoor lounge, ideal for meetings or relaxation breaks.

Convenient Accessibility: Situated in close proximity to the Long Island Rail Road (LIRR) station, just a quick 20-minute commute to Manhattan, our location offers unmatched accessibility. Surrounded by numerous dining options, cafes, banks, and accessible public transportation, commuting is convenient. Ample parking, available on both ground and subterranean levels within our parking garage, further streamlines the experience for tenants and visitors alike.



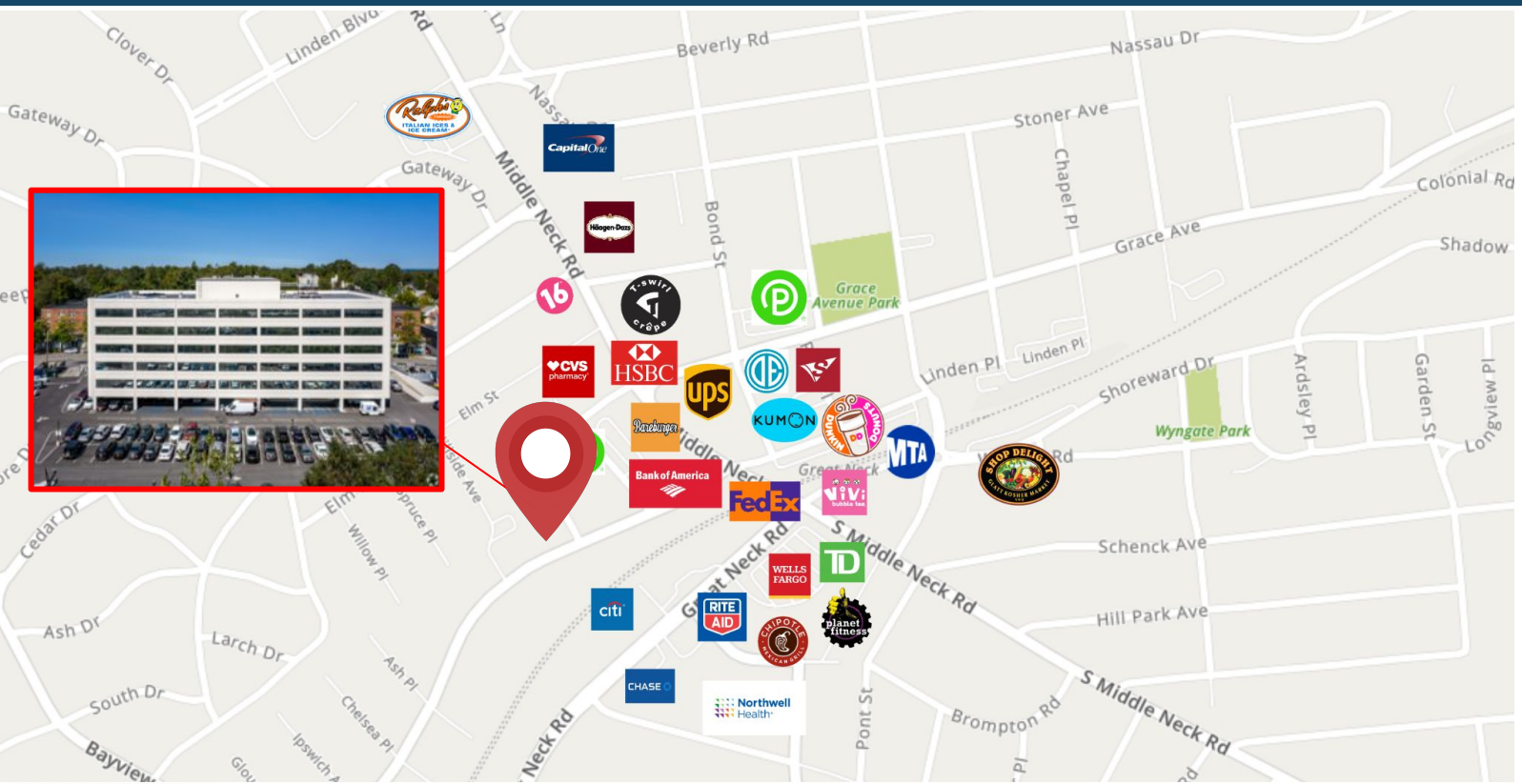
ROZITA SOOMEKH

Licensed Real Estate Broker

Rozita.Soomekh@elliman.com

516.344.7185





OTHER NOTABLE BUSINESSES IN THE AREA



AVAILABLE UNITS

Suite #600

APPROX. 4,320 RSF

~~\$14,040/M~~ Reduced

\$13,680/M

Plus Utilities

Reception Area

Conference room, waiting room area, Multiple offices, Open area (12-14 cubicles), Storage space

Suite #512

APPROX. 3,744 RSF

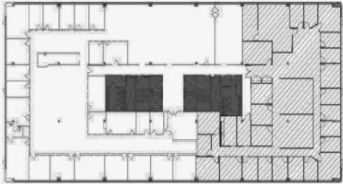
\$12,324/M

Plus Utilities

**Utilities
\$3.75/ SF**

Suite 600 FLOOR PLAN

KEY PLAN



NO FURNITURE INCLUDED

LEGEND

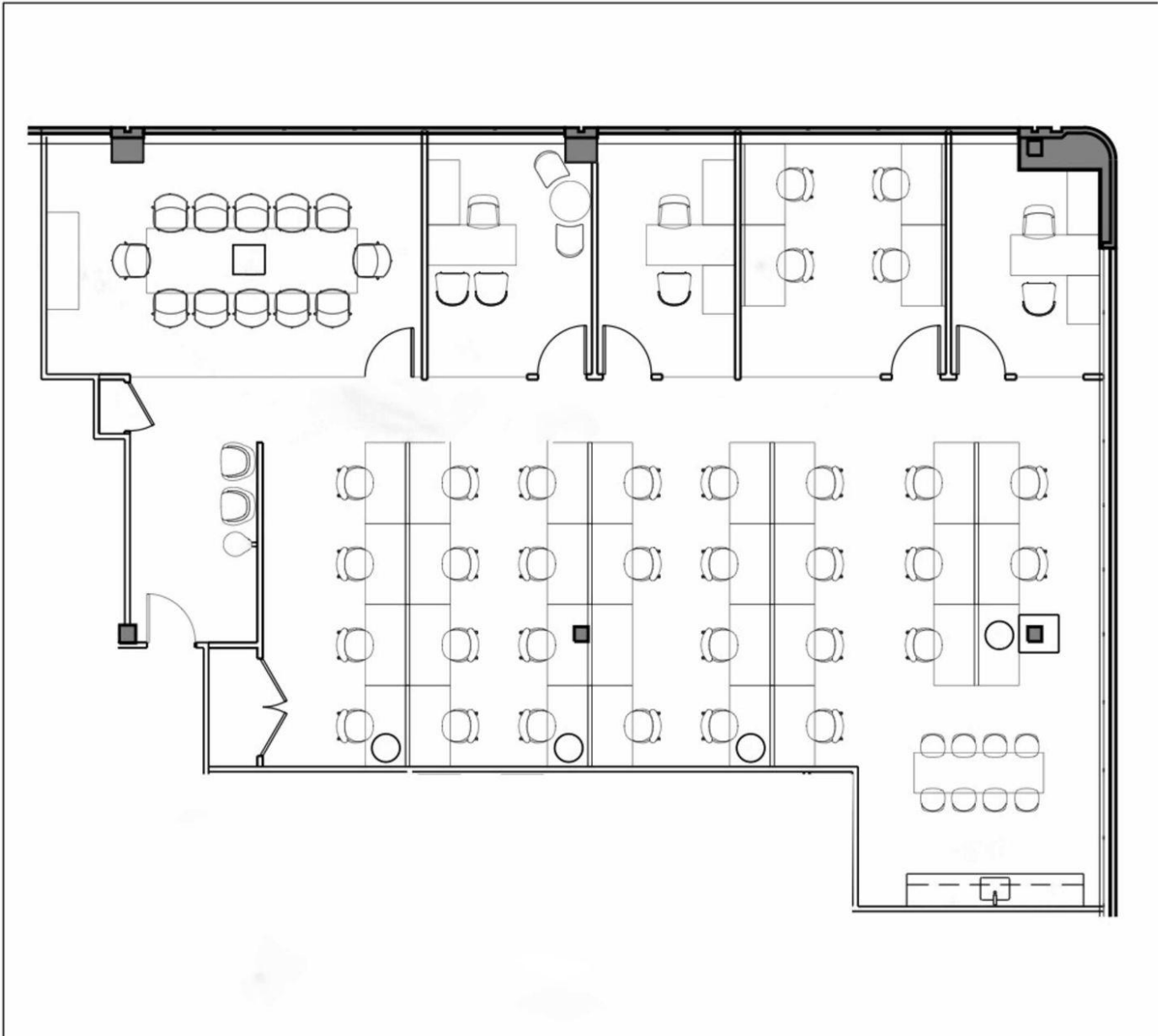
- 5'-0" LOW WALL WITH 3'-0" HIGH GLASS ABOVE
- ⊙ WOOD DOOR WITH 4'x36" VLS ON PANEL
- ⊙ 18" WIDE GLASS SLOUGHT
- ⊙ DUPLEX OUTLET
RECESSED WALL-MOUNTED DUPLEX OUTLET
- TV DUPLEX CLOCK OUTLET (FOR TV)
RECESSED WALL-MOUNTED CLOCK TYPE DUPLEX OUTLET
- ⊙ DEDICATED DUPLEX OUTLET
RECESSED WALL-MOUNTED 20A DUPLEX OUTLET ON SEPARATE CIRCUIT
- ⊙ QUAD OUTLET
RECESSED WALL-MOUNTED QUADRIPLEX OUTLET
- ⊙ FLOOR MOUNTED DUPLEX OUTLET
RECESSED FLOOR-MOUNTED DUPLEX OUTLET



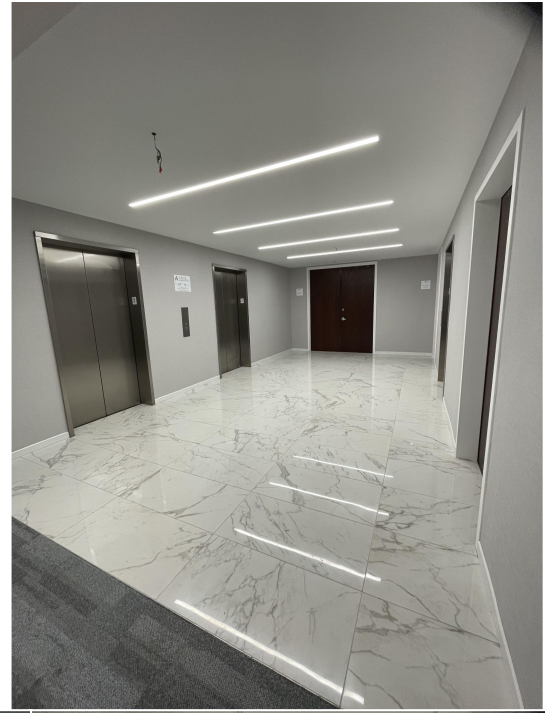
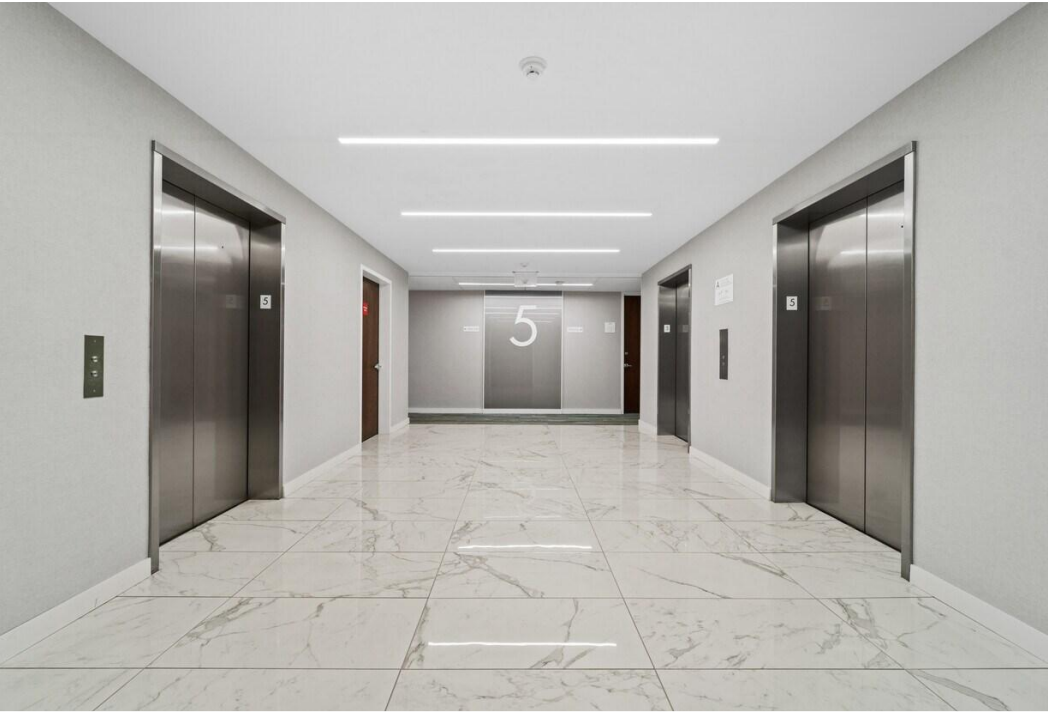
Occupied

<p>UNITY ELECTRIC ELECTRICAL, INSULATION, TECHNICAL SERVICES 350 GARDEN CITY PLAZA, SUITE 200 GARDEN CITY, NY 11530 631-241-1111 WWW.UNITYELECTRIC.COM</p>	
<p>Great Neck Office Power / Data Plan</p>	
<p>Unity Electric 60 CUTTER MILL RD - GREAT NECK</p>	
	<p>01/17 - 1/18</p>
<p>UE-OFFICE SPACE</p>	

Suite 512 FLOOR PLAN



RECENTLY RENOVATED COMMON CORRIDORS AND LAVATORIES



 DouglasElliman

THE
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SOOMEKH
TEAM
at Douglas Elliman
Real Estate

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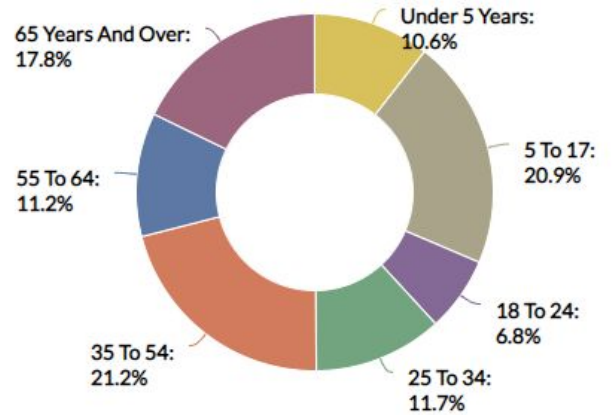
GREAT NECK

NEW YORK



Great Neck is a region on Long Island, New York, that covers a peninsula on the North Shore and includes 9 villages, such as the villages of Great Neck, Great Neck Estates, Great Neck Plaza, Kings Point, and Russell Gardens, and a number of unincorporated areas, as well as an area south of the peninsula near Lake Success and the border territory of Queens.

Age Demographic



TOTAL POPULATION

±11,000

MEDIAN HOUSEHOLD INCOME



SCAN TO VIEW
ALL OUR LISTINGS

