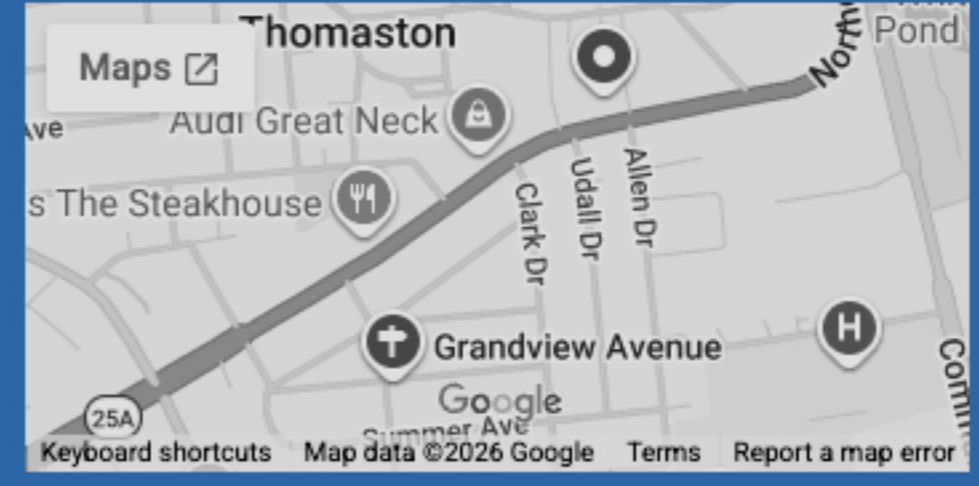




833 Northern Blvd, Great Neck, NY 11021



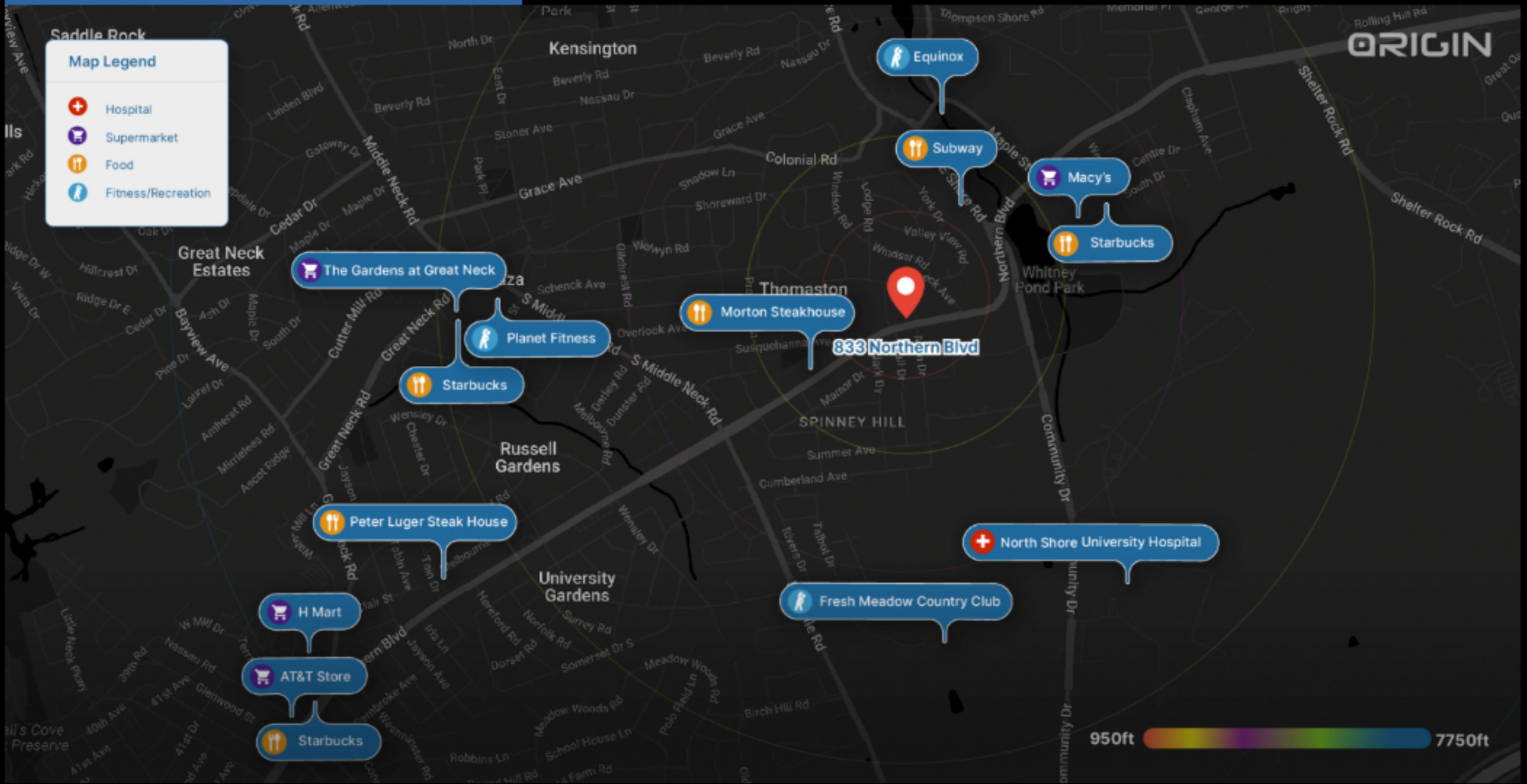
Highlights

Three story medical office building

Build to Suit

Two levels of parking

Notable Neighbors & Transportation



2.7	2.71	2.68
\$104,008.8	\$101,138.07	\$103,879
\$85,185.02	\$83,044.07	\$85,114
\$60,950.42	\$57,399.5	\$57,399.5
\$54,837.13	\$54,820.5	\$54,820.5
\$1,987.22	\$1,992.67	\$2,061.9
\$90,206.72	\$93,679	\$93,679
12,828 (11%)	90,228	90,228
\$90,779.31	\$82,573	\$82,573
43.62	42.9	42.12
43.47	42.4	41.35
30,309 (25.9%)	83,466 (24.9%)	188,857
205,564 (87.6%)	592,042 (87.3%)	1,314



Space Information

Square Footage

- Suite 100 – 4,600 SF
- Suite 120 – 3,800 SF
- Suite 130 – 4,300 SF

Space Type

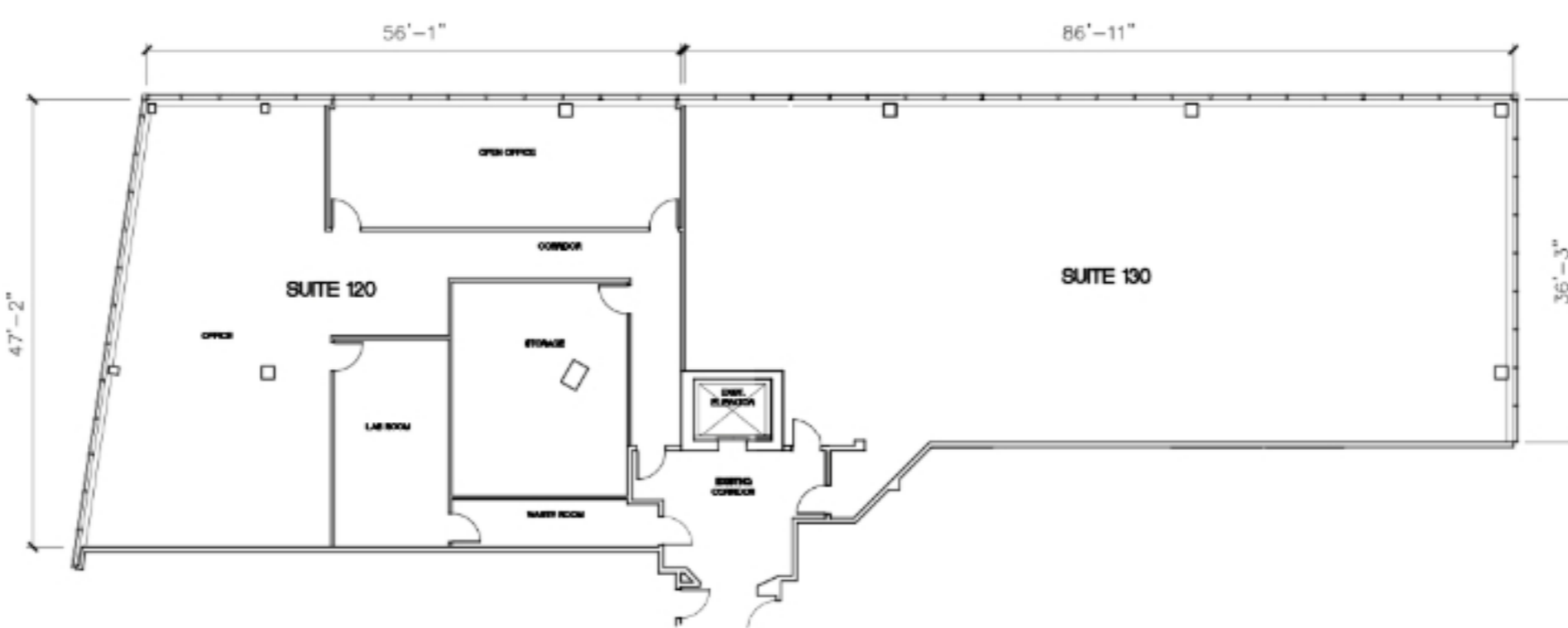
Office / Medical

Utilities

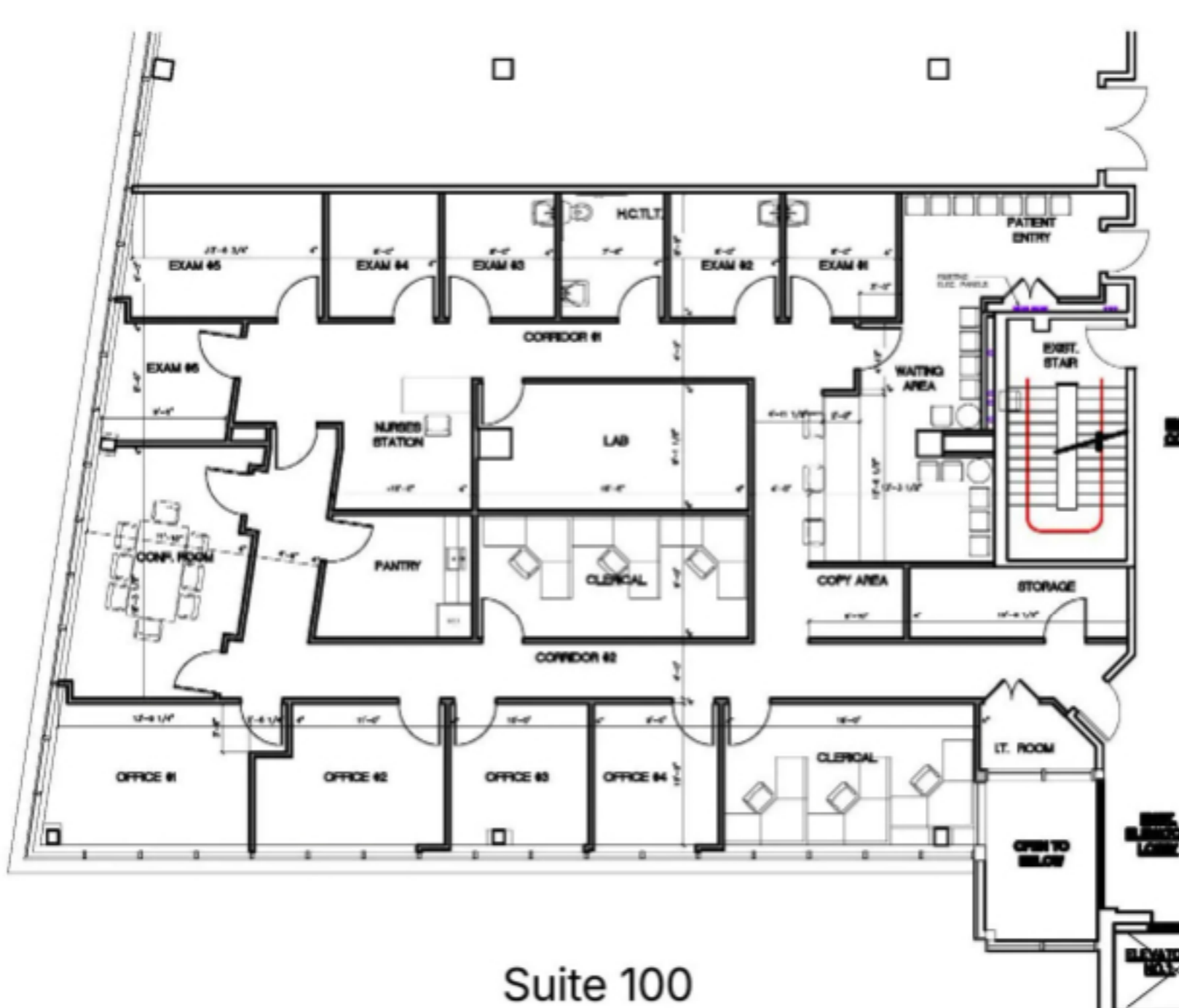
- Tenant Electric, Gas and HVAC via direct meter

Additional Information

- Tenant will pay its Proportionate Share of Operating Expenses and Real Estate Taxes above base year.
- Tenant will pay its Proportionate Share of Common Area Utilities.



Suite 120 & 130
833 Northern Blvd., Great Neck, N.Y.



Suite 100

833 Northern Blvd, Great Neck, NY 11021

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