

For Lease  
 1,933 SF | \$19.95 SF/yr  
 \$19.95 SF/yr - Office Space



## Office Center At Mitchel Field

377 Oak Street

Garden City, New York 11530

### Property Highlights

- Easy access to the Meadowbrook, Northern, and Southern Parkways
- Suite LL-4 is a former commissary is customizable for a variety of businesses

### Property Overview

Located in the prestigious Office Center at Mitchel Field, Suite LL-4 is a 1,983 SF space that was formerly a commissary. This flexible lower-level space can be delivered with or without the existing kitchen equipment and comes ready for customization, making it an excellent opportunity for a future wellness studio, yoga/pilates center, or other creative medical/office uses.

Lease Rate: \$19.95 PSF

Electric Utility Rate: \$3.75 PSF

### Offering Summary

Lease Rate:	\$19.95 SF/yr (Gross)
Building Size:	168,752 SF
Available SF:	1,933 SF   5,520 SF
Lot Size:	7.92 Acres
Lease Term:	3-10 years negotiable

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,473	65,241	178,668

### For More Information

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For Lease

LL4 -1,933

\$19.95 SF/yr - Office Space



### Property Description

Located in the prestigious Office Center at Mitchel Field, Suite LL-4 is a 1,933 SF space that was formerly a commissary. This flexible space can be delivered w/o the existing kitchen equipment and ready for customization, making it an excellent opportunity for a future wellness studio, yoga studio, pilates, or other creative use.

Lease rate: \$19.95 PSF + \$3.75 PSF for electricity.

### Location Description

Nestled in the Nassau Hub/Mitchel Field vicinity, 377 Oak Street is a distinguished 5-story building. Its strategic location offers easy access to major thoroughfares like Stewart Avenue, Hempstead Turnpike, and the Meadowbrook Parkway. Positioned in close proximity to esteemed institutions such as Hofstra University, Nassau Community College, and Nassau Coliseum, the property boasts ample on-site parking and guarantees round-the-clock access every day of the year.

### Site Description

The Office Center at Mitchel Field is nestled in a thriving urban hub with a harmonious blend of commercial and residential structures. Conveniently located near major arteries like the Meadowbrook, Southern, and Northern State Parkway, this center offers easy accessibility. Enjoy the added benefit of proximity to local shops, restaurants, and banks, making it a prime location for a business.

### Construction Description

Steel and masonry multi-story office building





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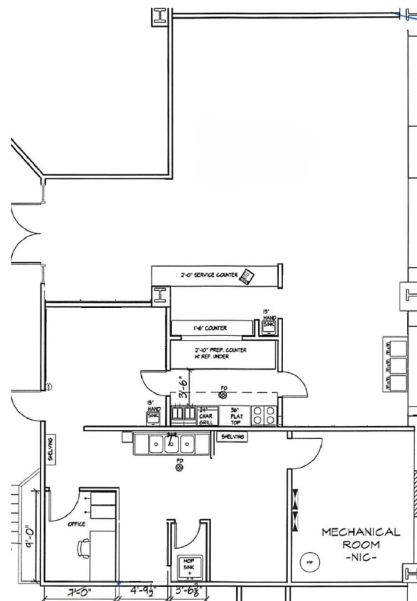
## Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,933 SF	Lease Rate:	\$19.95 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite LL-2	-	5,520 SF	Gross	\$19.95 SF/yr	<p>This former law firm space is located on the concourse level in the prestigious Office Center at Mitchel Field. The space has windows set above head height along all outside walls and is built out with nine private offices, two conference rooms, a reception area, workstation area, file room, IT room, kitchen, and two restrooms, providing a functional layout for a variety of business needs.</p> <p>The former law firm that occupied the space supplemented its rent by subleasing three (3) of the private offices to other attorneys. Those attorneys have signed license agreements with the Landlord to continue to occupy those offices. The license agreements call for total rent payments of \$3,500 per mo. and are cancellable with 60 days' notice. Reportedly, the licensee tenants are rarely in the office.</p> <p>Rental rate is \$19.95 PSF + \$3.75 PSF for electric.</p>
Suite LL-4	Available	1,933 SF	Gross	\$19.95 SF/yr	<p>Suite LL-4 is a 1,933 SF space that was formerly a commissary located on the concourse level of the building. The space has windows set above head height along all outside walls and can be delivered w/o the existing kitchen equipment and ready for customization, making it an excellent opportunity for a future wellness studio, yoga studio, Pilates, or other creative use. Building hours allow for early morning and evening access for visitors.</p>

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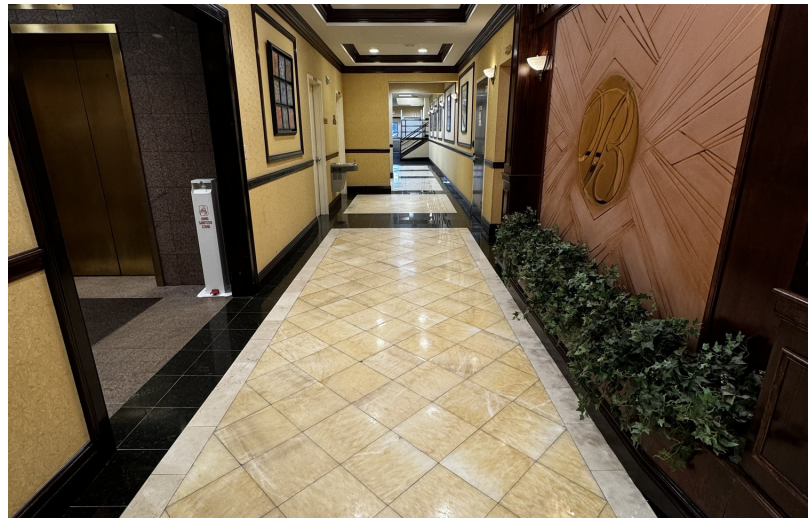


LL4 - 1,933 RSF

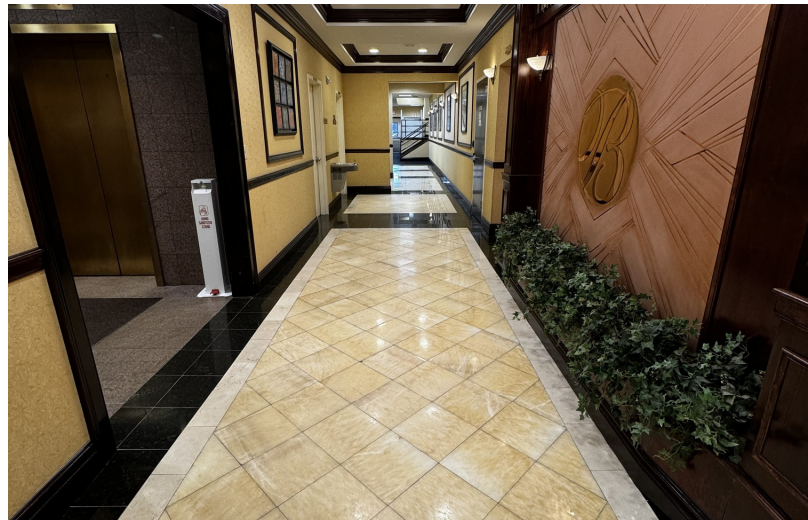
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LL4 -1,933 | LL2 -5,520 SF

\$19.95 SF/yr - Office Space

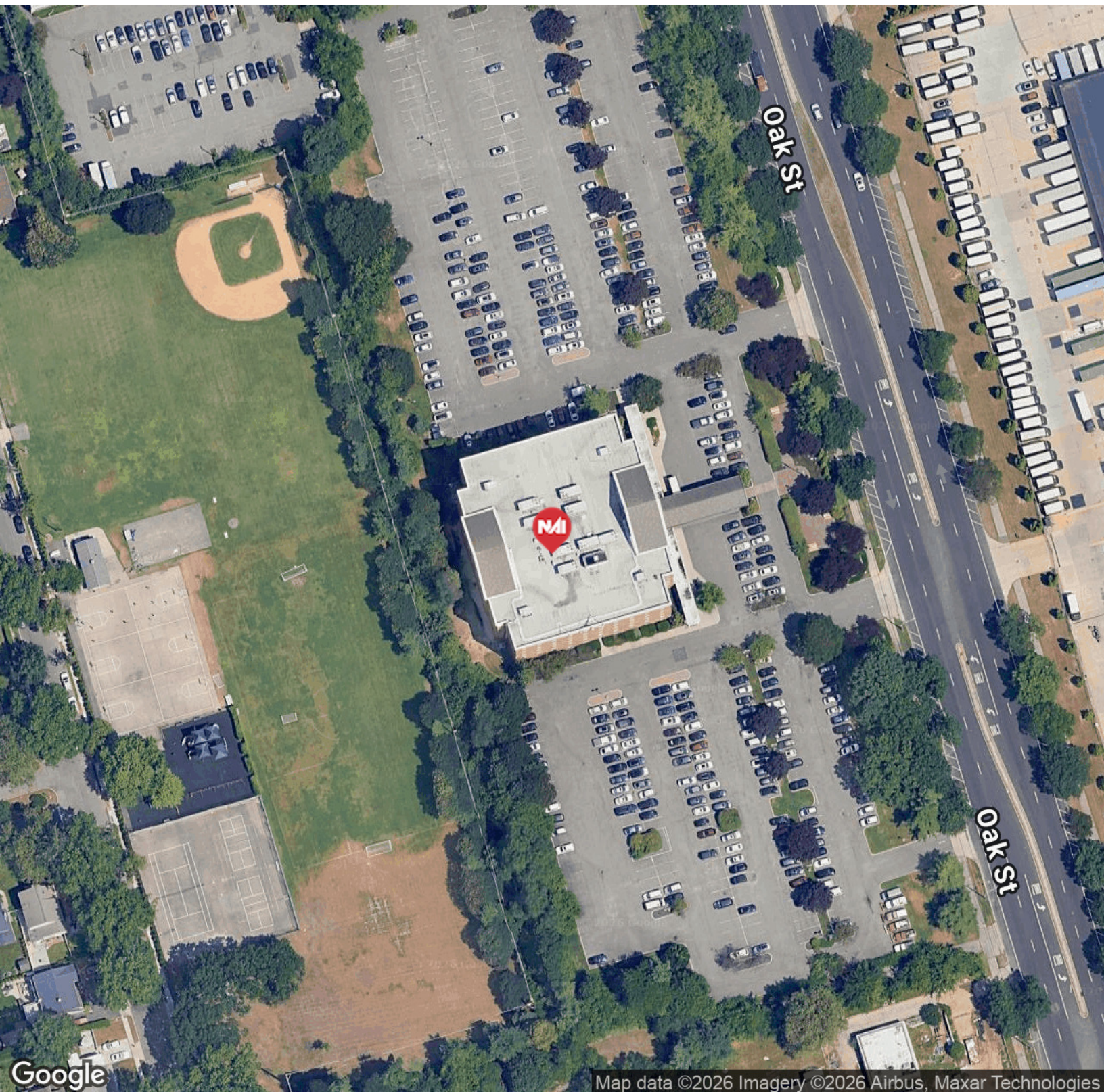


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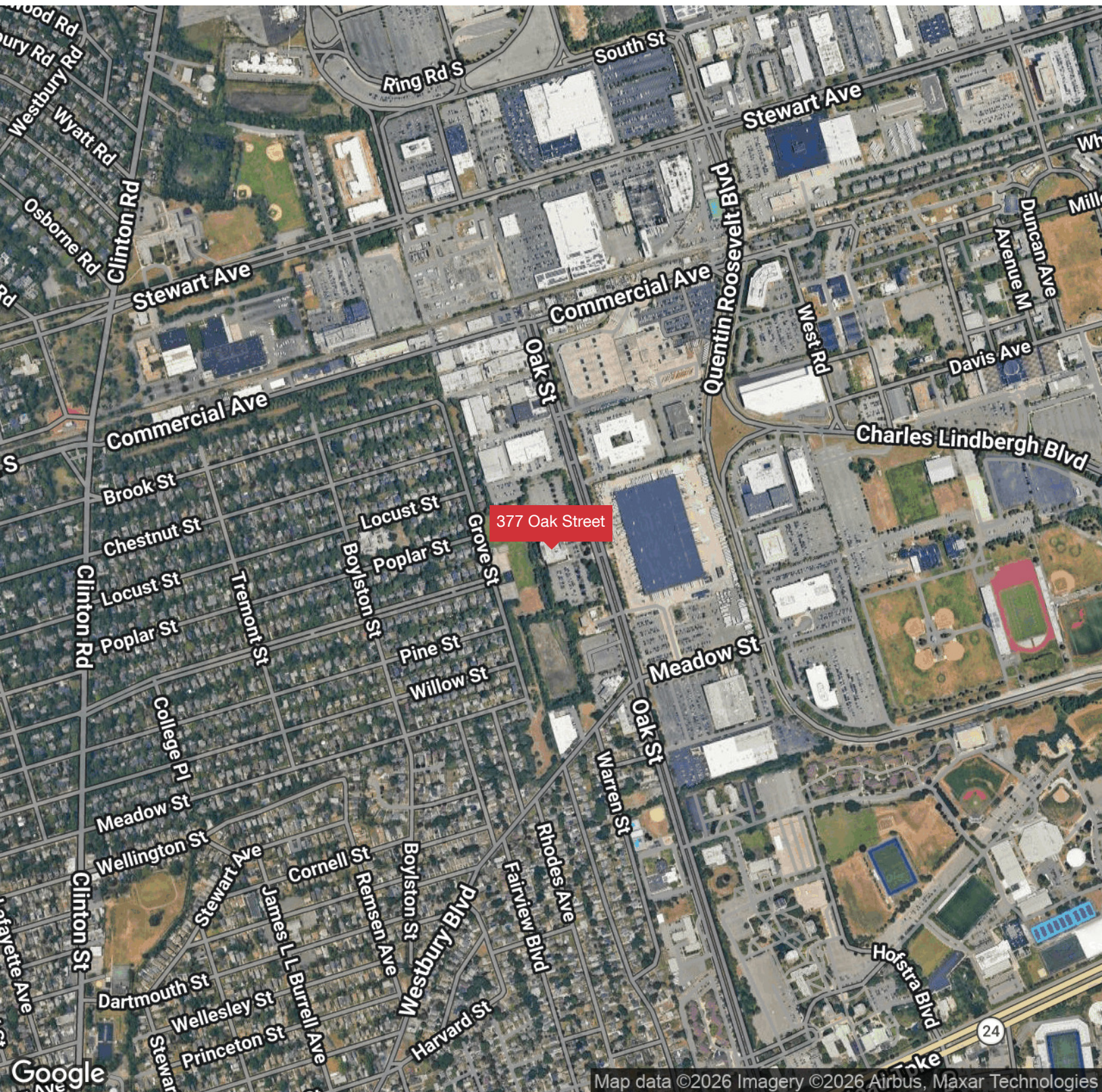
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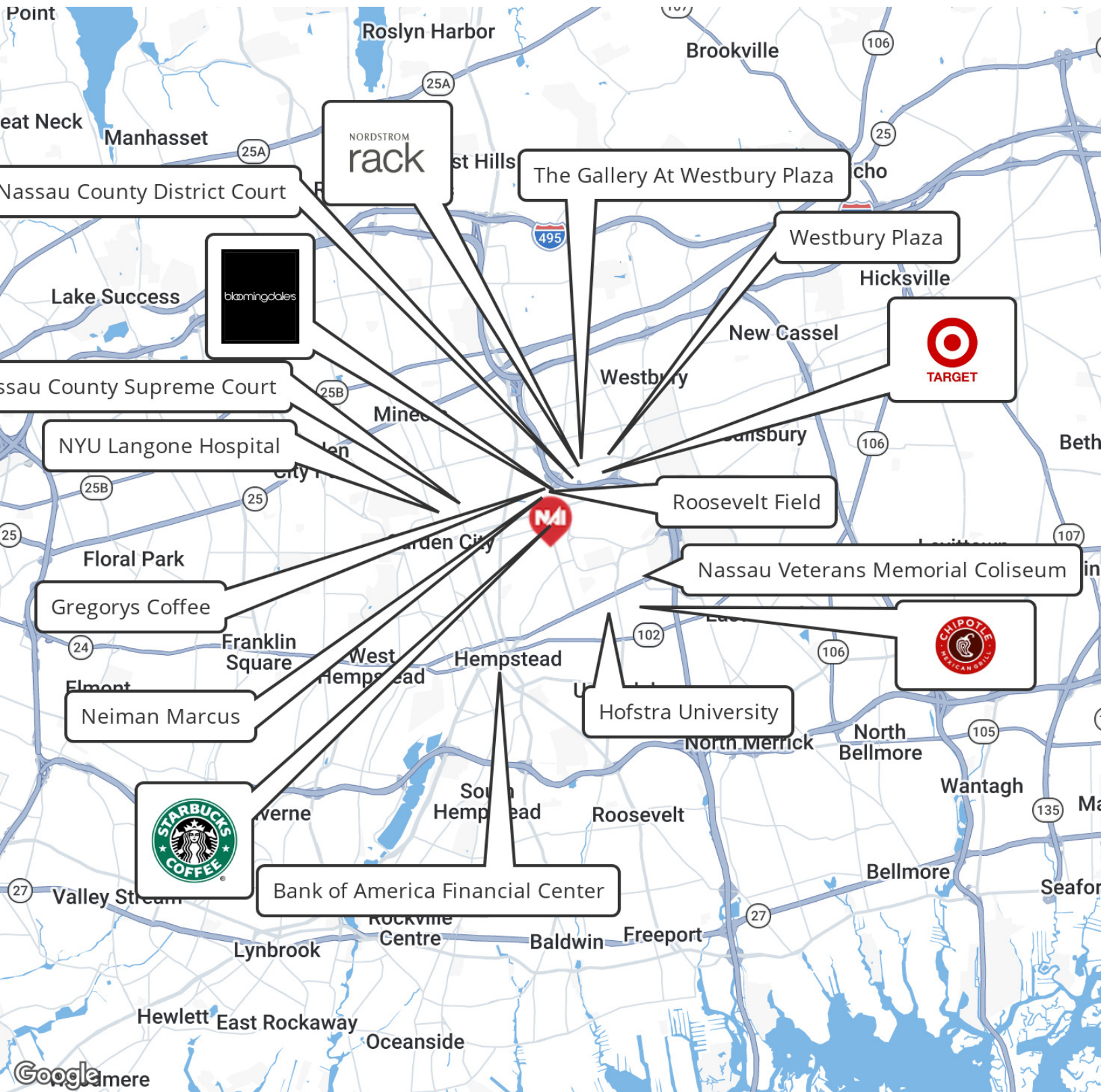
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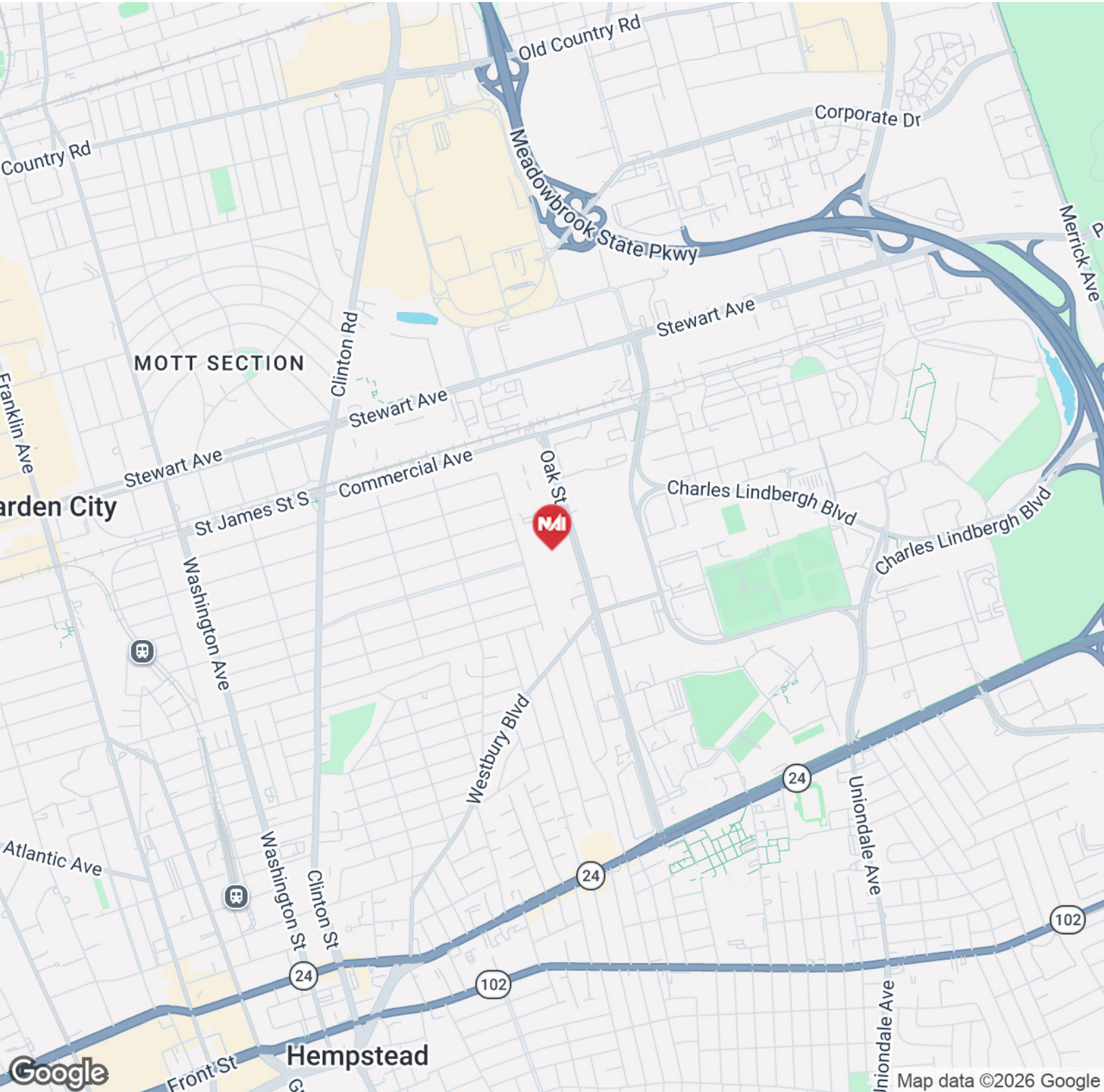


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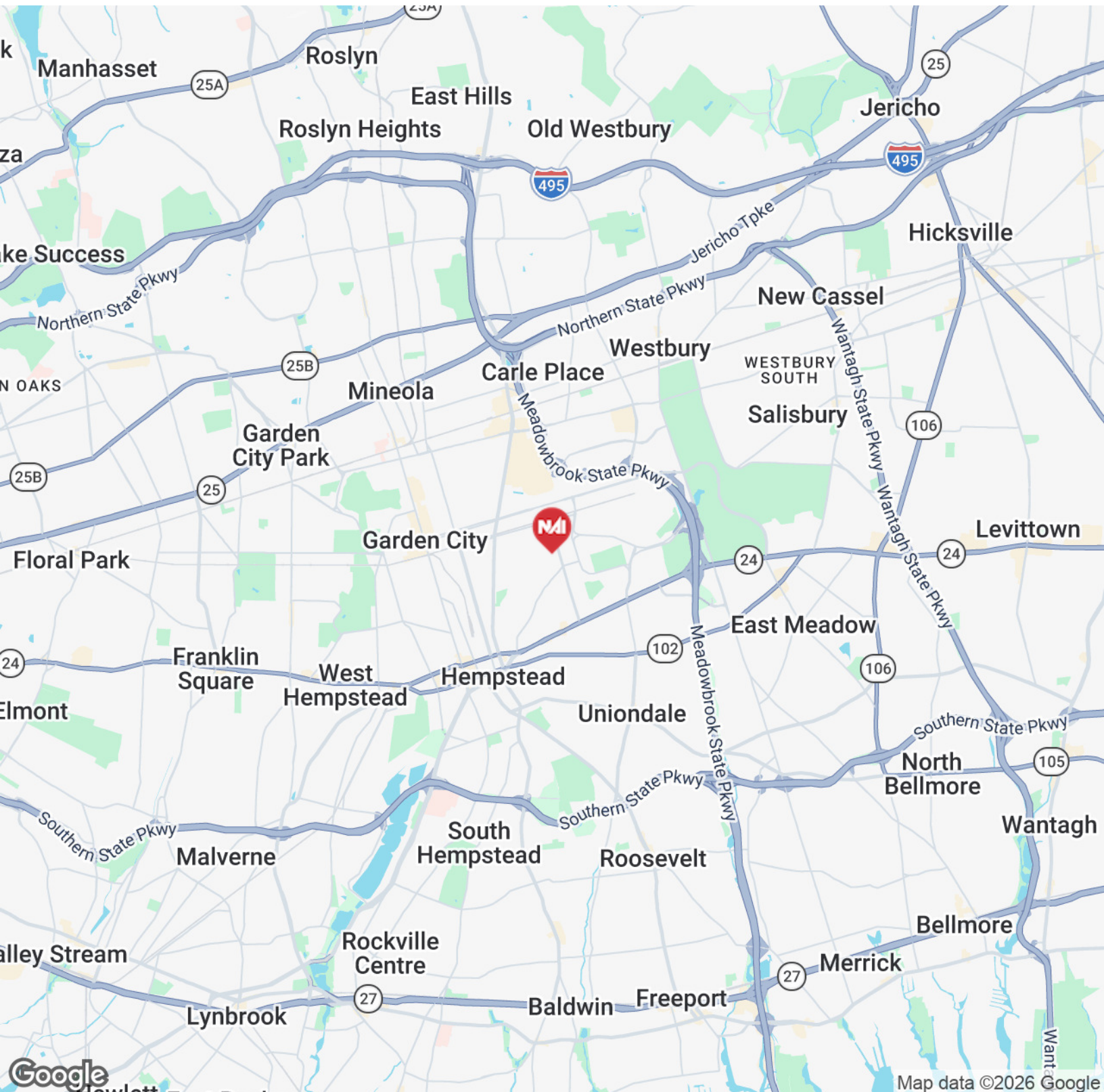
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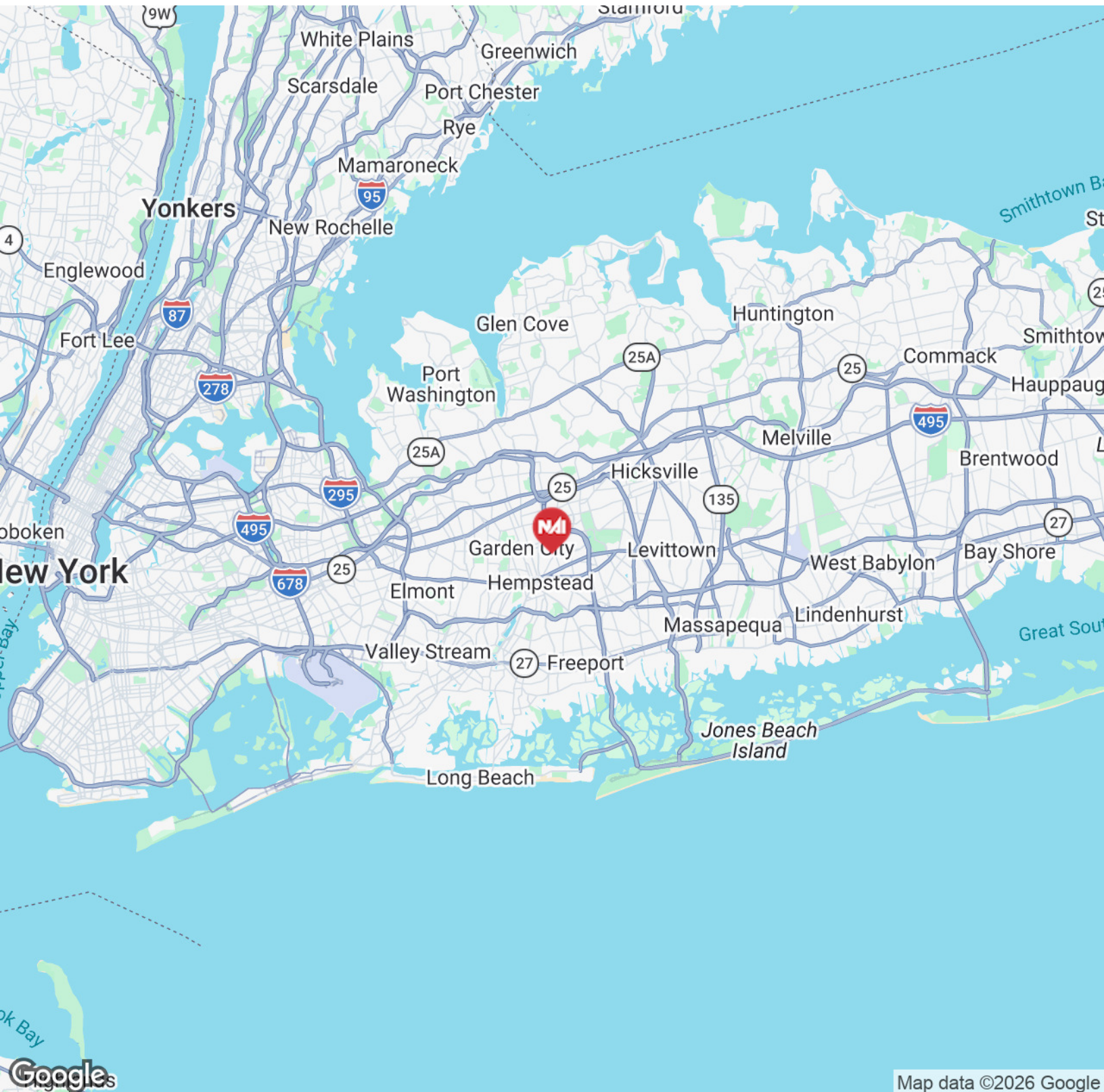
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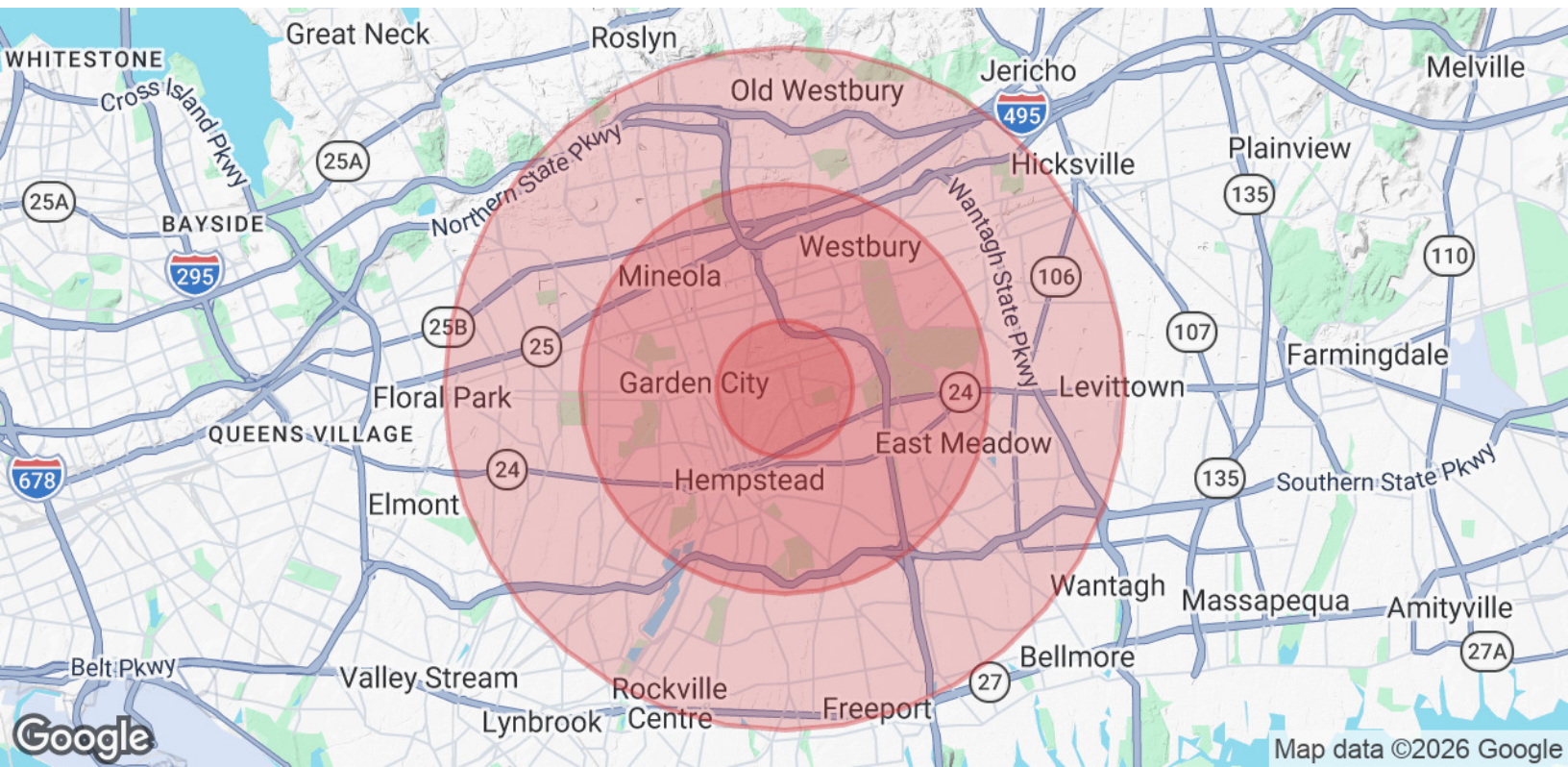
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Population	1 Mile	3 Miles	5 Miles
Total Population	19,794	196,659	544,944
Average Age	35.0	39.7	41.2
Average Age (Male)	34.7	37.9	39.6
Average Age (Female)	35.1	40.6	42.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,473	65,241	178,668
# of Persons per HH	3.6	3.0	3.1
Average HH Income	\$138,419	\$126,844	\$139,656
Average House Value	\$536,930	\$474,501	\$527,673

2020 American Community Survey (ACS)



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## Brokerage Services

Our team of experienced brokers can assist in all areas of commercial brokerage, servicing clients looking to buy, sell or lease industrial, office, medical office, retail, commercial land and investment properties. Whether clients are looking to lease 1,500 square feet of office space or to liquidate 100,000 square foot manufacturing facility; NAI Long Island offers an experienced team of professionals. As the region's largest full service commercial real estate company, we have the experience and expertise to represent both tenants and building owners with successful results.

Our clients range from private developers and individuals to many the top Long Island, National and International clients, all requiring custom solutions based on specific objectives. NAI Long Island offers a full spectrum of consultancy and transaction services including single building, portfolio and land acquisitions and dispositions, project leasing build-to-suits and auction services.

- Acquisitions & Dispositions
- Site Search & Selection
- Asset Evaluation
- Broker's Opinion of Value
- Landlord Representation
- Market Research
- Due Diligence
- Built to Suit
- Tenant Representation
- Strategic Planning
- Leasing & Marketing Services

Our experienced team of real estate professionals and our comprehensive marketing program guarantees the properties we represent will receive maximum exposure in the marketplace. Our strong market knowledge gives us the leverage to place every tenant in a space that will meet or exceed their needs in accordance with their business plan and associated costs. Our clients benefit from the vast market data, statistics, trends and contacts NAI Long Island has compiled during our more than 24 years in the industry.



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### Local Knowledge, Global Reach

NAI Long Island has been serving the Long Island region as the premier commercial real estate company for over 25 years. We offer a full range of services including brokerage and leasing, property and facilities management, due diligence, construction management, and consulting services. Through our affiliation with NAI Global, we offer our clients the single largest and most powerful global network of owner-operated commercial real estate brokerage services in the world.

The name NAI Long Island has long been associated with real estate on Long Island. The Principal's of the firm have been actively engaged in the Long Island commercial real estate brokerage

business since the early 1980's. The strategically located Long Island office is based in Islandia is positioned in the epicenter of commerce and industry on Long Island halfway from the western border of Nassau County to the Suffolk County Seat in Riverhead. We are immediately off the Long Island Expressway (Route 495) at Exit 57. With over 1.0M SF of managed space and over 2.5M SF of leasing and sale assignments on Long Island, NAI Long Island serves owners, investors, and occupiers by offering integrated, tailored

solutions across a full spectrum of commercial real estate services including sales, leasing, and property management. Our team of dedicated professionals is consistently delivering solutions that produce superior results and champion our clients' business goals. We believe in face-to-face relationships and that hands-on problem solving is fundamental. We become your advocate and are

passionate about achieving long term success. Over the years, NAI Long Island has broadened its services and market reach to become one of the largest full-service brokerage and management companies in the region. Today, the firm's core management team continues to subscribe to the same business philosophy practiced by its founders, one that places quality relationships at the heart of every real estate transaction.