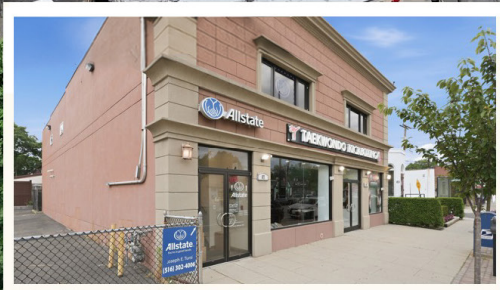


FOR RENT • PRIVATE OFFICE SUITES



VILLAGE OF FLORAL PARK • NY 11001

87 COVERT AVENUE

100-1100 SF • FROM \$500 / MONTH

Your office. *The whole village.* At your footsteps.

~~Private office suites for lease~~ — Full Service Rent • Flexible Terms • 24/7 Access



½ MILE

Stewart Manor
LIRR station



STEPS

Village shops
& restaurants



ABUNDANT

Municipal &
Public parking lot



1,000 FT

Sewanhaka
High School



BETWEEN

Jericho Tpke &
Hempstead Tpke



Amrik Singh

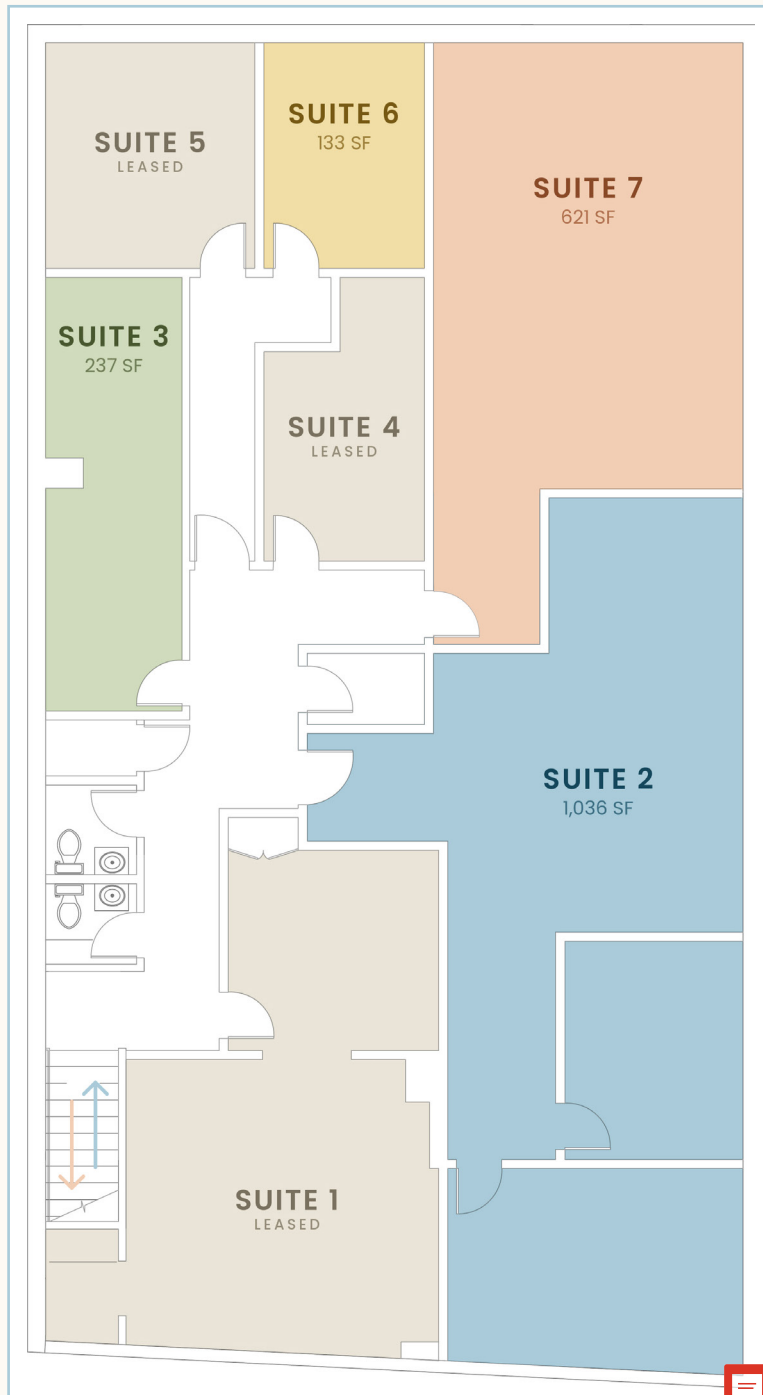
LICENSED REAL ESTATE BROKER

718-207-7232 • Amriksinghny@gmail.com
kingshomesforsale.com



SUITE BREAKDOWN

87 COVERT AVE · FLORAL PARK, NY · 2ND FLOOR



Suite 2 **\$2,500** /mo

1,036 SF · Private windowed office facing Covert Ave, interior office/breakroom, reception & bullpen area

Suite 7 **\$2,000** /mo

621 SF · Two private windowed offices & open bullpen area

Suite 3 **\$650** /mo

237 SF · Windowed private office

Suite 6 **\$500** /mo

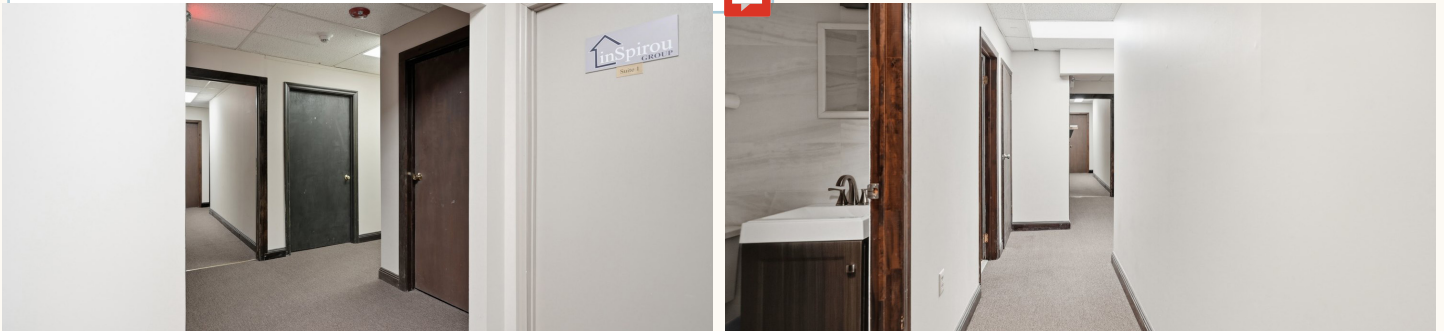
133 SF · Windowed private office

ONE SIMPLE MONTHLY RENT

Avoid the additional costs and maintenance obligations commonly associated with a traditional office lease:

- No additional real estate tax, CAM or operating-expense pass-throughs
- Electricity, water, common-area maintenance, landscaping and snow removal included
- Landlord-maintained HVAC, heating and cooling, plumbing, fire alarm, roof and structural systems
- Flexible lease terms with fixed annual rent increases
- Secure 24/7 keyed access

Move-in-ready suites in the heart of the Village of Floral Park.



INSIDE THE SUITES

87 COVERT AVE · 2ND FLOOR

SUITE 2 · BULLPEN & RECEPTION



SUITE 2 · WINDOWED OFFICE



SUITE 2 · INTERIOR OFFICE



SUITE 7 · OPEN BULLPEN



SUITE 7 · WINDOWED OFFICE



SUITE 3 · WINDOWED OFFICE

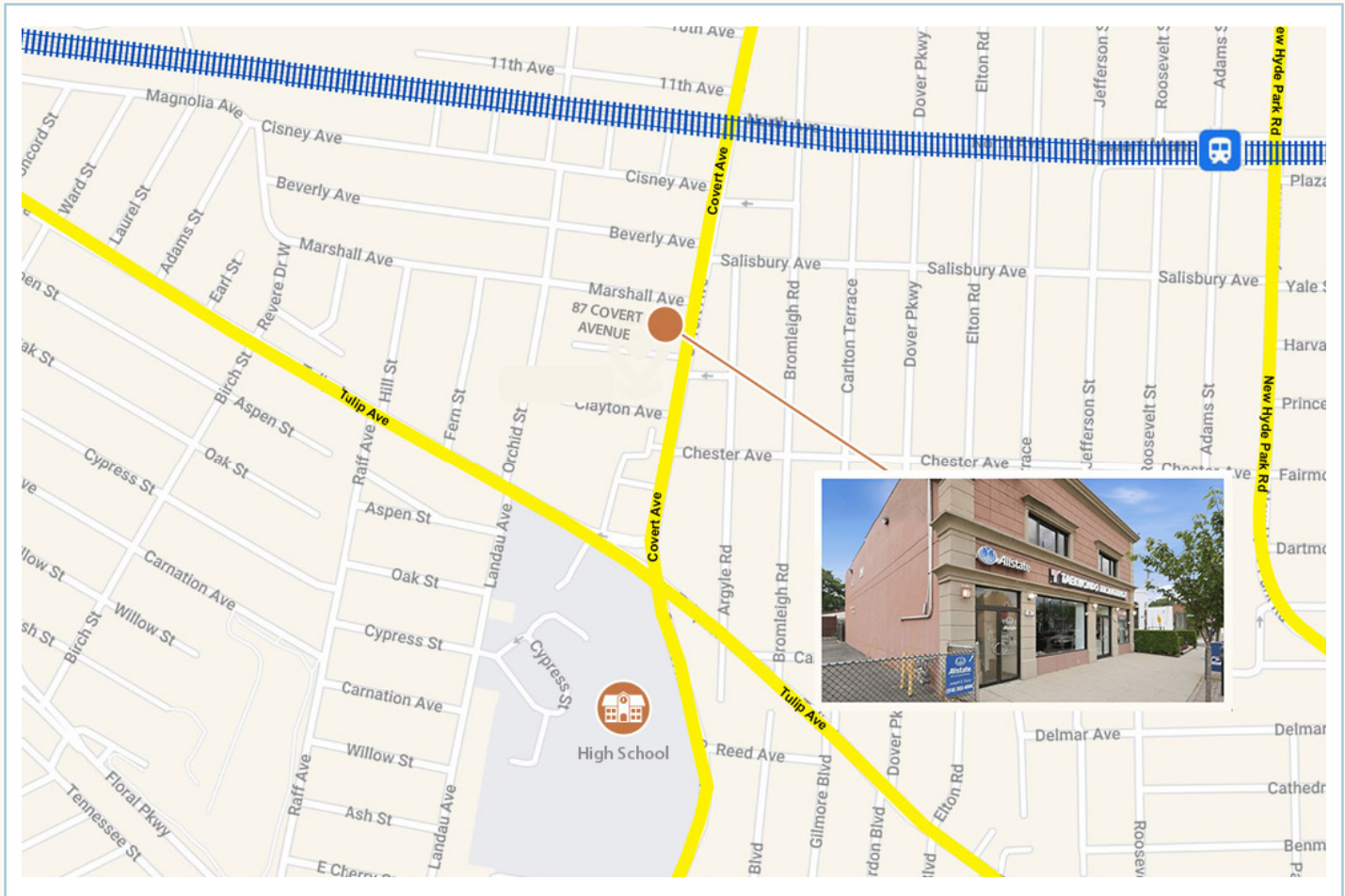


SUITE 3 · PRIVATE OFFICE



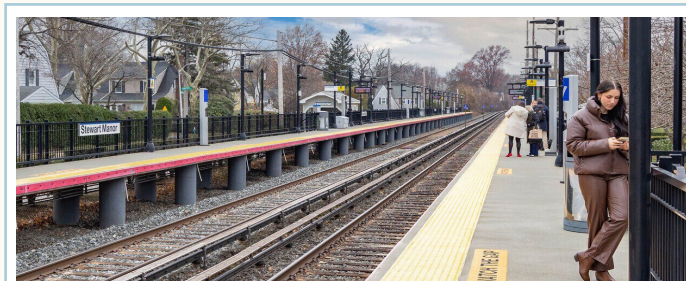
SUITE 6 · WINDOWED OFFICE





GETTING HERE

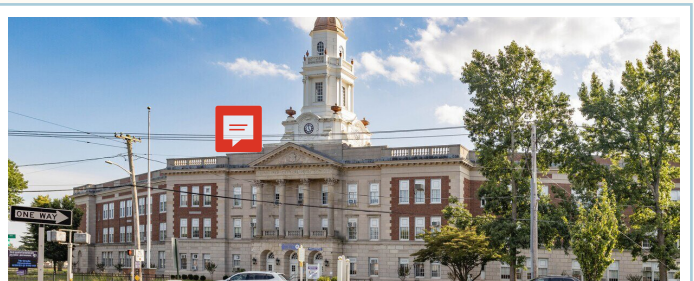
- **Stewart Manor LIRR · 0.50 mi**
A short walk to the station for a one-seat ride toward the city.
- **Nearby municipal parking**
Park once, steps from the front door — clients never circle the block.
- **Covert Ave & Tulip Ave corridors**
Quick connections across Floral Park, Stewart Manor & New Hyde Park.



Stewart Manor LIRR — a half-mile walk.

IN THE VILLAGE

- **Shops & restaurants at your door**
A quick lunch or an after-work get-together — 87 Covert puts you in the center of it all.
- **Sewanhaka High School · 1,000 ft**
Ideal visibility for tutors, therapists & family-facing practices.
- **Secure 24/7 access**
Work on your schedule — early mornings, late nights, weekends.



Sewanhaka High School — 1,000 ft away.