

Medical for Lease

2035 Lakeville Rd, New Hyde Park, NY 11040



## Highlights:

Lakeville medical building is located right on the border between Nassau County and Queens; 4,792 SF of medical space at third floor is available and it is divisible. For the 4,972 SF, monthly rent of \$16,771 includes base tax, water, heat, HVAC and common area maintenance; with 10-year lease, the landlord will be responsible custom build-up space including new flooring, ceiling, wall, lights, paint, perimeter HVAC units and ADA-compliant restrooms.

## Lot and Building Information:

Acreage 1.319, year built: 1975, building square footage 27,440, stories: 3, elevator; 123 surface parking spaces; professional building - Doctor, Surgeon, Dentist, Chiropractor, or Combination of Professions.

Next to Northwell Hospital, Northwell Health Center, Northwell Health Core Laboratories, Long Island Jewish Medical Center-Urology. Immediate access to Queens and Nassau, close to Northern State Pkwy.

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