

Medical for Lease

2035 Lakeville Rd, New Hyde Park, NY 11040



Highlights:

Lakeville Medical Building, located on the border of Nassau County and Queens, currently has 4,792 SF of available space on the third floor. This space is divisible with four different layout options.

The rental rate is \$42 PSF/Yr., which includes base tax, water, heat, HVAC, common area maintenance. For a 10-year lease, the landlord is responsible for a custom build-out including new flooring, ceilings, walls, lighting, 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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