

FOR LEASE > OFFICE BUILDING

# 85 Willis Avenue

MINEOLA, NY



## 85 Willis Avenue > Details

Space Available: 1st Floor: +/- 4,350 SF (no loss factor)

2nd Floor: +/- 7,511 SF (divisible)  
+/- 5,827 SF (divisible)  
+/- 1,684 SF  
+/- 1,258 SF  
+/- 875 SF

Asking Lease Price: \$23/PSF + electric (*separately metered*)

## Comments

- > 1st Floor consists of 4 classrooms, 2 offices, 2 labs, kitchenette and student lunch room. Labs and conference room can be reconfigured into additional classrooms.
- > 2nd Floor consists of suites ranging from 875 sf to 7511 sf.
- > Elevator in building; Wheel chair accessible; parking stickers included.
- > Property is located near the Mineola train station, Nassau Courts and Winthrop Hospital.

MATTHEW KUCKER  
516 284 3418 | DIRECT DIAL  
LONG ISLAND, NY  
matthew.kucker@colliers.com

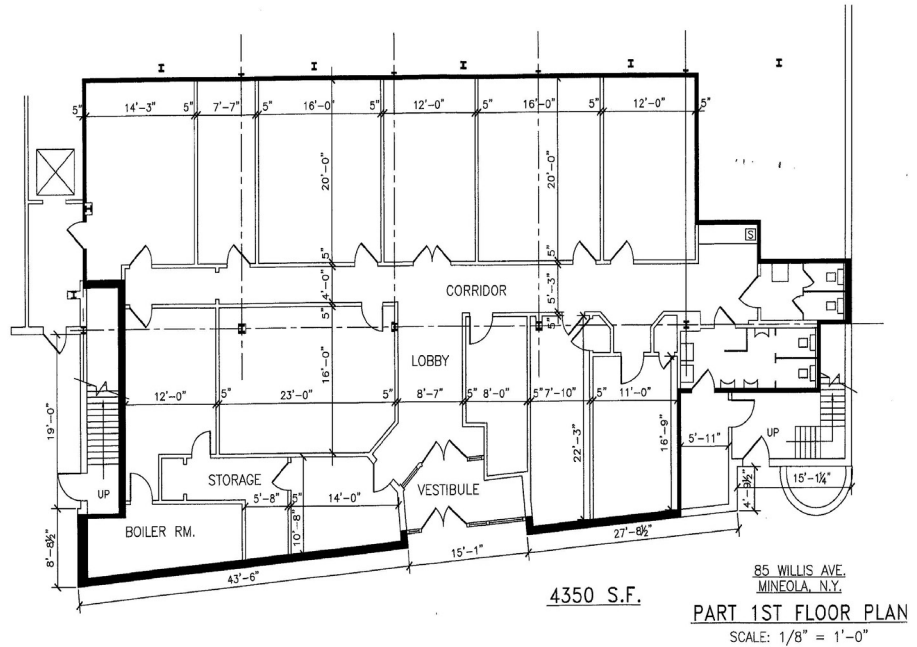
JORDAN BARUCH  
516 284 3446 | DIRECT DIAL  
LONG ISLAND, NY  
jordan.baruch@colliers.com

COLLIERS INTERNATIONAL  
1981 Marcus Ave, Suite E104  
Lake Success, NY 11042  
T. 516 328 6500 F. 516 328 6749  
www.colliers.com

# 85 Willis Avenue - Floor Plans

> **1st Floor (4350 sf no loss factor)**

consists of 4 classrooms, 2 offices, 2 labs, kitchenette and student lunch room. Labs and conference room can be reconfigured into additional classrooms.

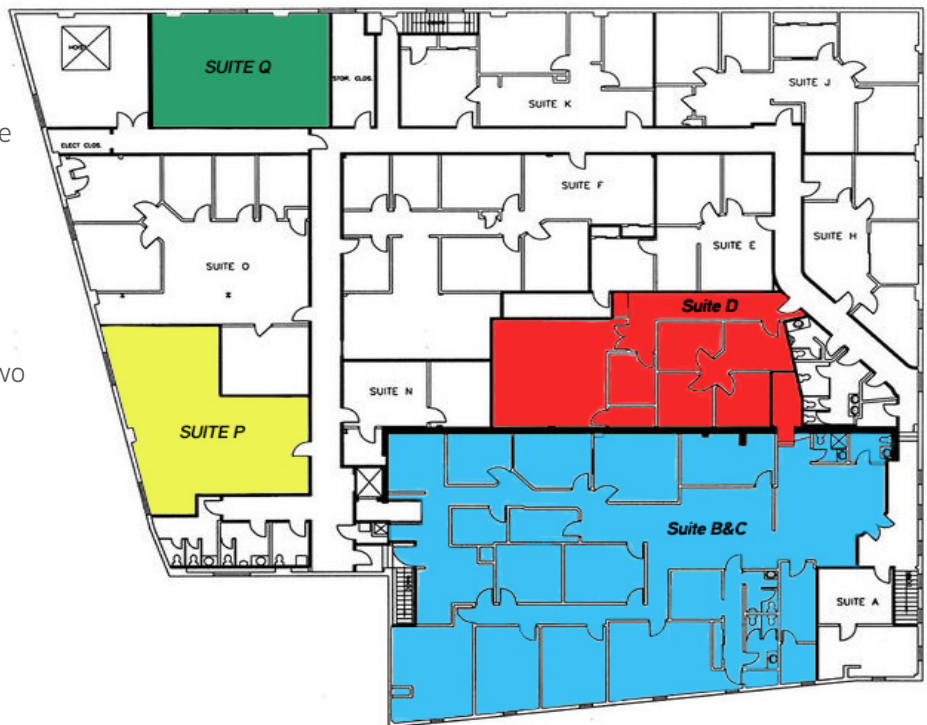


> **Suite D (1684 sf)** which includes reception area, 3 mirror offices, and a large conference room to accommodate 40 attendees.

**Suite B&C (5827 sf)** includes newly renovated bathrooms located inside and outside the offices; can be divided into two separate suites.

**Suite Q (875 sf) Undeveloped Space**

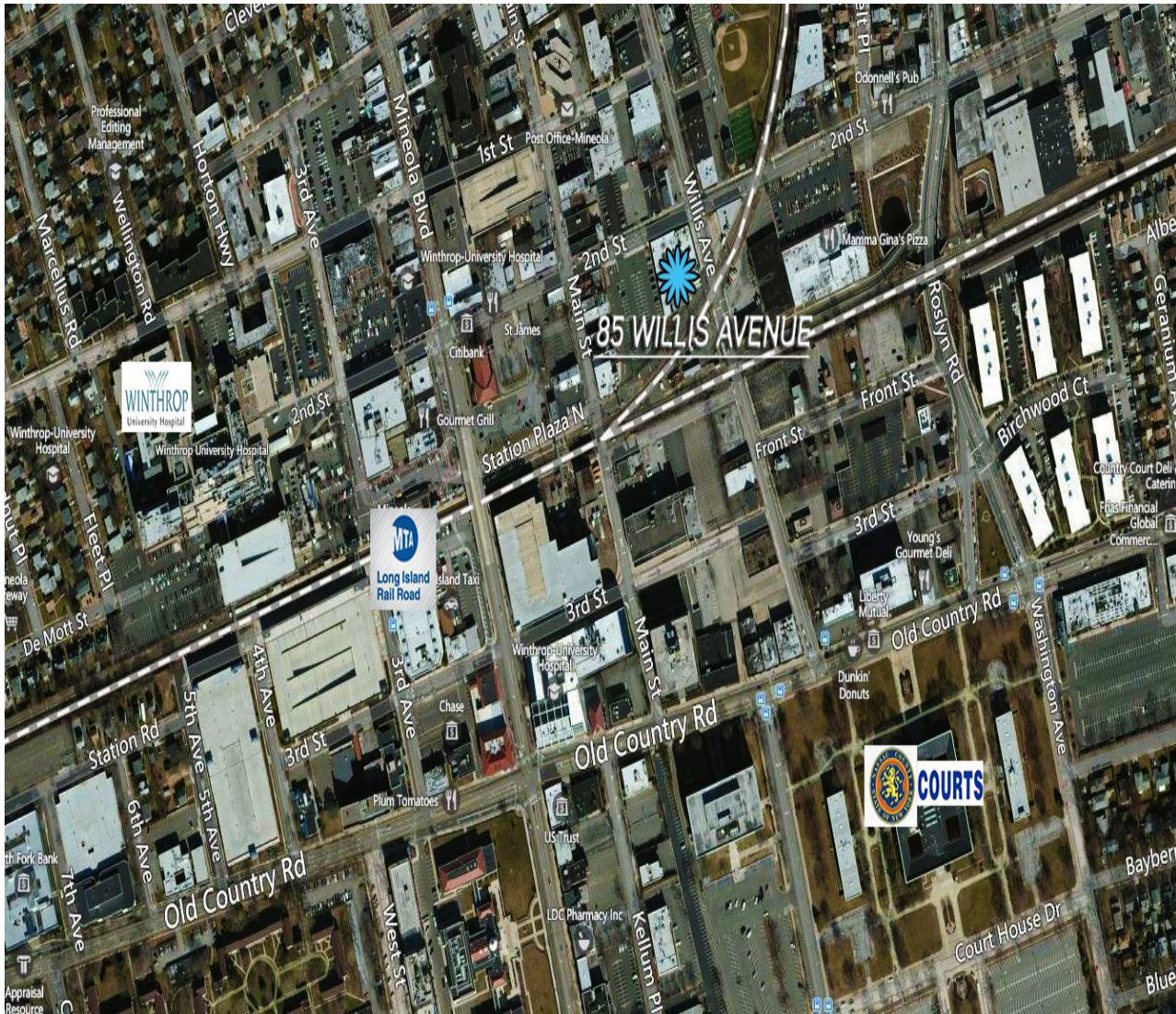
**Suite P (1258 sf) Undeveloped Space**





FOR LEASE > OFFICE BUILDING

# 85 Willis Avenue - Aerial Map

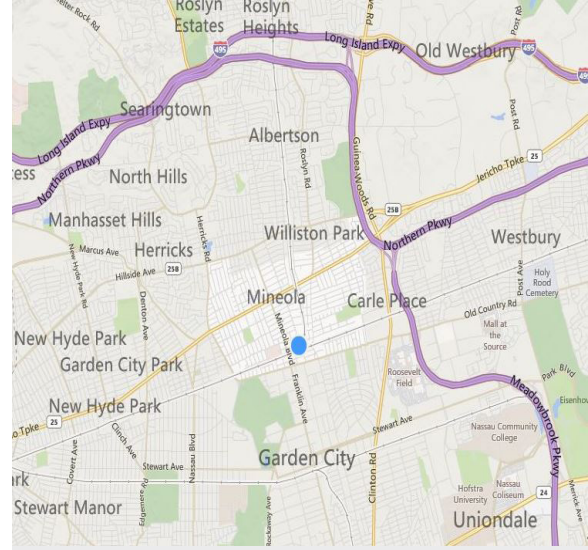


COLLIERS INTERNATIONAL  
1981 Marcus Ave, Suite E104  
Lake Success, NY 11042  
T. 516 328 6500 F. 516 328 6749  
www.colliers.com



FOR LEASE > OFFICE BUILDING

# 85 Willis Avenue - Photos



## Contact Us

MATTHEW KUCKER  
516 284 3418 | DIRECT DIAL  
LONG ISLAND, NY  
[matthew.kucker@colliers.com](mailto:matthew.kucker@colliers.com)

JORDAN BARUCH  
516 284 3446 | DIRECT DIAL  
LONG ISLAND, NY  
[jordan.baruch@colliers.com](mailto:jordan.baruch@colliers.com)

COLLIERS INTERNATIONAL  
1981 Marcus Ave, Suite E104  
Lake Success, NY 11042  
T. 516 328 6500 F. 516 328 6749  
[www.colliers.com](http://www.colliers.com)

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions prior sale, lease or financing or withdrawal without notice.

