

# PRIME MINEOLA OFFICE

1539 FRANKLIN AVENUE - MINEOLA, NEW YORK  
STEPS FROM THE COURTHOUSE/OLD COUNTRY ROAD



## SIZE

First Floor - 1,285 rsf

## RENT

\$27/sf + utilities

## TERM

Negotiable

## FORMER TENANT

Law Office

## TURN-KEY SETUP

Space is turn-key ready featuring abundant natural light, beautiful views and a modern work area incorporating three private offices and a conference room

## LOCATION

Franklin Avenue between Old Country Road and Fifteenth Street across from the Nassau County Legislature Building

## AVAILABILITY

Immediate

## BUILDING TENANTS

Magovern & Sclafani, the WealthPlan, Edward Galison, Esq., Monteleone & Siegel PLLC

## TRANSPORTATION

- Just blocks from the Mineola Train Station  
- Multiple bus lines available including N40, N41, N15, N22, N24

## FEATURES

Highly desirable location offers the perfect mix of convenience, amenities and neighborhood attractions

24/7 access to the building

Fantastic food, shopping and other services at your fingertips

Easy access to County/Supreme Court - Just thirty minutes to Manhattan

29+ parking spots with plenty of street parking available

Well maintained building with shared lobby and elevator