

KINGS PARK, NEW YORK

Professional Office Space For Lease



LOCATION

263-265 Indian Head Road
Kings Park, NY

BUILDING SIZE

11,080 Square Feet
(3,655 Square Feet on 3 Floors,
Plus Atriums)

PROPERTY SIZE

+/- 1.2 Acres

PARKING

52 Spaces (Can Be Expanded)

RENTAL RATES

Main Level: \$18 PSF Net
2nd Floor: \$20 PSF Net
Lower Level: \$16 PSF Net

ESTIMATED EXTRAS

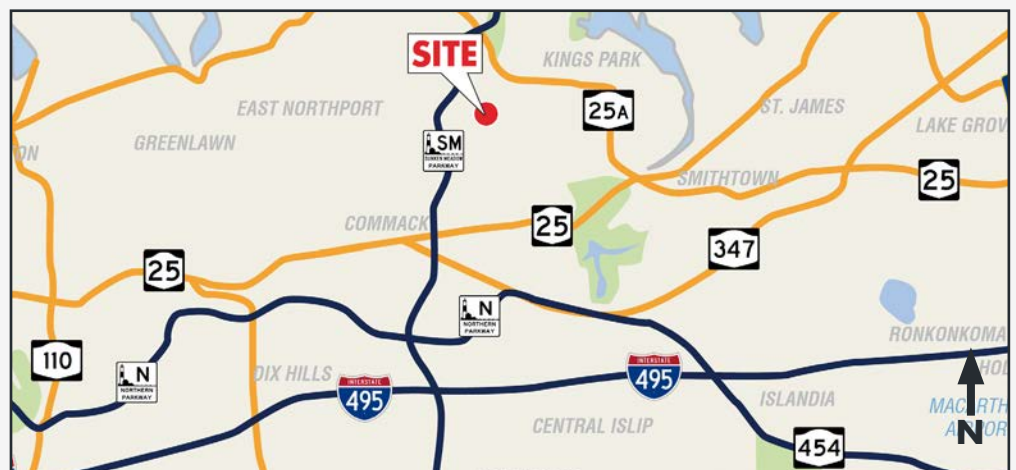
\$7.00 PSF

SALE PRICE

Upon Request

COMMENTS

- Newly Constructed Office Building on an Active Corridor of Medical and Other Professional Buildings
- Building Has High Quality Construction & Mechanical Systems to Include: 3 Stop Elevator, 12 Units, Radiant Floor Heat, Separate A/C, Circuit Breaker Panel in Each Unit, LED Lights, Fire Sprinklers, Cable
- Units Can be Subdivided as per the Tenant's Requirements



DEMOS	1 MILE	3 MILE	5 MILE
POP	9,390	63,369	148,951
A.H.H.I	\$150,395	\$160,997	\$153,633

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

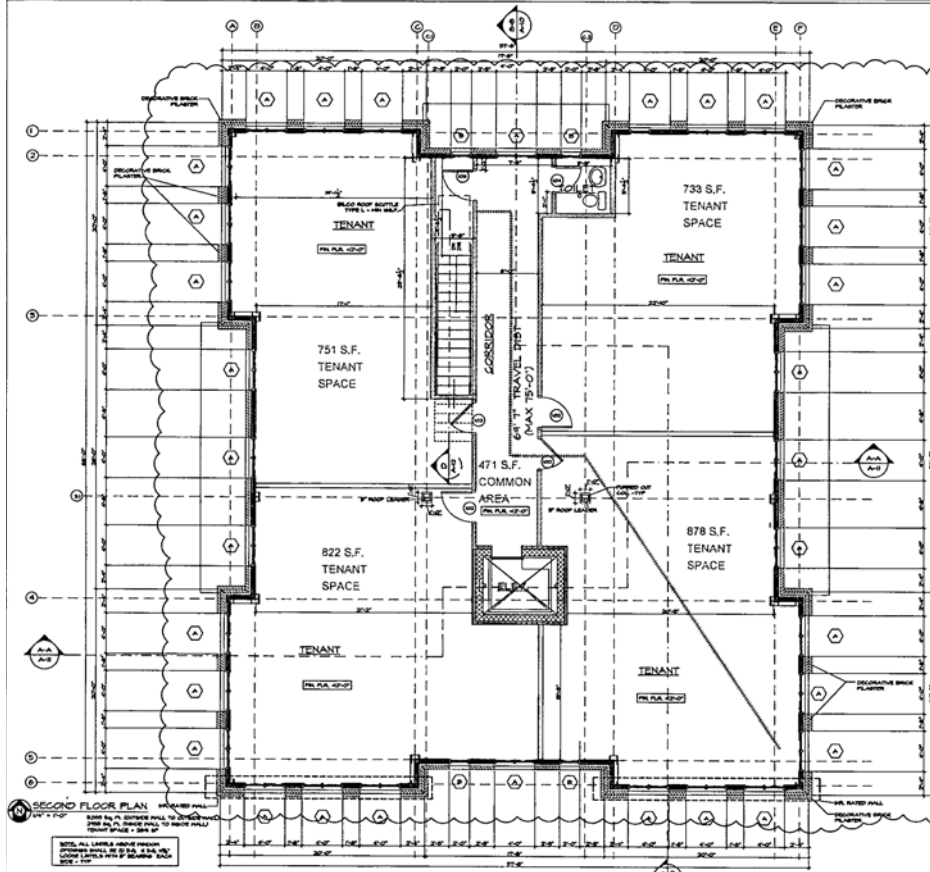
Richard MacDougall | 516.741.7400 x263 | rmacdougall@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

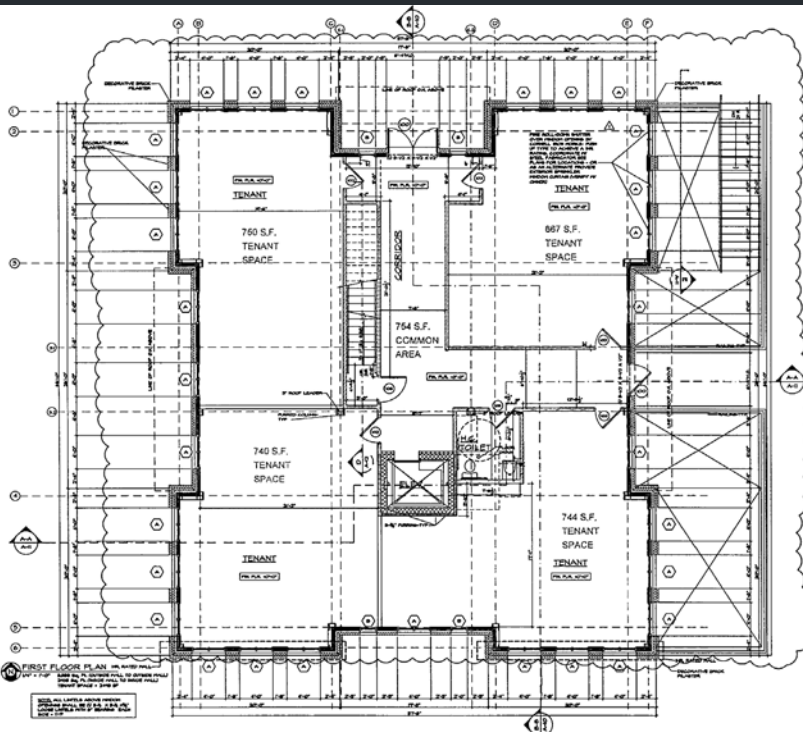
KINGS PARK, NEW YORK

Professional Office Space For Lease

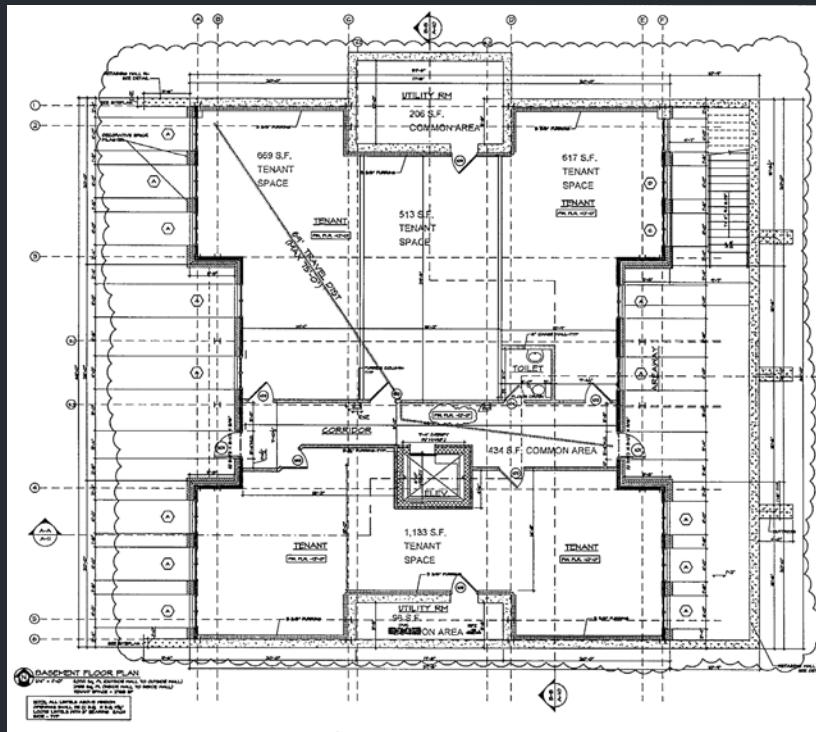
2ND FLOOR PLAN



1ST FLOOR PLAN



BASEMENT FLOOR PLAN



Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

Richard MacDougall | 516.741.7400 x263 | rmacdougall@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com