

FOR LEASE | OFFICE

The Towers

111 GREAT NECK RD, GREAT NECK, NY 11021

PRICING ON REQUEST

Metropolitan Commercial Bank

111

citibank

THE OPPORTUNITY

111 Great Neck Rd

OFFICE

- 01 One block from the Great Neck LIRR station, Port Washington Branch
- 02 Class A office building with on-site management and two levels of covered parking
- 03 Citibank and Metropolitan Commercial Bank branches and a full-service cafe in the building
- 04 Renovated lobby, restrooms and outdoor seating area; four-story atrium
- 05 Landlord will build to suit on a 7 year lease



LEASING OVERVIEW

Suite 216

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Suite 216	2	6,124 RSF	On request	Immediate	Landlord will build to suit on a 7-year lease.

ADDITIONAL RENT

Utilities	Electric \$3.75 psf, in addition to base rent.
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LEASE TERMS

Term	Term is negotiable, with a 7-year minimum where the space needs significant work.
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Escalations	3% per annum
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Security deposit	Subject to review of tenant's financials.
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Guaranty	Subject to review of tenant's financials.
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Prohibited uses	Medical and yoga
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PREMISES OVERVIEW

PARKING

Two levels of covered parking.

LEASING OVERVIEW

Suite 618

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Suite 618	6	2,764 RSF	On request	Immediate	Pre-built suite; landlord will build to suit on a 7-year lease.

ADDITIONAL RENT

Utilities	Electric \$3.75 psf, in addition to base rent.
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LEASE TERMS

Term	Term is negotiable, with a 7-year minimum where the space needs significant work.
Escalations	3% per annum
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.
Prohibited uses	Medical and yoga

PREMISES OVERVIEW

Suite 618

CURRENT LAYOUT

Pre-built with an 8-person conference room, open workstations, private offices, pantry, reception, IT room and closet.

PARKING

Two levels of covered parking.

FLOOR PLAN

Floor plan

DIMENSIONS APPROXIMATE, TENANT TO VERIFY



111 GREAT NECK RD, GREAT NECK

THE SETTING

The building

ADDRESS

111 Great Neck Rd, Great Neck, NY 11021

BUILDING CLASS

Class A office building



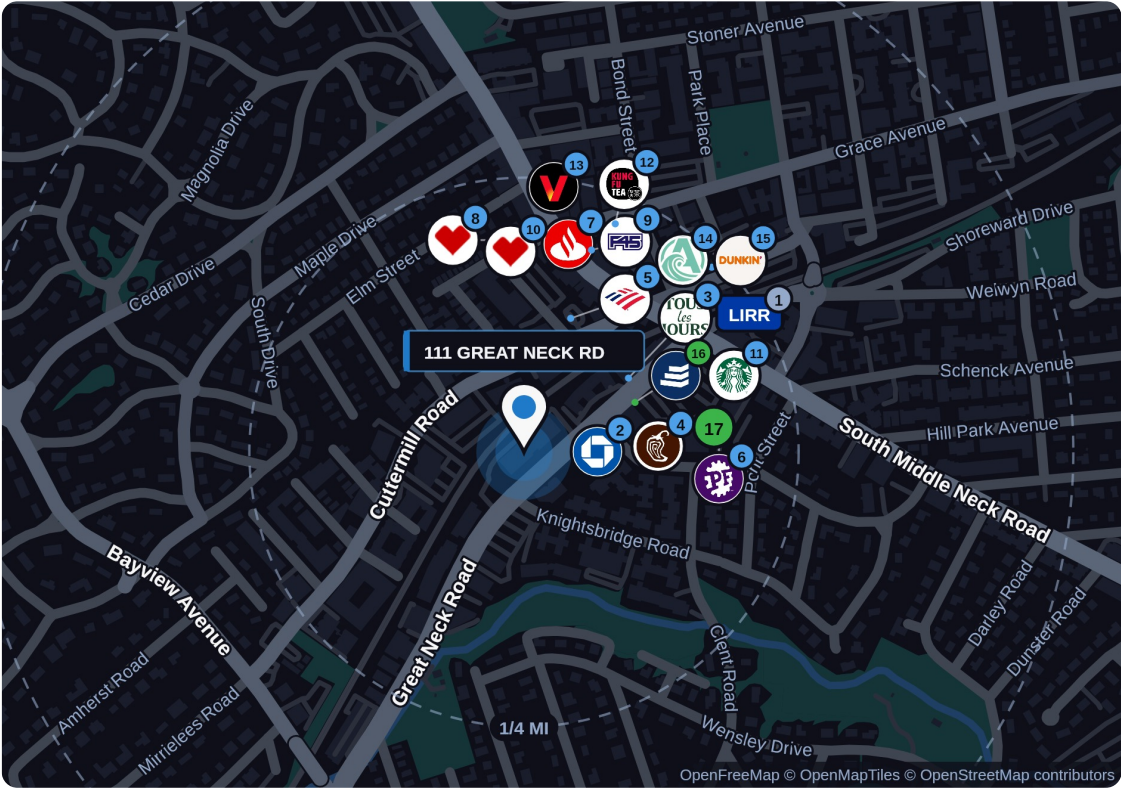
PHOTOGRAPHS

The building



The block

STRAIGHT-LINE DISTANCES



111 Great Neck Rd

TRANSIT

- 1 LIRR Great Neck LIRR, Port Washington accessible 8 min walk

NEARBY BUSINESSES

- 2 Chase Bank 0.07 mi
- 3 Tous les Jours Coffee 0.1 mi
- 4 Chipotle Restaurant 0.1 mi
- 5 Bank of America Bank 0.1 mi
- 6 Planet Fitness Fitness 0.2 mi
- 7 Santander Bank 0.2 mi
- 8 CVS Photo Retail 0.2 mi
- 9 F45 Training Fitness 0.2 mi
- 10 CVS Pharmacy Pharmacy 0.2 mi
- 11 Starbucks Coffee 0.2 mi
- 12 Kung Fu Tea Coffee 0.2 mi
- 13 Verizon Retail 0.2 mi
- 14 China Wok Restaurant 0.2 mi
- 15 Dunkin' Restaurant 0.2 mi

LANDMARKS

- 16 The Gardens At Great Neck Shopping center 0.1 mi
- 17 Great Neck Library - Station Branch Library 0.2 mi

Around the block

23,664

PEOPLE WITHIN 1 MILE

15,651

WORKERS WITHIN 1 MILE

149,310

PEOPLE WITHIN 3 MILES

6,791

PEOPLE WITHIN 1/2 MILE

CO-TENANCY

Citibank and Metropolitan Commercial Bank branches on-site

NEIGHBORS

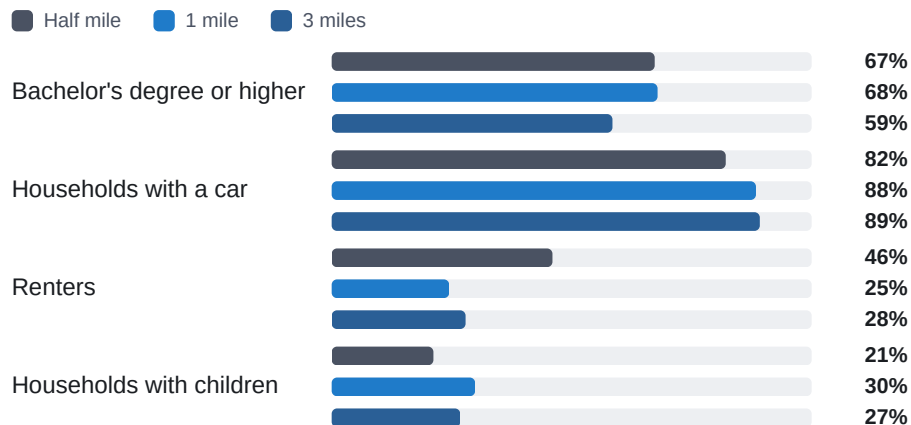
CVS, Citi, Chase, Dunkin', Inn at Great Neck, Greek Xpress, Rosa's Pizza, Matsuya, TD Bank, Starbucks, Webster Bank, Wild Ginger, Chipotle, Wells Fargo, Planet Fitness

GREAT NECK, NASSAU COUNTY

The people

	HALF MILE	1 MILE	3 MILES
Population	6,791	23,664	149,310
Households	3,473	9,373	57,385
Workers by day	5,832	15,651	110,705
Median household income	\$97,721	\$135,075	\$129,042
Median age	46	46	47

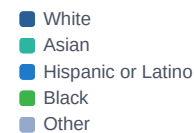
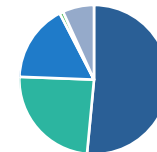
WHO LIVES HERE



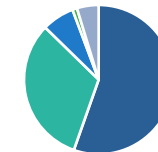
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP

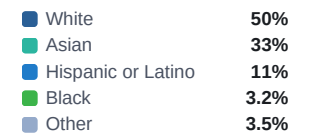
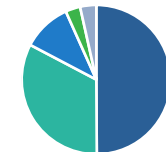
Half mile



1 mile

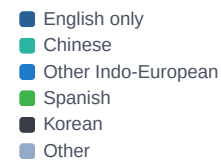
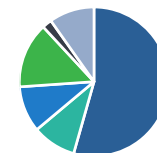


3 miles

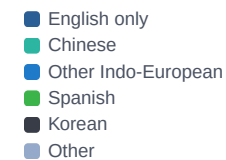
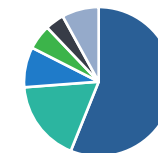


LANGUAGE AT HOME

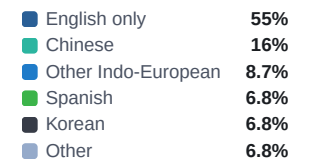
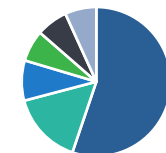
Half mile



1 mile



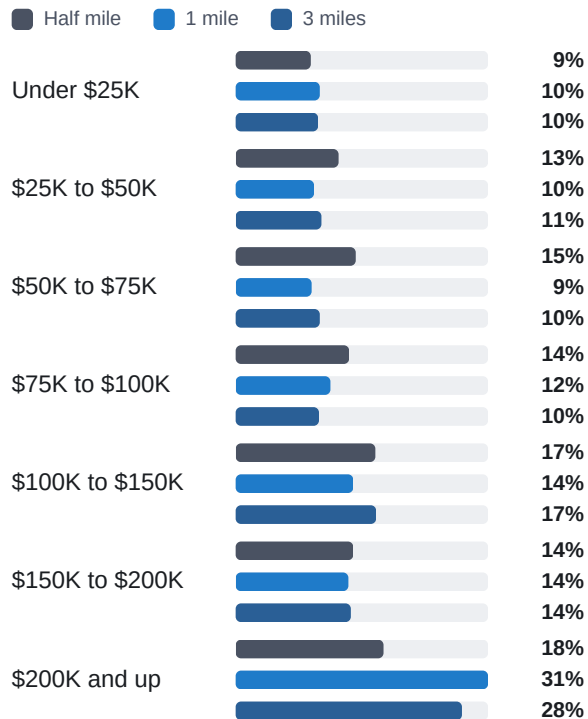
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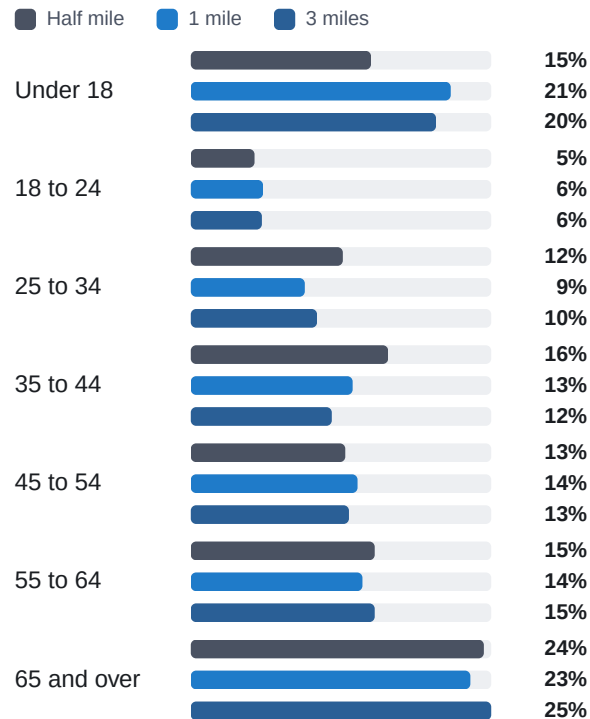
GREAT NECK, NASSAU COUNTY

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



1 mile



3 miles



Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO



PRICING ON REQUEST

Scan or click to send your details.

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DISCLAIMER

This brochure is a summary of the premises and the leasing opportunity. Information herein is from sources deemed reliable but is not guaranteed and has not been independently verified by Origin CRE or the landlord; sizes are approximate. Prospective tenants and their advisors should confirm all information themselves. The landlord may change the terms or withdraw the space at any time, and any lease is subject to the landlord's approval and a signed lease agreement.