COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

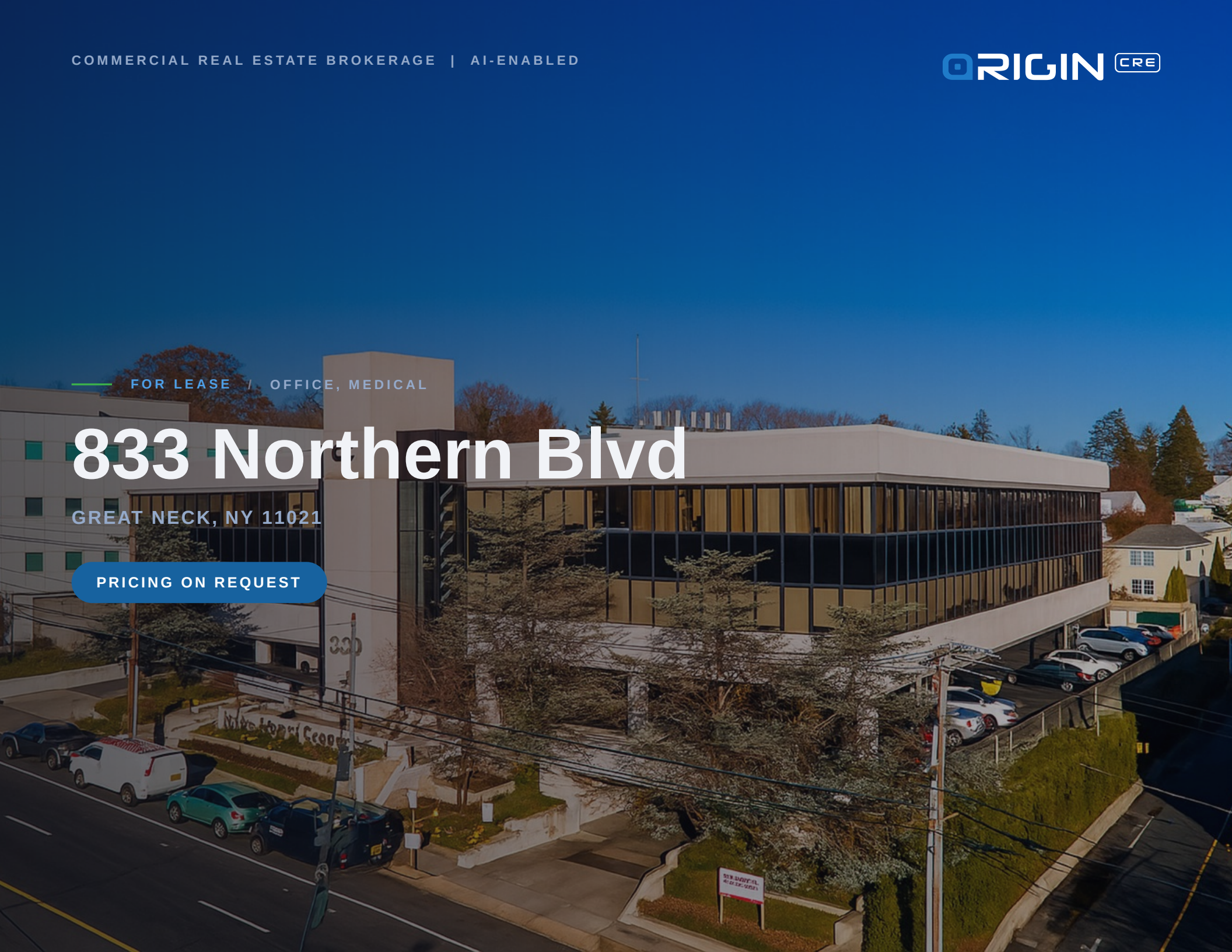
ORIGIN CRE

FOR LEASE / OFFICE, MEDICAL

833 Northern Blvd

GREAT NECK, NY 11021

PRICING ON REQUEST



THE OPPORTUNITY

833 Northern Blvd

OFFICE, MEDICAL

01 Co-tenants include Northwell Health Physician Partners Orthopaedic Institute and NYBRA Plastic Surgery

02 178 parking spaces on two levels, with valet service

03 178 ft of frontage and 26,428 vehicles a day on Northern Blvd (NY 25A), 2019 count



LEASING OVERVIEW

Suite 100

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Suite 100	1	4,600 RSF	**On request, modified gross**	Immediate	Custom fit out

ADDITIONAL RENT

RE taxes	Over base year.
CAM	Over base year.
Utilities	Tenant pays all utilities direct, separately metered.

LEASE TERMS

Term	Negotiable.
Escalations	3% per annum.
Options	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.

Asking rent on request.

PREMISES OVERVIEW

Suite 100

CURRENT LAYOUT
6 exam rooms, handicapped-accessible toilet, corridors, nurses station, lab, pantry, clerical workstations, conference room, waiting area, patient entry, copy area, storage and 4 private offices.

CURRENT CONDITION
Vanilla box.

DELIVERY
Custom fit out.

GAS
Direct metered gas.

ELECTRICAL SERVICE
Direct metered electric.

HVAC
Direct metered HVAC.

CEILING HEIGHT
9'2" to the drop ceiling. 13'2" slab to slab.

SPRINKLERS
Sprinklered.

PARKING
Two levels with 178 spaces total. Valet service available.

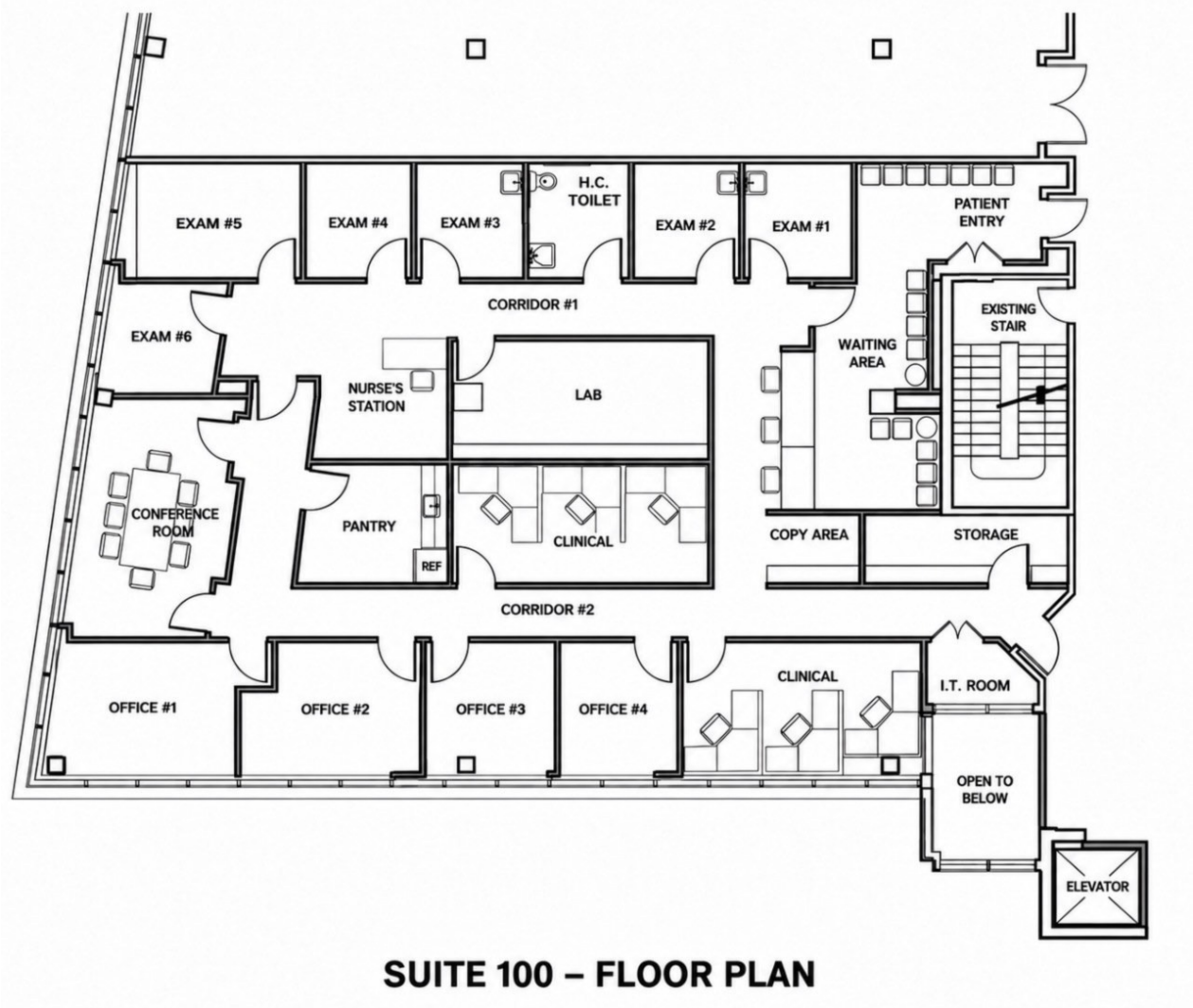
DIVISIBLE
No.

CORNER
Corner.

FLOOR PLAN

Floor plan

DIMENSIONS APPROXIMATE, TENANT TO VERIFY



PHOTOGRAPHS

Suite 100







LEASING OVERVIEW

Suite 270

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Suite 270	2	Approximately 1,750 RSF	**On request, modified gross**	Immediate	Medical office

ADDITIONAL RENT

RE taxes	Over base year.
CAM	Over base year.
Utilities	Tenant pays all utilities direct, separately metered.

LEASE TERMS

Term	5 years or longer.
Escalations	3% per annum.
Options	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.

Asking rent on request.

PREMISES OVERVIEW

Suite 270

CURRENT LAYOUT
Second generation space: 2 exam rooms, 2 consultation rooms, corner office.

CURRENT CONDITION
Fully built out.

DELIVERY
Medical office.

GAS
Direct metered gas.

ELECTRICAL SERVICE
Direct metered electric.

HVAC
Direct metered HVAC.

CEILING HEIGHT
9'9" to the drop ceiling. 13'2" slab to slab.

SPRINKLERS
Sprinklered.

PARKING
Two levels with 178 spaces total. Valet service available.

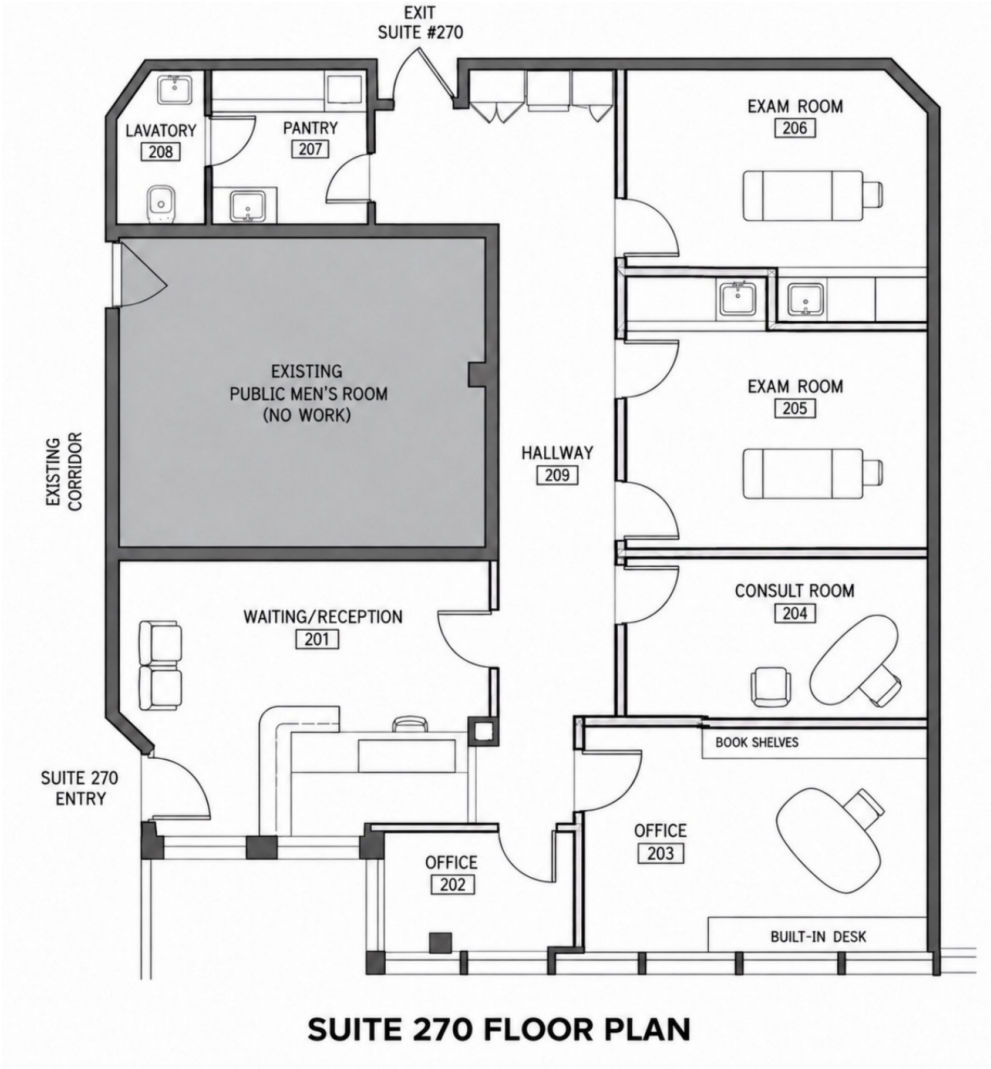
DIVISIBLE
No.

CORNER
Inside.

FLOOR PLAN

Floor plan

DIMENSIONS APPROXIMATE, TENANT TO VERIFY



SUITE 270 FLOOR PLAN

PHOTOGRAPHS

Suite 270






EXIT




EXIT

THE SETTING

The building

ADDRESS
833 Northern Blvd, Great Neck, NY 11021

BUILDING CLASS
Professional Building (Medical Offices)

GROSS BUILDING AREA
93,262 SF

YEAR BUILT
1990

LOT FRONTAGE
178 ft on the street, 208 ft deep

COMMON AMENITIES
Parking garage with valet service, two elevators, lobby, outdoor spaces and a building directory.



PHOTOGRAPHS

The building

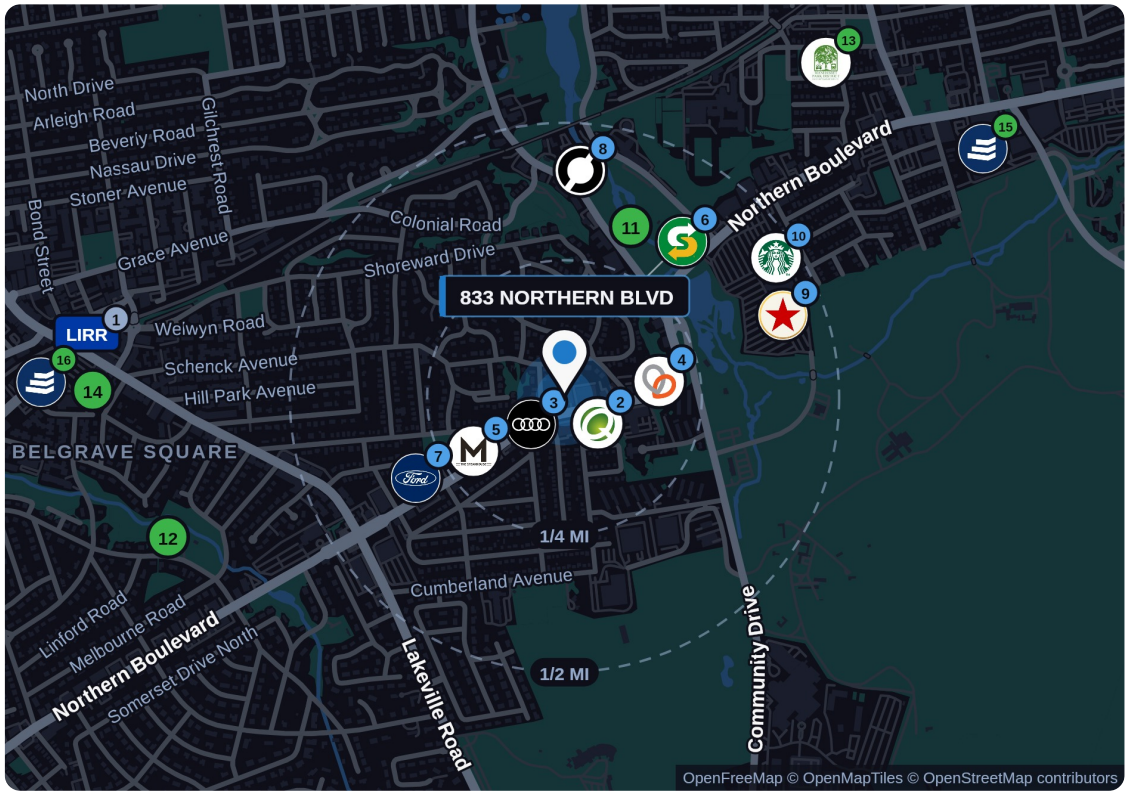






GREAT NECK, NASSAU COUNTY

The block



STRAIGHT-LINE DISTANCES

833 Northern Blvd

TRANSIT

1	LIRR	Great Neck LIRR, Port Washington accessible	23 min walk

NEARBY BUSINESSES

2	Quest Diagnostics	Medical	0.08 mi
3	Audi	Auto	0.1 mi
4	MDs4kids Medical	Medical	0.2 mi
5	Morton's The Steakhouse	Restaurant	0.2 mi
6	Subway	Restaurant	0.2 mi
7	Ford	Auto	0.3 mi
8	Equinox	Fitness	0.4 mi
9	Macy's	Department store	0.4 mi
10	Starbucks Coffee Company	Coffee	0.5 mi

LANDMARKS

11	Manhasset Valley Park	Park	0.3 mi
12	Creek Park	Park	0.8 mi
13	Manhasset Memorial Park	Park	0.8 mi
14	Great Neck Library - Station Branch	Library	0.9 mi
15	Manhasset Center	Shopping center	0.9 mi
16	The Gardens At Great Neck	Shopping center	0.9 mi

GREAT NECK, NASSAU COUNTY

Around the block

CO-TENANCY

- Northwell Health Physician Partners Orthopaedic Institute
- Northwell Health STARS Rehabilitation
- NYBRA Plastic Surgery
- Great Neck Ear, Nose & Throat
- Turow & Tierney Pediatrics

SHOPPING CENTERS

Americana Manhasset, 2.0 mi

TRAFFIC, VEHICLES A DAY



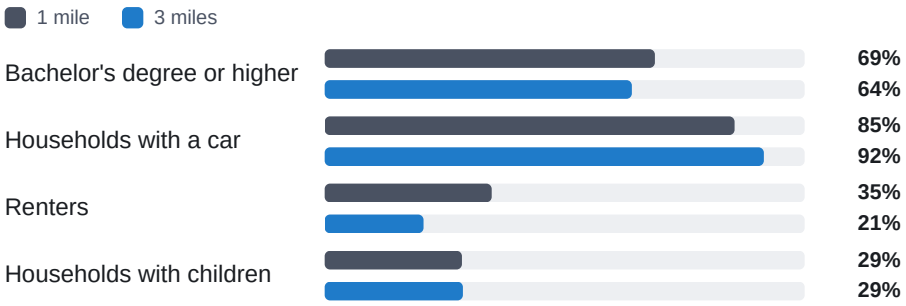
Straight-line distances. Information from sources deemed reliable.

GREAT NECK, NASSAU COUNTY

The people

	1 MILE	3 MILES
Population	18,191	127,961
Households	7,583	47,082
Workers by day	52,216	112,182
Median household income	$124,677	$147,939
Median age	46	47

WHO LIVES HERE



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

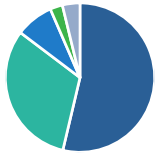
RESIDENTS BY GROUP

1 mile



White	50%
Asian	31%
Hispanic or Latino	9.6%
Black	5.2%
Other	4.8%

3 miles



White	54%
Asian	32%
Hispanic or Latino	8.2%
Black	2.7%
Other	3.8%

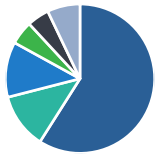
LANGUAGE AT HOME

1 mile



English only	59%
Chinese	16%
Other Indo-European	7.6%
Spanish	6.7%
Korean	3.5%
Other	7.7%

3 miles

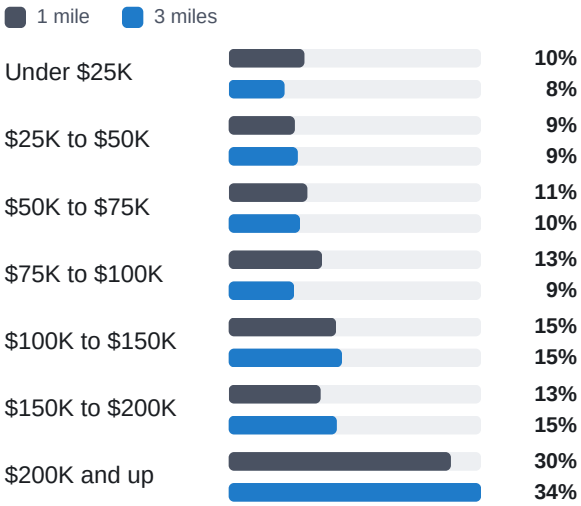


English only	59%
Chinese	12%
Other Indo-European	12%
Spanish	5.1%
Korean	4.8%
Other	7.1%

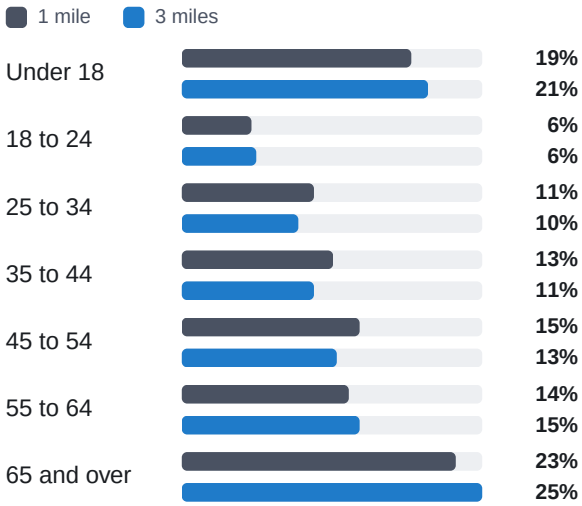
GREAT NECK, NASSAU COUNTY

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

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.

origincre.ai/listing/833-northern-blvd-l53d

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OFFICE

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Something to add or correct? Tell us: Suggestions

DISCLAIMER

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