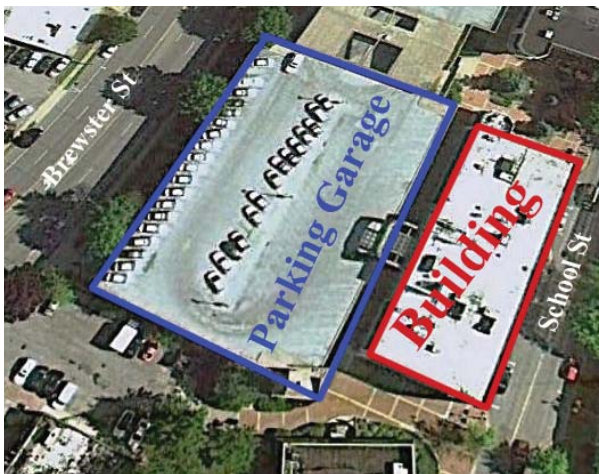




Your Corporate Real Estate Departmentsm

Office Condominium for Sale or Lease

1 School Street, Glen Cove, New York



A 5,360 square foot office condominium, for sale or lease, situated in a modern, three-story office building.

- 5,360 square foot office condominium on the third floor
- Modern office space on the Gold Coast of Long Island
- Almost unlimited parking at the door
- Exceptional finishes with internal lavatories, kitchen, parabolic and indirect lighting
- Glass entry directly off lobby and elevator
- Suitable for medical, legal and other professional use
- Less than one mile to Glen Cove/ North Shore University Hospital and to the LIRR Glen Cove Station



Your Corporate Real Estate DepartmentSM

1 School Street Glen Cove, New York

Description:

5,360 square foot office condominium, situated in a modern, three-story office building. Suite features boardroom with adjacent kitchen, internal lavatories, vinyl wallcovering, indirect and parabolic lighting, and windows on three sides.

Location:

Located in downtown Glen Cove, with many shops, restaurants and other services within walking distance. Approximately 10 minutes from the Long Island Expressway via Glen Cove Road.

Parking:

Municipal parking garage of four levels adjoins the building to the west. Parking is immediately adjacent to lobby.

Building:

Space:	5,360 square feet
Year Built:	1982
Stories:	3
Sprinklers:	Yes
Elevators:	2

Occupancy:

Immediate

Sale:

\$175.00 per square foot

Rent:

\$23.00 Full Service plus \$3.00 Electric/PSF

For further information:

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