

FOR LEASE > OFFICE BUILDING



# 85 Willis Avenue

MINEOLA, NY



## SPACE DETAILS

Space Available:

- 1st Floor: ~~+/- 4,350 SF (no loss factor)~~ **LEASED**
- 2nd Floor: +/- 7,511 SF (divisible)
  - +/- 5,827 SF (Suite B&C - divisible)
  - +/- 1,684 SF (Suite D)
  - +/- 1,258 SF (Suite P)
  - +/- 552 SF (Suite N)

Asking Lease Price: \$23.00 PSF

## HIGHLIGHTS

- > 2nd Floor: consists of suites ranging from 552 sf to 7511 sf.
- > Elevator in building; Wheel chair accessible; parking stickers included
- > Property is located near the Mineola train station, Nassau Courts and Winthrop Hospital

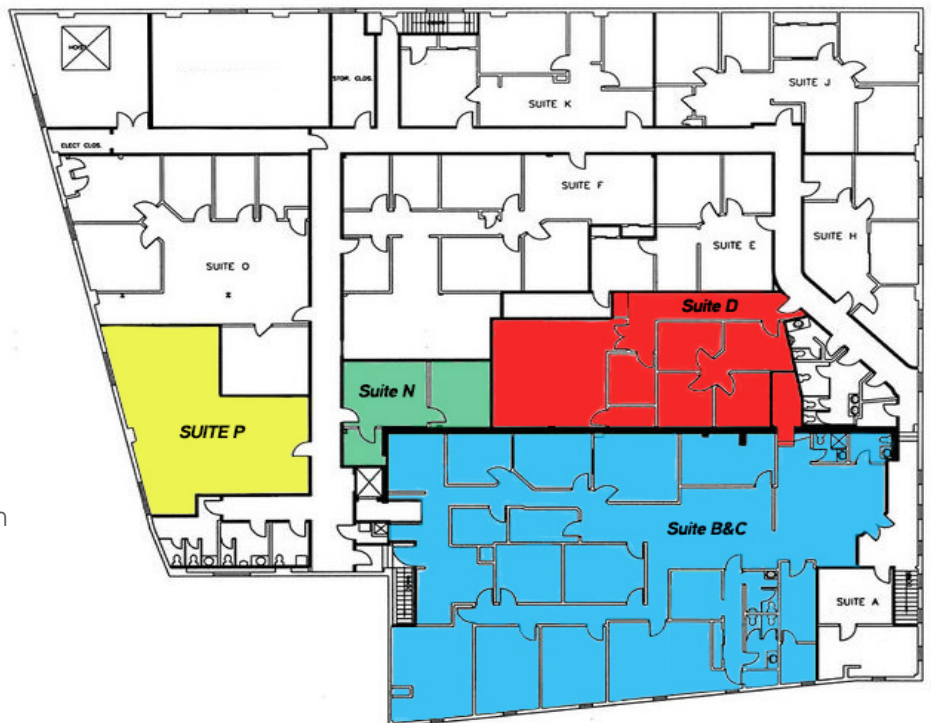
# 85 Willis Avenue - Floor Plan

- > **Suite D (1684 sf)** which includes reception area, 3 mirror offices, and a large conference room to accommodate 40 attendees.

**Suite B&C (5827 sf)** includes newly renovated bathrooms located inside and outside the offices; can be divided into two separate suites.

**Suite N (552 sf)** Office + Conference Room

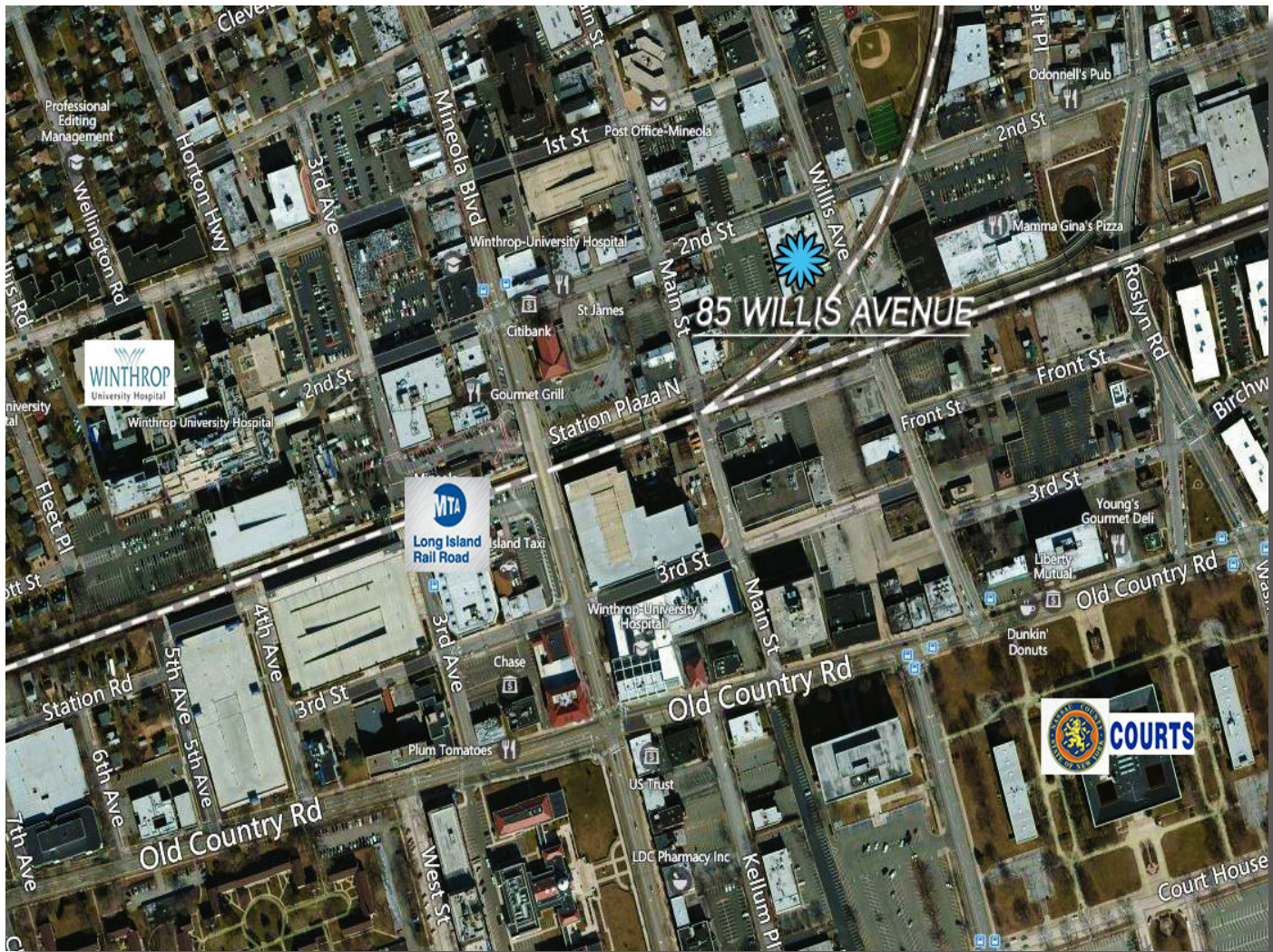
**Suite P (1258 sf)** Undeveloped Space





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# 85 Willis Avenue - Aerial Map

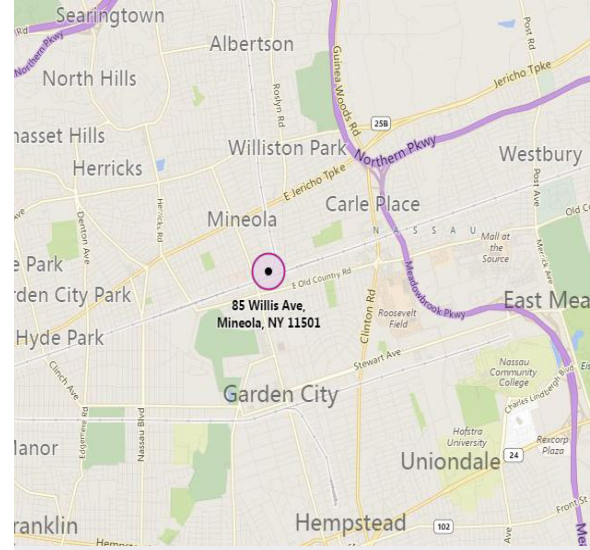
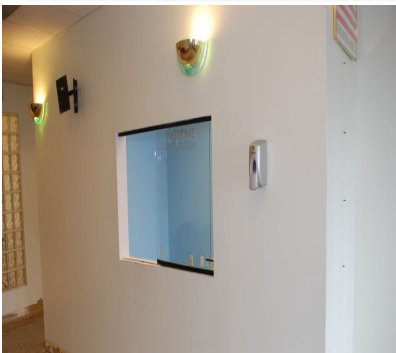


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# 85 Willis Avenue - Photos



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