

NOW LEASING

Medical Office – Pre-Built | Great Location + Parking

1165 Northern Blvd, Manhasset, New York 11030



**For Further
Information Contact:**

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Brown Harris Stevens Commercial Real Estate, LLC
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

1165 Northern Blvd, Manhasset, NY 11030

LOCATION:

On Northern Blvd in Manhasset

TELECOMMUNICATIONS:

Verizon, Optimum Online, Lightpath

BUILDING SIZE:

42,000 SF

PARKING:

Ample parking with covered parking including complementary valet service

ZONING:

Medical

RENTAL RATE:

\$43.00 PSF

AVAILABLE SPACE:

2,635 SF – 4th Floor

OCCUPANCY:

August 2025

DESCRIPTION:

- 7 Exam Rooms
- Fully built-out and windowed space
- Full HVAC – Dedicated Units
- Private Bathroom
- Close to North Shore University Hospital and St. Francis Hospital

COMMENTS:

- Property Manager on site
- Excellent visibility & signage
- Close to public transportation and major highways
- Easily accessible from all directions

UTILITIES:

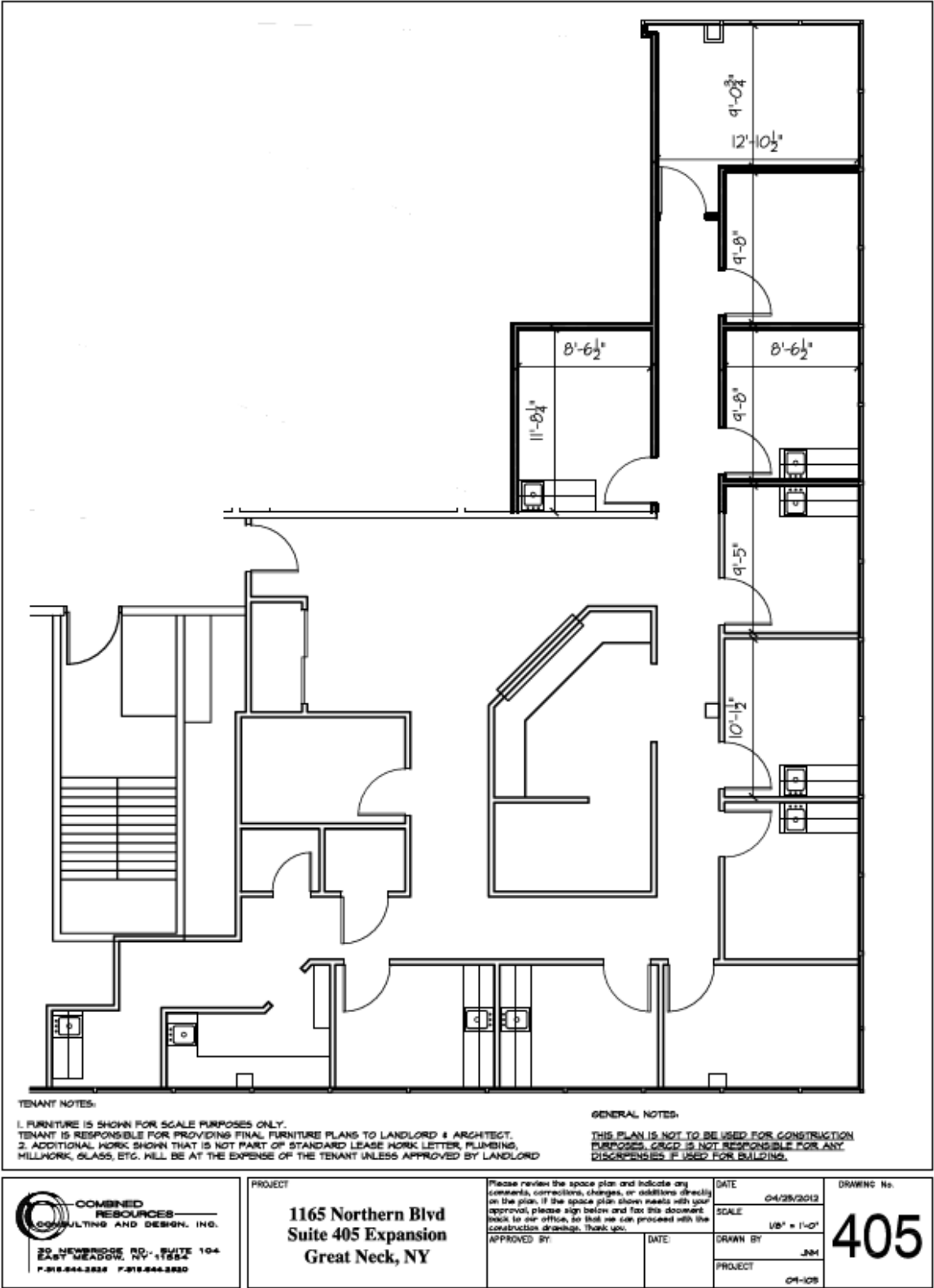
- Gas-fired HVAC units
- Ample power

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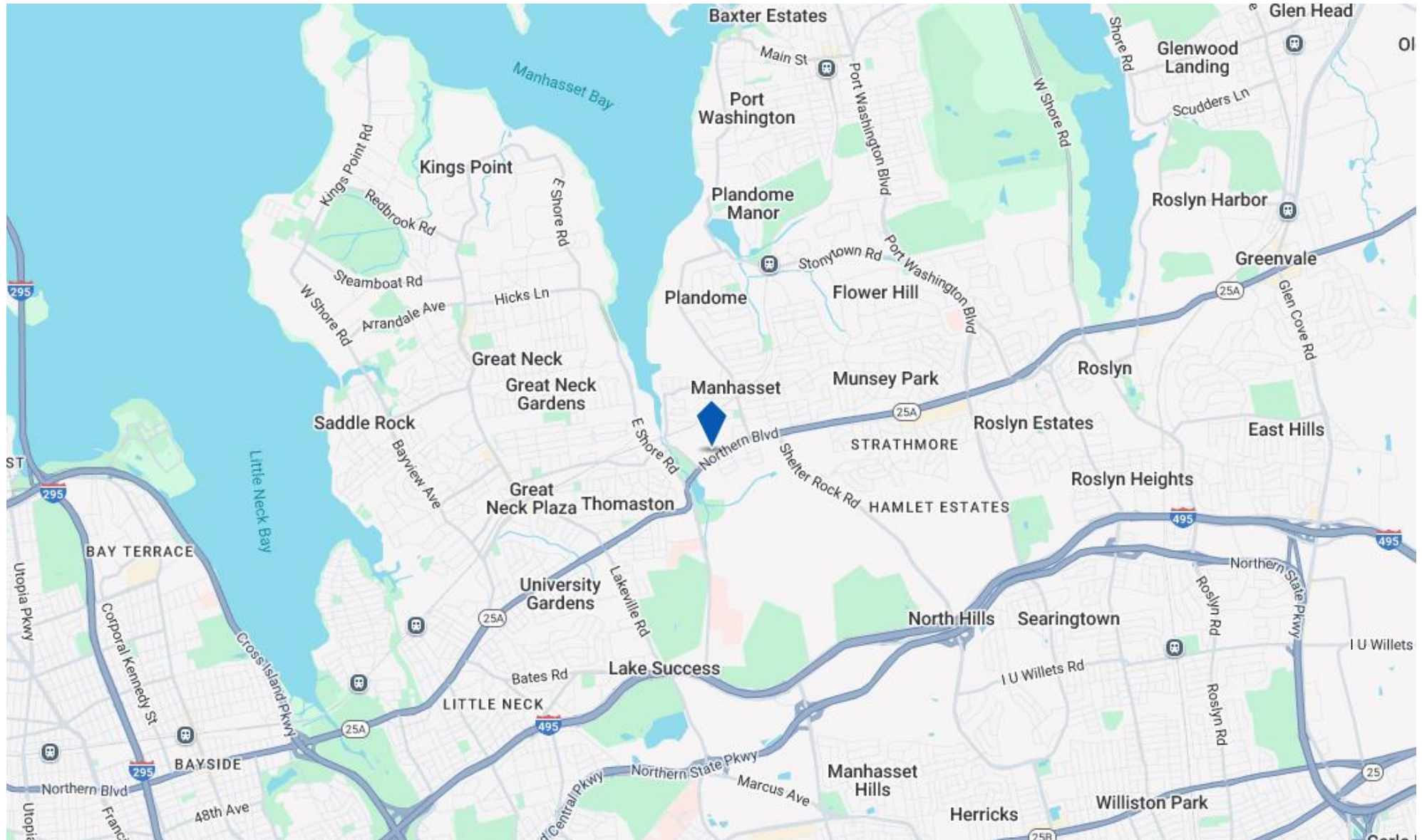
**Brown
Harris
Stevens** **Bold
Honest
Smart**

Floor Plan



Map View

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