



26 Harbor
Park Drive

Boutique Office Building For Lease

Up to 42,000 RSF with Multiple Divisions

NEWMARK | **EB**

Port Washington, NY

BUILDING OVERVIEW



8,000 SF PRE-BUILT UNIT










- Property undergoing complete interior/exterior renovation
- Property will feature a new Long Island-inspired mural adjacent to exterior entrance
- Conference Center/Private Fitness Trainer on-site
- Boutique office building
- 42,000 RSF available with multiple divisions
- Façade and Monument Signage possible
- Outdoor café seating off building lobby

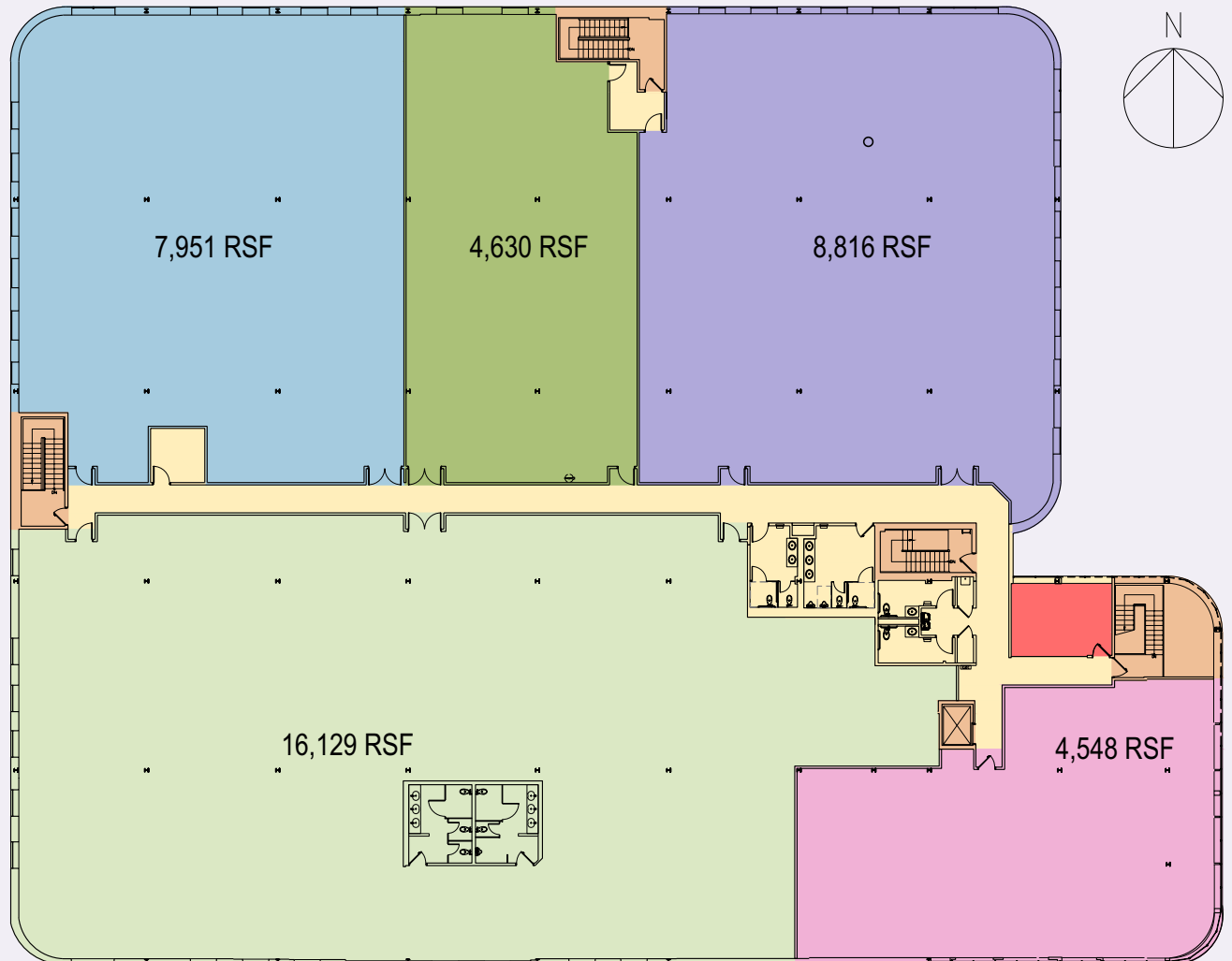
- Concrete floors with LED lighting and windowed offices
- Corner unit with tremendous natural light
- Executive bathroom with shower
- Available immediately
- Reserved Parking—5 spaces per 1,000 RSF leased











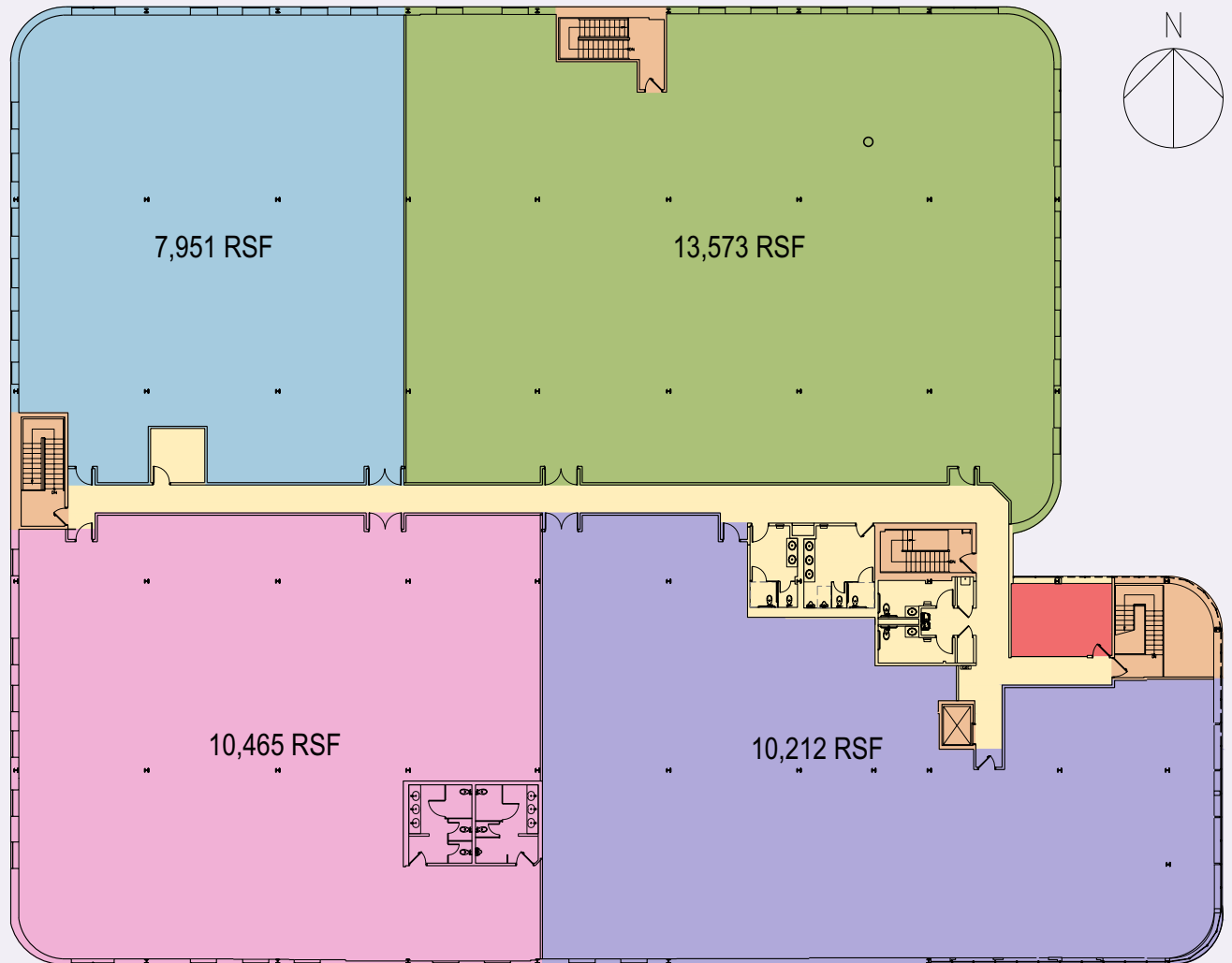
Demise Option 1

	Tenant A	7,951 RSF
	Tenant B	4,630 RSF
	Tenant C	8,816 RSF
	Tenant D	4,548 RSF
	Tenant E	16,129 RSF
	10-Person Conference Room (common/shared)	
	Full Floor	42,074 RSF










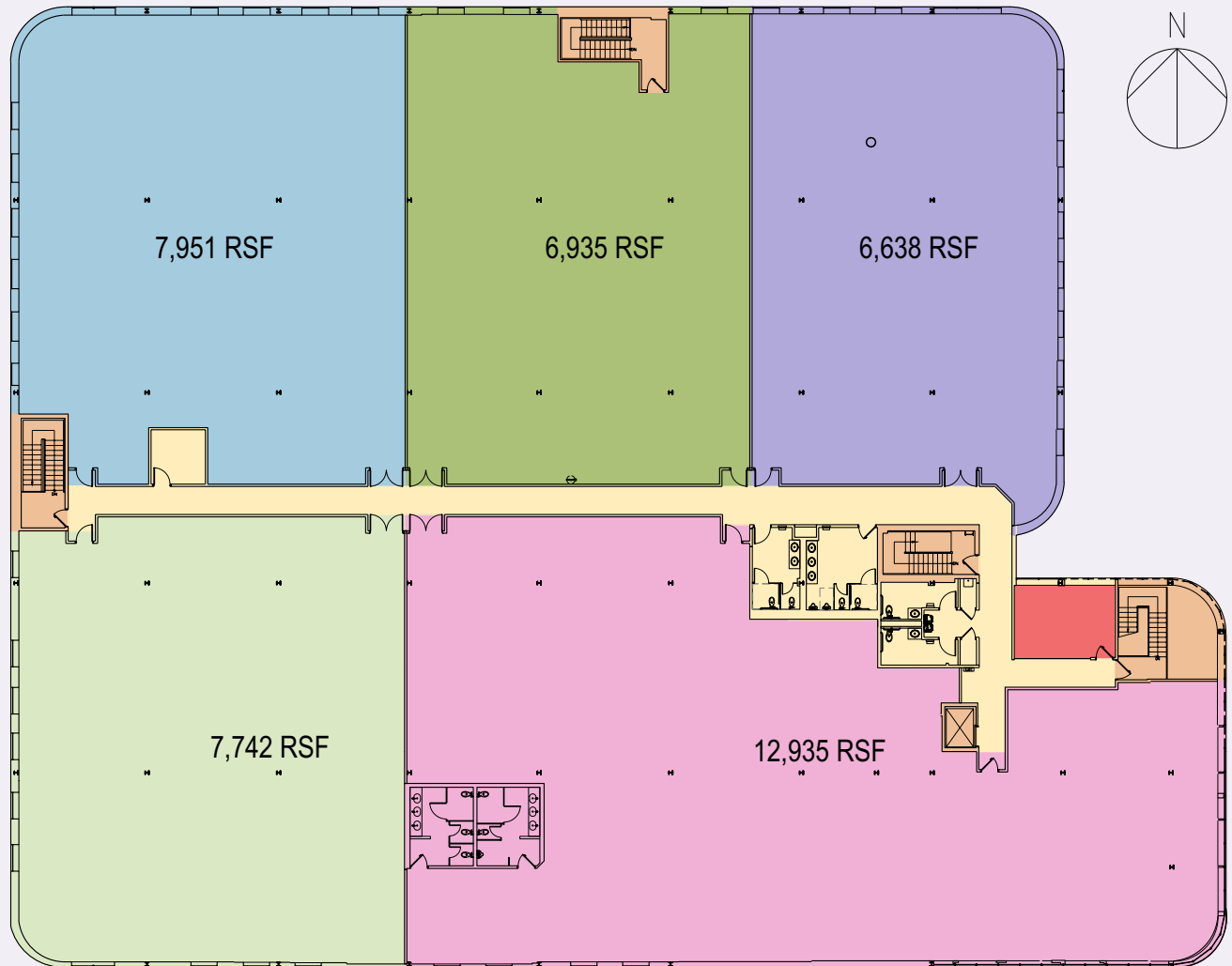
Demise Option 2

	Tenant A	7,951 RSF
	Tenant B	13,573 RSF
	Tenant C	10,212 RSF
	Tenant D	10,465 RSF
	10-Person Conference Room (common/shared)	
	Full Floor	42,201 RSF



Demise Option 3

	Tenant A	7,951 RSF
	Tenant B	6,935 RSF
	Tenant C	6,638 RSF
	Tenant D	12,935 RSF
	Tenant E	7,742 RSF
	10-Person Conference Room (common/shared)	
	Full Floor	42,201 RSF





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For more information, please contact:

Daniel Oliver
516-317-1277
dan.oliver@nrmk.com

Scott Berfas
631-673-0808
scott.berfas@nrmk.com

Jordan Oliver
631-673-0819
jordan.oliver@nrmk.com

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