



## Office Center At Mitchel Field

377 Oak Street

Garden City, New York 11530

### Property Highlights

- 6,097 RSF
- Can be delivered fully furnished
- Nine (9) windowed private offices
- Large open area with six (6) 6x8 workstations
- Conference room
- Kitchen/breakroom
- Large IT/storage room

### Property Overview

6,097 RSF furnished office suite with upscale finishes containing a large reception area, nine (9) windowed private offices, a large open area with six (6) - 6x8 workstations, a conference room, a kitchen/breakroom, and a large IT/storage room.

### Offering Summary

Lease Rate:	\$24.95 SF/yr (MG)
Building Size:	168,752 SF
Available SF:	6,097 SF
Lot Size:	7.92 Acres
Lease Term:	3-10 years negotiable

### For More Information

#### Joseph Zago

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#### Lee Rosner

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### Property Description

6,097 RSF furnished office suite with upscale finishes containing a large reception area, nine (9) windowed private offices, a large open area with six (6) - 6x8 workstations, a conference room, a kitchen/breakroom, and a large IT/storage room.

### Location Description

Nestled in the Nassau Hub/Mitchel Field vicinity, 377 Oak Street is a distinguished 5-story building. Its strategic location offers easy access to major thoroughfares like Stewart Avenue, Hempstead Turnpike, and the Meadowbrook Parkway. Positioned in close proximity to esteemed institutions such as Hofstra University, Nassau Community College, and Nassau Coliseum, the property boasts ample on-site parking and guarantees round-the-clock access every day of the year.

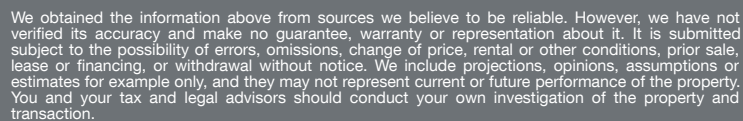
### Site Description

The Office Center at Mitchel Field is nestled in a thriving urban hub with a harmonious blend of commercial and residential structures. Conveniently located near major arteries like the Meadowbrook, Southern, and Northern State Parkway, this center offers easy accessibility. Enjoy the added benefit of proximity to local shops, restaurants, and banks, making it a prime location for a business.

### Construction Description

Steel and masonry multi-story office building

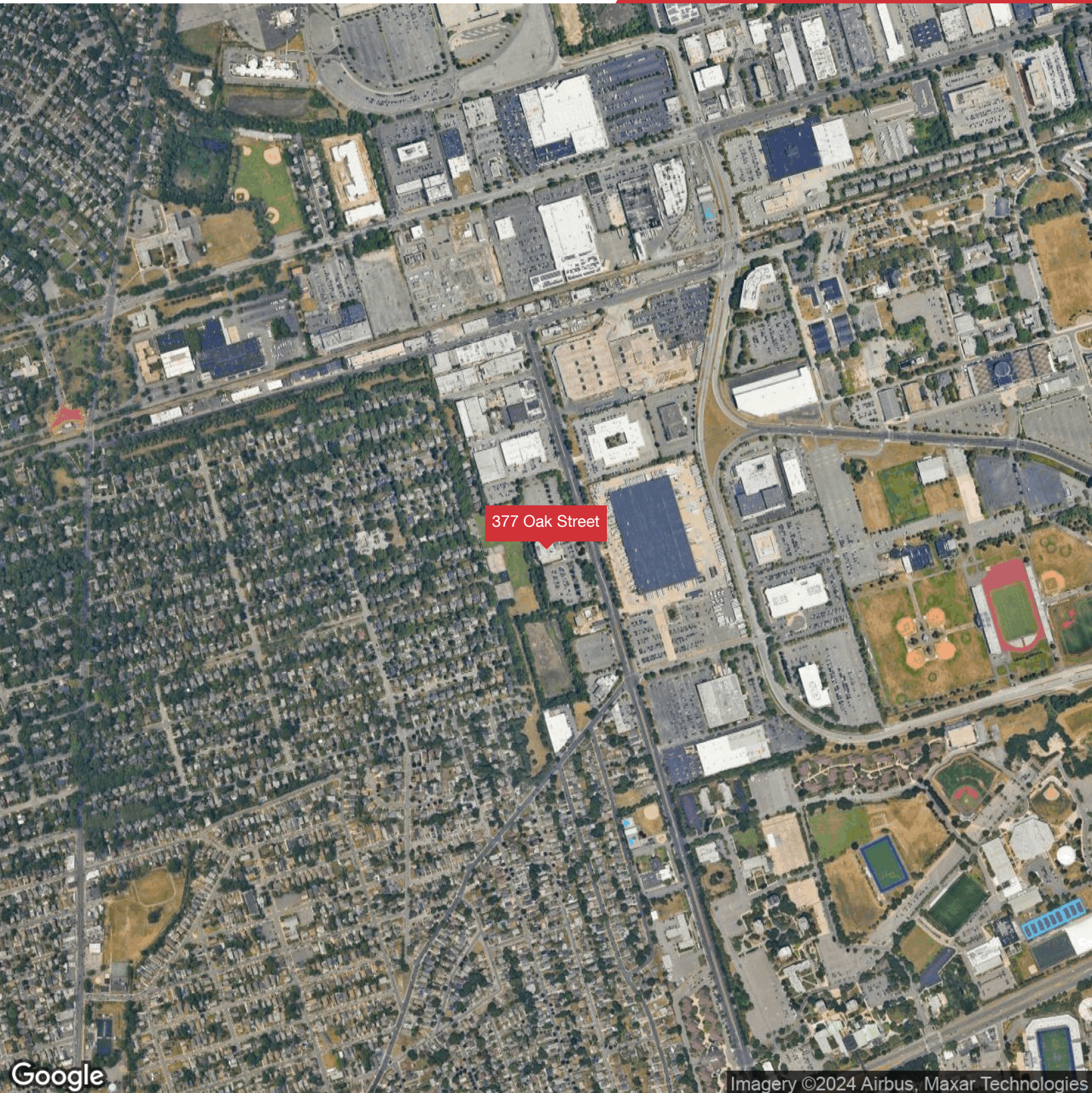










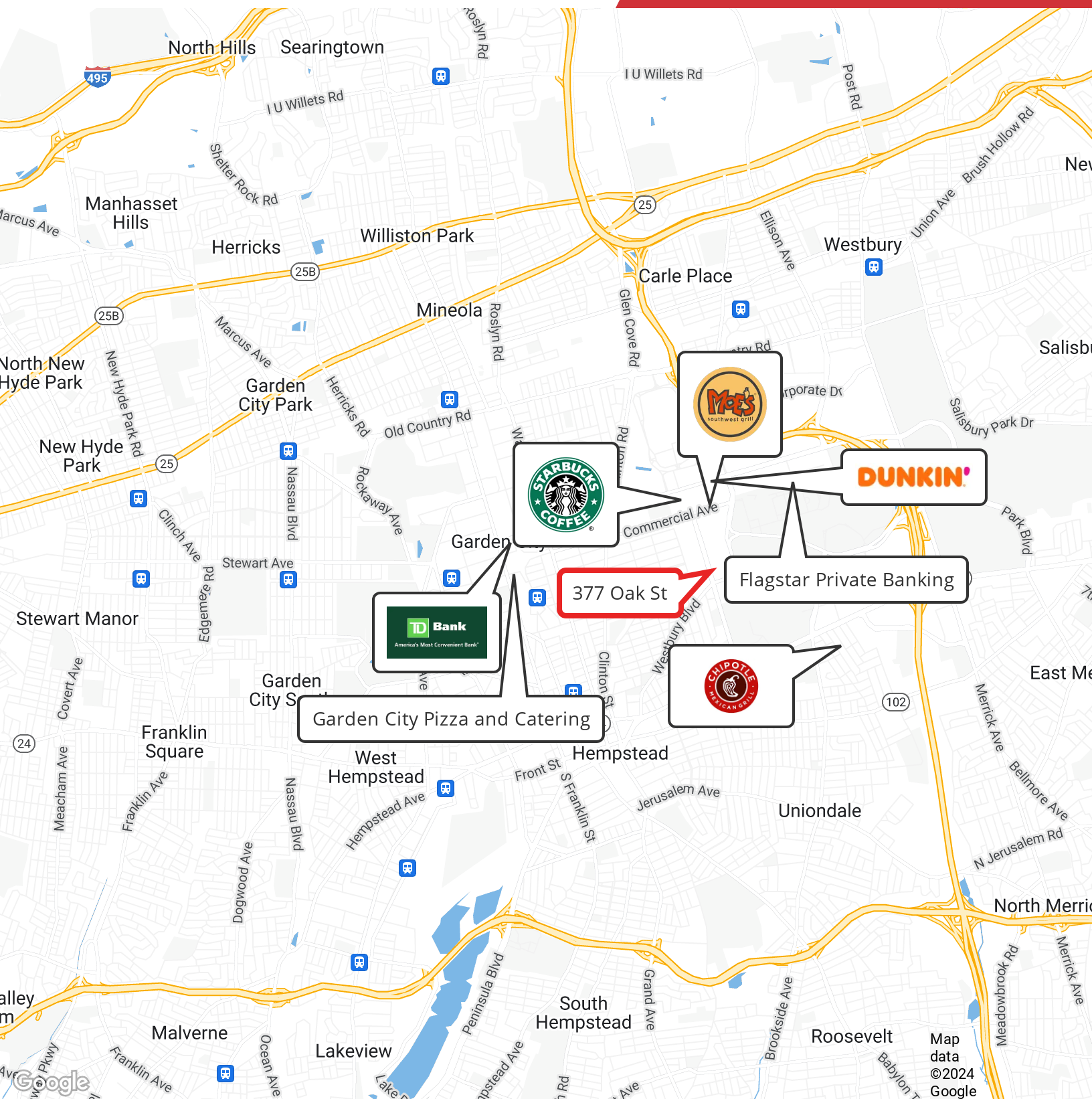


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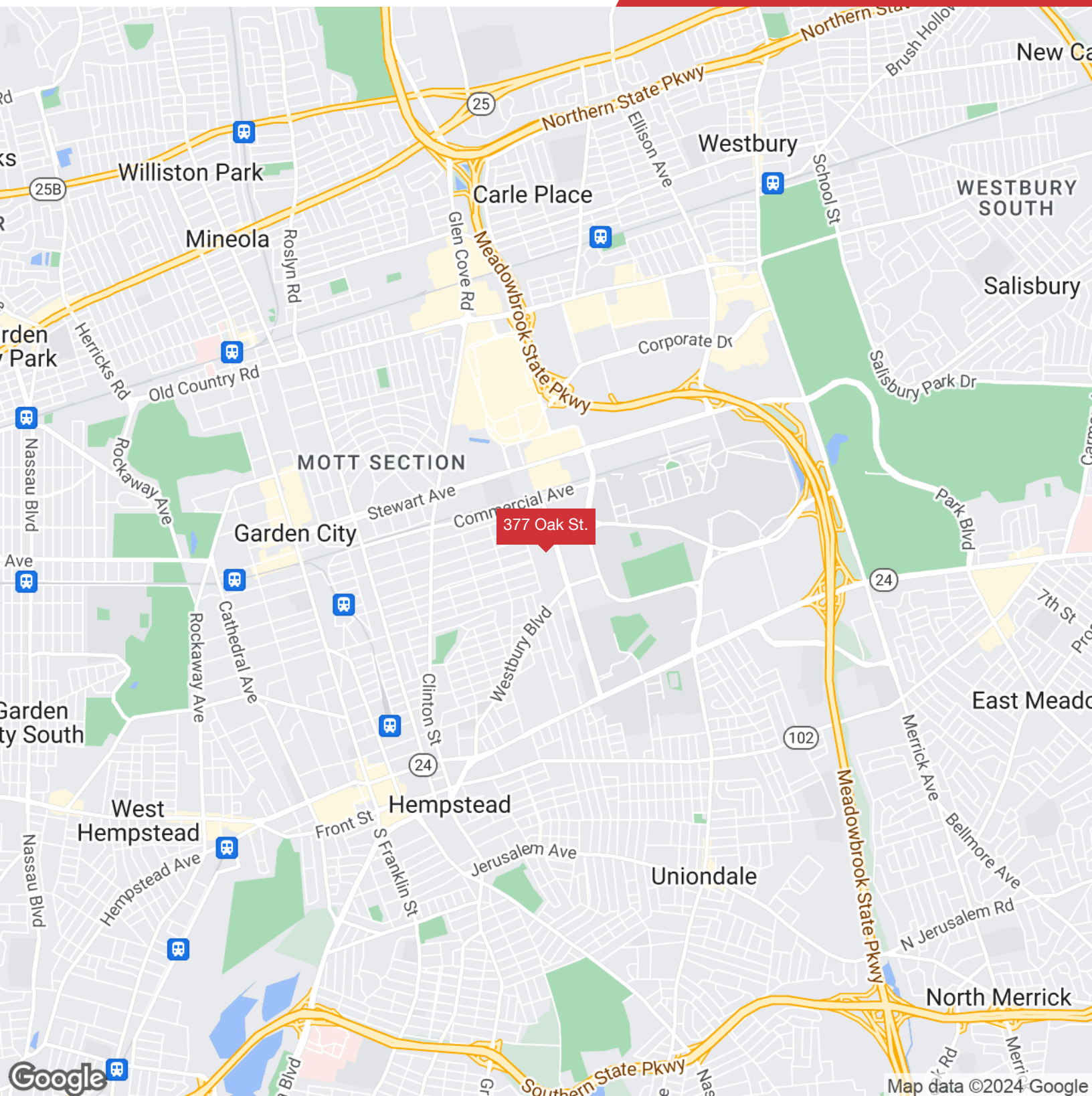
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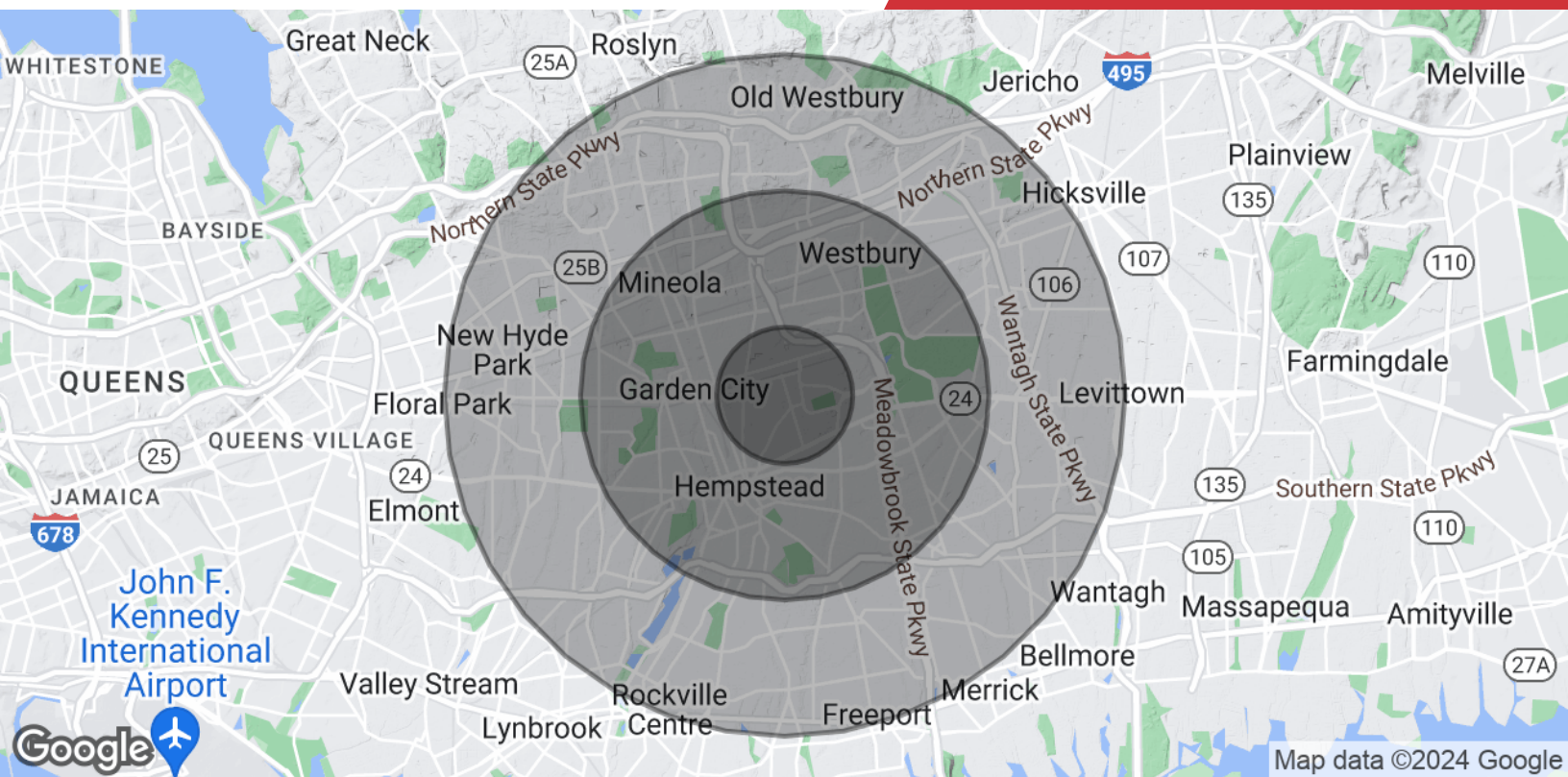












### Population

	1 Mile	3 Miles	5 Miles
Total Population	19,794	196,659	544,944
Average Age	35.0	39.7	41.2
Average Age (Male)	34.7	37.9	39.6
Average Age (Female)	35.1	40.6	42.3

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,473	65,241	178,668
# of Persons per HH	3.6	3.0	3.1
Average HH Income	\$138,419	\$126,844	\$139,656
Average House Value	\$536,930	\$474,501	\$527,673

2020 American Community Survey (ACS)





**Joseph Zago**

Associate

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## Professional Background

Joseph Zago, a seasoned real estate professional with over two decades of experience, has seamlessly transitioned from the residential sector to the dynamic world of commercial real estate. His journey is defined by an unwavering commitment to excellence and outstanding customer service.

Joseph embarked on his real estate career in 2000, where he specialized in residential, commercial, and rental sales. His versatility and dedication have made him a respected expert in these domains.

As a co-owner of Zago Property Management LLC, Joseph oversaw various critical aspects of property management, emphasizing honesty, integrity, and transparent financial reporting to provide professional property management services. His mission is to safeguard his clients' investments and enhance profitability.

Before his real estate career, Joseph excelled in corporate sales at British Airways, where he honed his networking skills and customer relations expertise. His ability to handle unique client requirements and resolve complex issues made him an invaluable asset.

Joseph's leadership extends beyond his real estate roles. He has taught the Entrepreneurship Master program at NYIT School of Management, leaving a lasting impact on students in both the USA and Canada. Additionally, he served as Nassau Co-Chair for the Cystic Fibrosis Foundation from February 2011 to February 2013, raising over \$100,000 for the cause. His dedication to charitable organizations like the Osteogenesis Imperfecta (OI) Foundation, Arthritis Foundation, and Rocco's Voice for Autism is rooted in personal connections.

Outside of his professional life, Joseph is an avid reader, movie enthusiast, and passionate bike rider. However, his greatest joy comes from spending quality time with his wife and twins in Plainview, cherishing the importance of maintaining relationships and savoring life's precious moments.





### Lee Rosner

Chief Executive Officer

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Direct: 631.761.6886 | Cell: 631.786.0557

## Professional Background

### Career Summary

A veteran of the commercial real estate industry, Lee's career spans more than 35 years gaining him hands-on experience in nearly every facet of the business including sales, leasing, investment strategies, property management, and ownership. In 1997, Lee launched a commercial real estate brokerage firm that is now NAI Long Island, building on his exceptional depth of industry knowledge and pairing it with his natural leadership style to set a path of growth for the company.

He currently is the Managing Principal of NAI Long Island. He is actively involved, daily, with business development, coaching, transaction management, recruiting, operations, and long-term visioning for the firm. Under Lee's leadership and management, NAI Long Island has grown into one of the leading Long Island-based full-service commercial real estate firms completing over \$1B in transaction values and thousands of transactions over the years. The firm manages more than 1.5M square feet of commercial real estate.

Lee is a current Incorporated Village of Port Jefferson Planning Board Member. He completed two terms as a Trustee of the Incorporated Village of Port Jefferson and was the former Chairman of the Zoning Board of Appeals. From 2010 to 2016 he was an Adjunct Professor at Stony Brook University's College of Business teaching an MBA-level course (traditional and online) in commercial real estate fundamentals, user decision-making, and investment analysis through a case study approach to learning.

## Education

Bachelor of Science, Syracuse University

Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

## Memberships

SIOR

CCIM

Director and Board Member, Real Estate Institute at Stony Brook University College of Business

Commercial Industrial Brokers Society of Long Island (CIBS)