

# DOWNTOWN PORT WASHINGTON

110 Main Street, Port Washington, NY 11050

## Office Space Available



### Key Features:

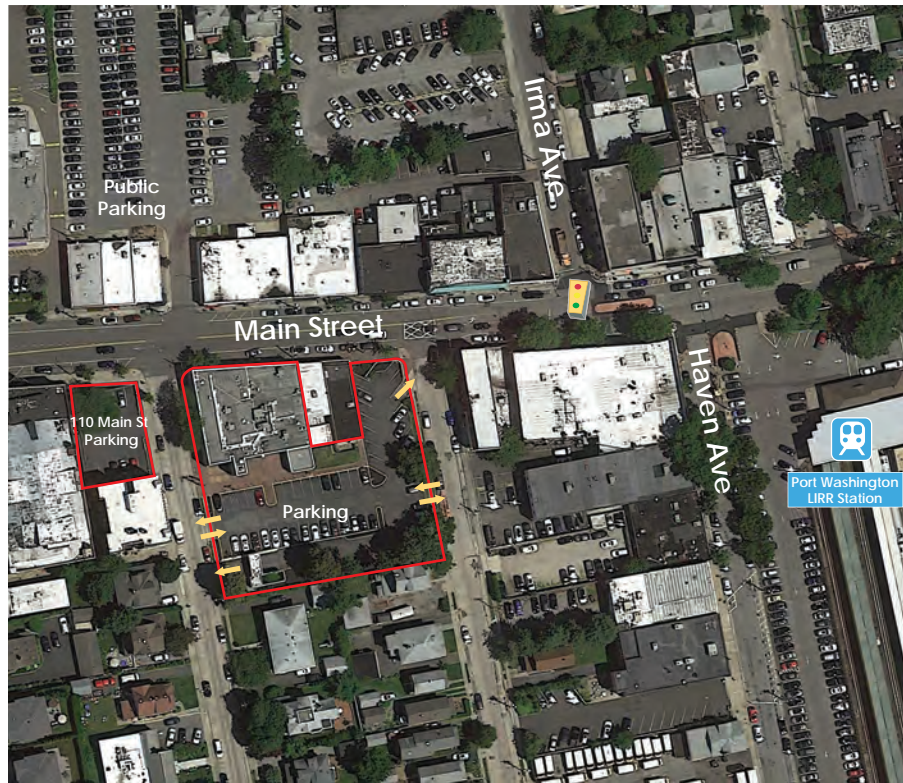
- Ground Floor: **5,980 SF Available (Can be divided)**
- Lower Level: **1,100 SF Available**
- Zoning: **B-A**
- Permitted Uses: **Retail, Office, Professional / Medical**
- Lease Term: **2-5 Years - Longer terms considered**

Manhattan Amenities at Suburban Prices  
Renovation project underway: New Facade, Hardscape, Common Area Hallway, Bathrooms, kitchen and break room, New HVAC & New Carpeting

Drive Thru Available

Parking: 2 private lots

One Block from Port Washington  
Mass Transportation MTA - Long Island Rail Road



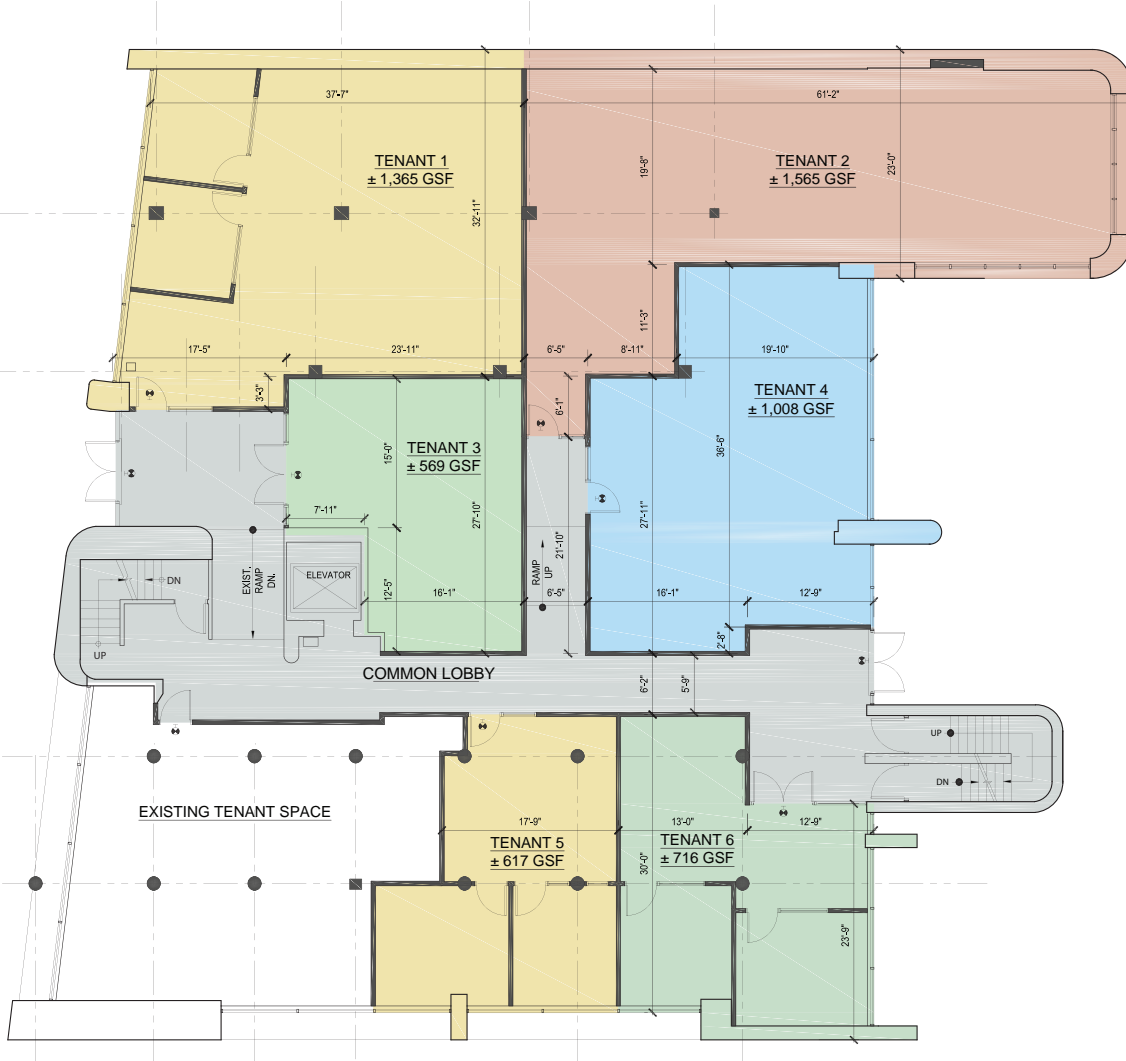
### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	15,044	66,727	179,145
Households	5,425	23,119	63,585
Avg HH Income	\$202,811	\$222,809	\$188,247
Med HH Income	\$136,746	\$150,470	\$130,906
Daytime Employees	11,181	41,321	117,689

For more information contact:

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**PERGAMENT**  
PROPERTIES

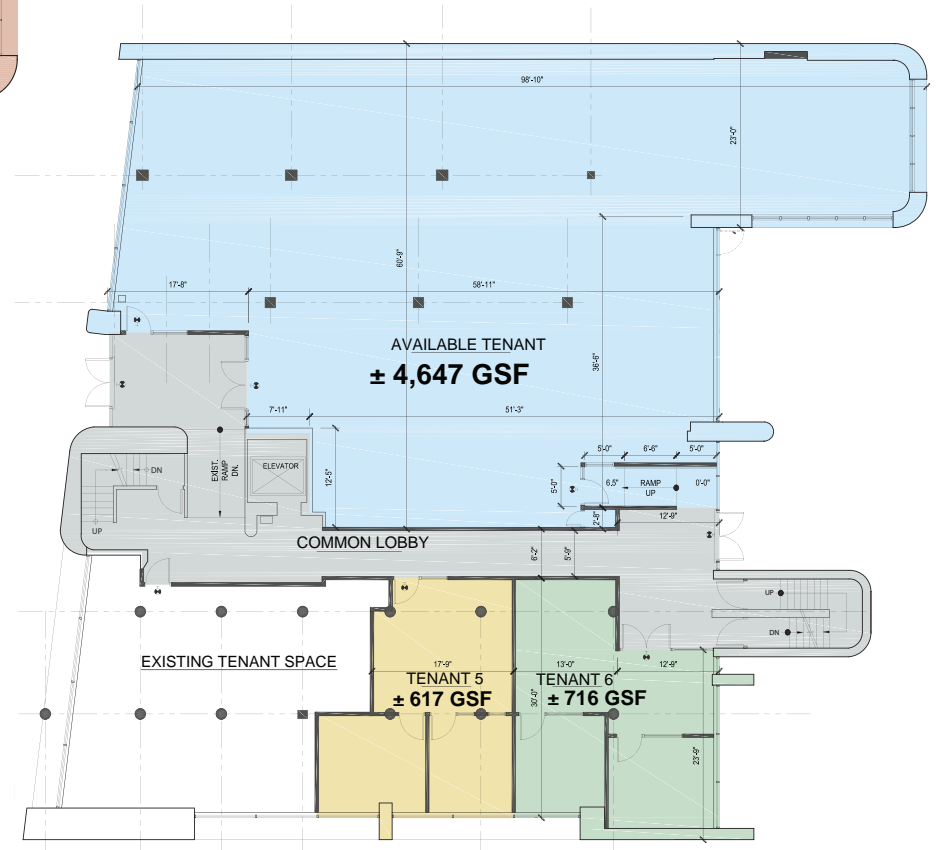


**PROPOSED LEASE PLAN I**

SCALE: 3/32" = 1'-0"



- ± 1,365 GSF
- ± 1,565 GSF
- ± 569 GSF
- ± 1,008 GSF
- ± 617 GSF
- ± 716 GSF



**PROPOSED LEASE PLAN II**

SCALE: 3/32" = 1'-0"



**Up to 5,980 SF**  
Will demise premises

- ± 4,647 GSF
- ± 617 GSF
- ± 716 GSF

± 1,333 GSF  

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**Total 5,980 SF**