

For Lease

1,500 SF | \$27.00 SF/yr
Office Space



55 2nd Avenue Office Building

55 Second Ave
Brentwood, New York 11717

Property Highlights

- 10 Year lease
- Option years possible

Property Overview

1,500 RSF office unit available. Can be used as general office or as medical office. Landlord will renovate interior as "vanilla box" for specific use. \$27.00 PSF + \$ 8.80 PSF CAM & R.E. Taxes

Offering Summary

Lease Rate:	\$27.00 SF/yr (MG)
Building Size:	15,000 SF
Available SF:	1,500 SF
Lot Size:	1.89 Acres

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	318	1,194	5,078
Total Population	1,044	4,581	20,661

For More Information

Mario Vigliotta

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Yesenia Gonzaga

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Property Description

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Location Description

Prime office building located on the N/W corner of 2nd Avenue and 8th Street in Brentwood.

Exterior Description

Beautifully landscaped with parking and separate entrances to each unit.

Power Description

200 AMP Service per unit

Gas Description

National Grid

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Lease Information

Lease Type:	MG	Lease Term:	10 months
Total Space:	1,500 SF	Lease Rate:	\$27.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
55 Second Ave Brentwood	Available	1,500 SF	Modified Gross	\$27.00 SF/yr	\$27.00 PSF + \$ 8.80 PSF CAM & R.E. Taxes

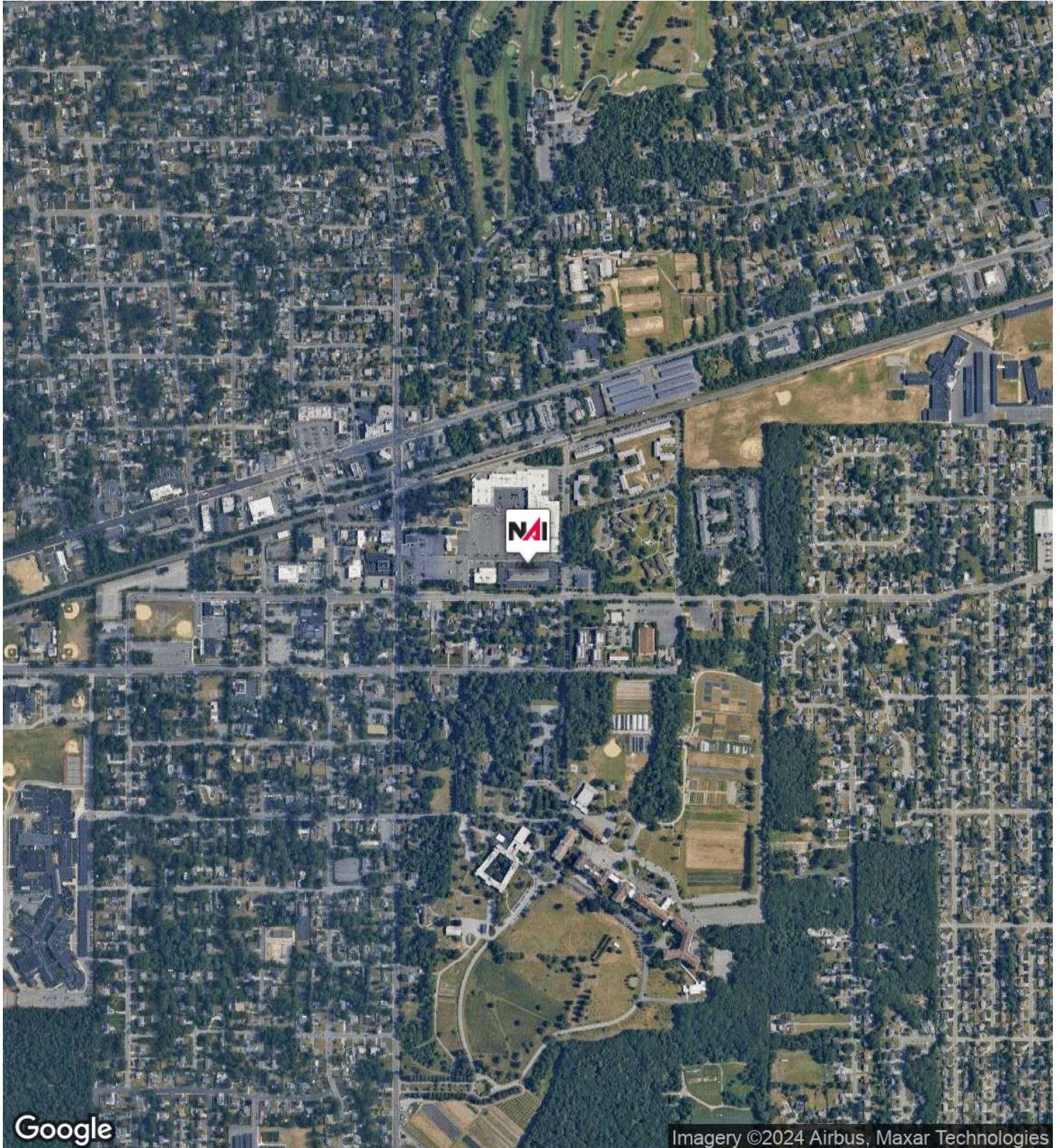
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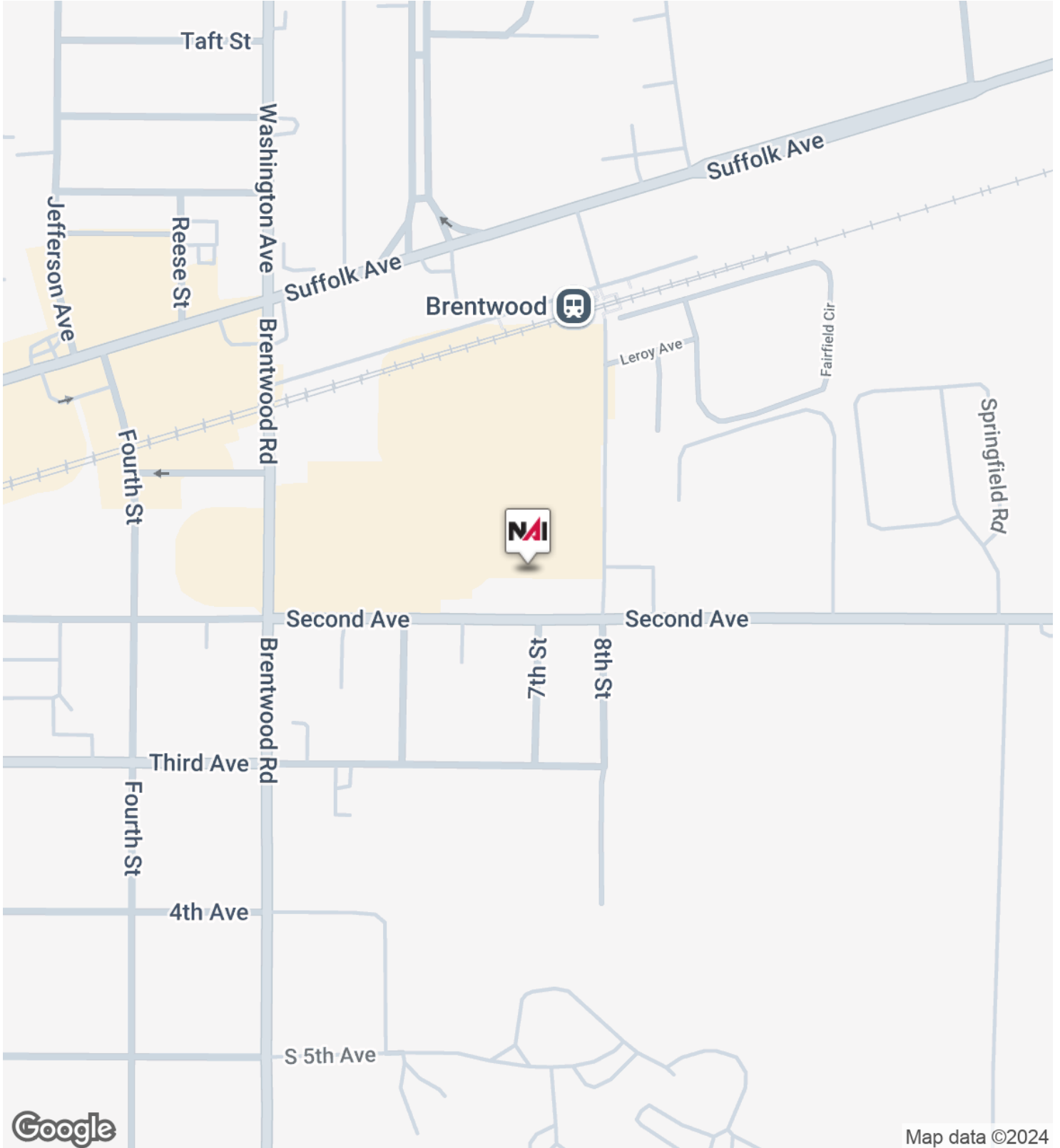
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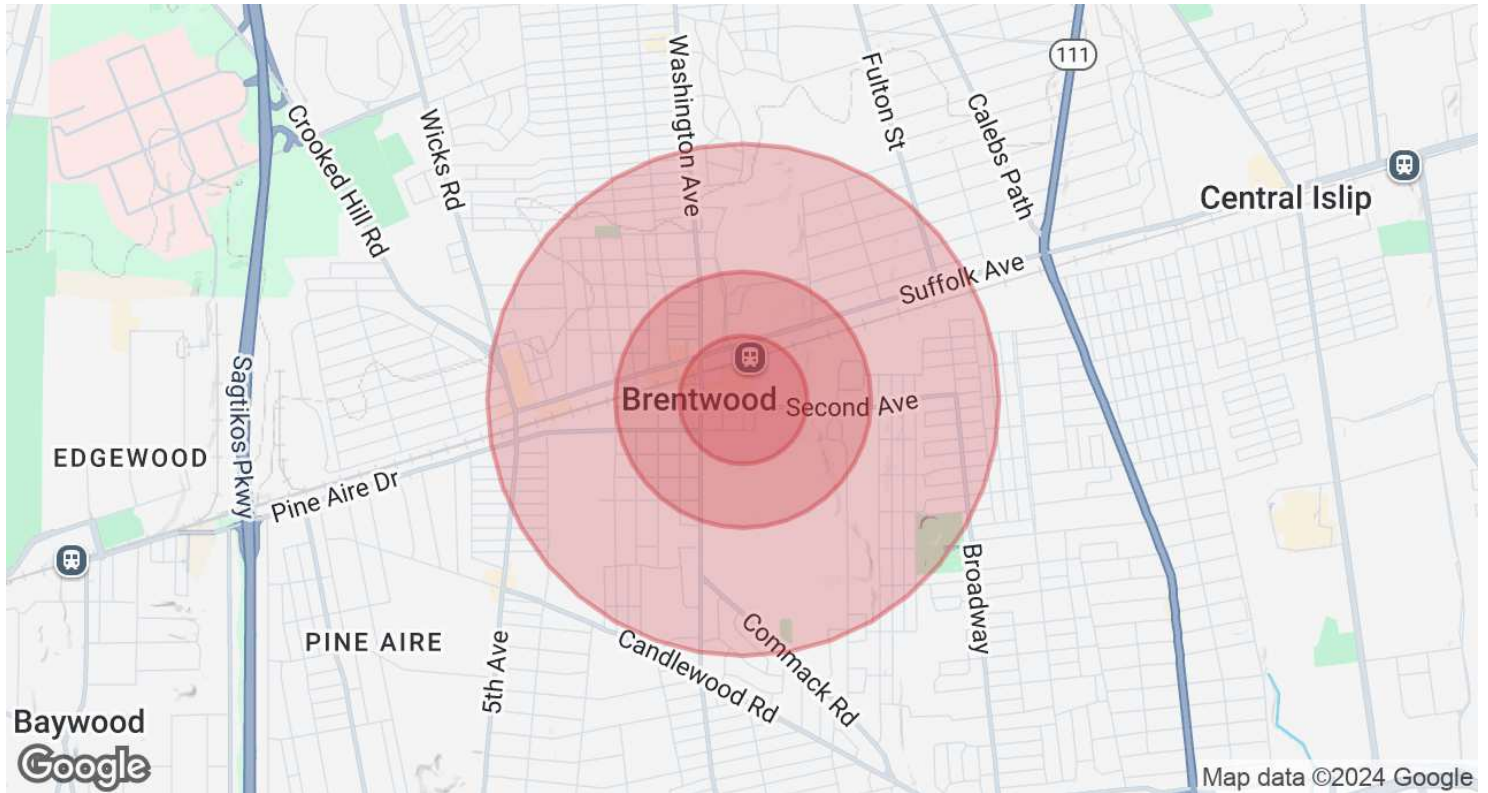
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,044	4,581	20,661
Average Age	36.1	34.7	33.9
Average Age (Male)	37.1	35.3	35.6
Average Age (Female)	34.8	34.3	31.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	318	1,194	5,078
# of Persons per HH	3.3	3.8	4.1
Average HH Income	\$79,737	\$96,384	\$102,314
Average House Value	\$349,315	\$346,498	\$342,038

2020 American Community Survey (ACS)



Mario Vigliotta

Associate

mvigliotta@nailongisland.com

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Professional Background

Mario is a distinguished professional who has been a valuable asset to the renowned brokerage of NAI Long Island since December 2015. With a wealth of experience spanning various facets of the commercial real estate industry, Mario's expertise is prominently anchored in the dynamic world of retail. His impressive track record includes collaboration with distinguished chains such as Dunkin Donuts, CityMD, 7-Eleven, Subway, and numerous independent enterprises.

As a licensed expeditor in Suffolk County, Mario brings over two decades of comprehensive experience and expertise to the table. He possesses an unparalleled understanding of zoning regulations, which play a pivotal role in shaping the land use for each property. For instance, Mario orchestrated the successful sale of three contiguous properties to a Dunkin Donuts Franchisee by skillfully illustrating to them that the local community would wholeheartedly support a change of zoning to facilitate the establishment of a new Dunkin Donuts location. Subsequently, the franchisee engaged Mario to navigate the intricate process of acquiring all requisite approvals and permits, cementing his status as a trusted partner in their venture. Moreover, Mario takes immense pride in his role in identifying the ideal location for The Better Man Distilling Co, a groundbreaking urban craft distillery on Long Island. His exceptional negotiation skills not only secured the lease but also prompted the owner to entrust him with the essential task of securing all necessary approvals and permits.

Beyond his professional achievements, Mario exemplifies a strong commitment to community and civic involvement. He has been an active member of esteemed organizations like the Rotary and has previously served as a trustee of the Mastics-Moriches-Shirley Community Library. He is also a dedicated member of several Chambers of Commerce, actively contributing to the betterment of his local business community.

Mario's life outside the real estate arena is equally fulfilling. He shares his home in Patchogue with his beloved wife, Jane, and together, they cherish the precious moments spent with their seven children and 19 cherished grandchildren. Mario's multifaceted achievements and unwavering dedication to both his professional and personal life underscore his remarkable character and indomitable spirit.

Education

State University of New York at Delhi

Memberships

- Member of the Patchogue Chamber of Commerce
- Member of Moriches Chamber of Commerce
- Member of the Chamber of Commerce of the Mastics & Shirley

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Yesenia Gonzaga

Associate

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NY #10401380519

Professional Background

Yesenia Gonzaga's journey into the dynamic realm of commercial real estate began after honing her expertise in Affordable Housing compliance and residential rentals. Drawing from her extensive experience in navigating the intricacies of residential real estate, Yesenia has gained invaluable insights into the diverse needs of both tenants and landlords.

Bringing a fresh perspective to the industry, Yesenia is unwaveringly committed to delivering personalized service. Her mission is to empower clients with all the essential information, ensuring a seamless commercial real estate transaction. What sets Yesenia apart is her determination and tenacity in locating the ideal commercial property for her clients, and is fond of the industrial space. As a native New Yorker, she possesses a deep understanding of Long Island and the surrounding New York-Metro areas.

Beyond her professional pursuits, Yesenia finds joy in kayaking along the Hudson River. When not on the water, you're likely to spot her biking on scenic trails or hiking in search of the perfect viewpoint to contemplate her next strategic move.

Trust Yesenia to be your guide through the commercial real estate process, offering professionalism, enthusiasm, and a keen eye for your specific requirements.

Education

St Francis College - BA Advertising and Public Relations

Memberships

CIBS- Commercial Industrial Broker Society

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