



For lease
Class A Pre-Built Medical Office Space
20 Riverleigh Avenue, Riverhead, NY

Sublease specifications

Size	3,122 SF
Floor	3rd floor
Possession	Immediate
Rental rate	Upon request

Space features

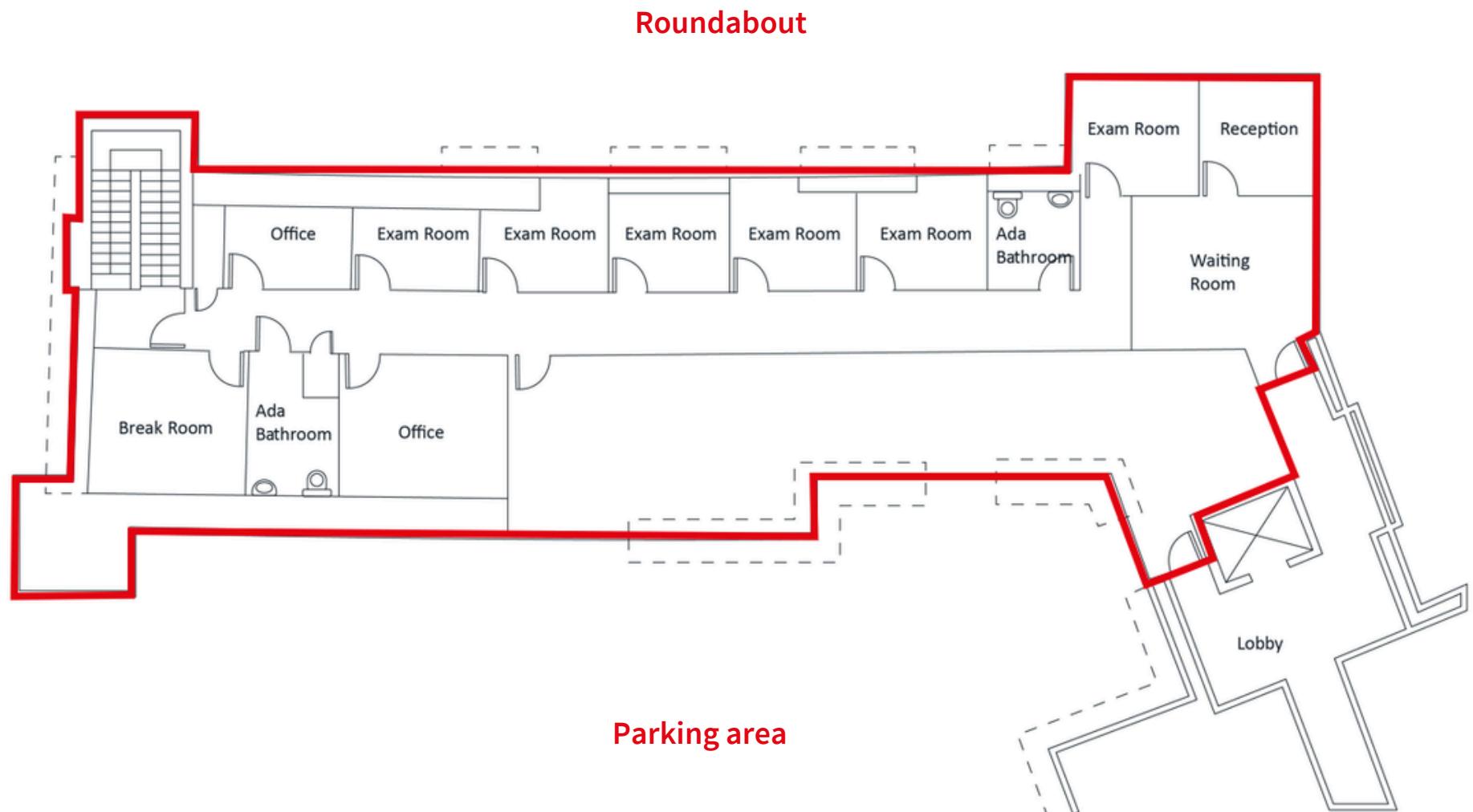
- Reception area with vaulted ceiling
- 8 exam rooms with sinks and cabinetry
- Staff and patient bathrooms within unit
- Furnishing can be made available
- Utilities sub-metered



Building highlights

- Brand new construction
- Excellent parking
- Great visibility on roundabout
- Fully sprinklered
- Walking distance to Main Street restaurants and shops

Floorplan



Restaurants / Entertainment

1. Long Ireland Beer Company
2. Dark Horse Restaurant
3. Farm Country Kitchen
4. Montauk Distilling Company
5. Tweeds Restaurant
6. The Suffolk Theatre
7. Riverhead Brew House
8. Long Island Aquarium

Hotels

1. The Preston House and Hotel
2. Hyatt Plaza

Retail

1. Tanger Outlets

Healthcare

1. Peconic Bay Medical Center (NorthWell)

Travel

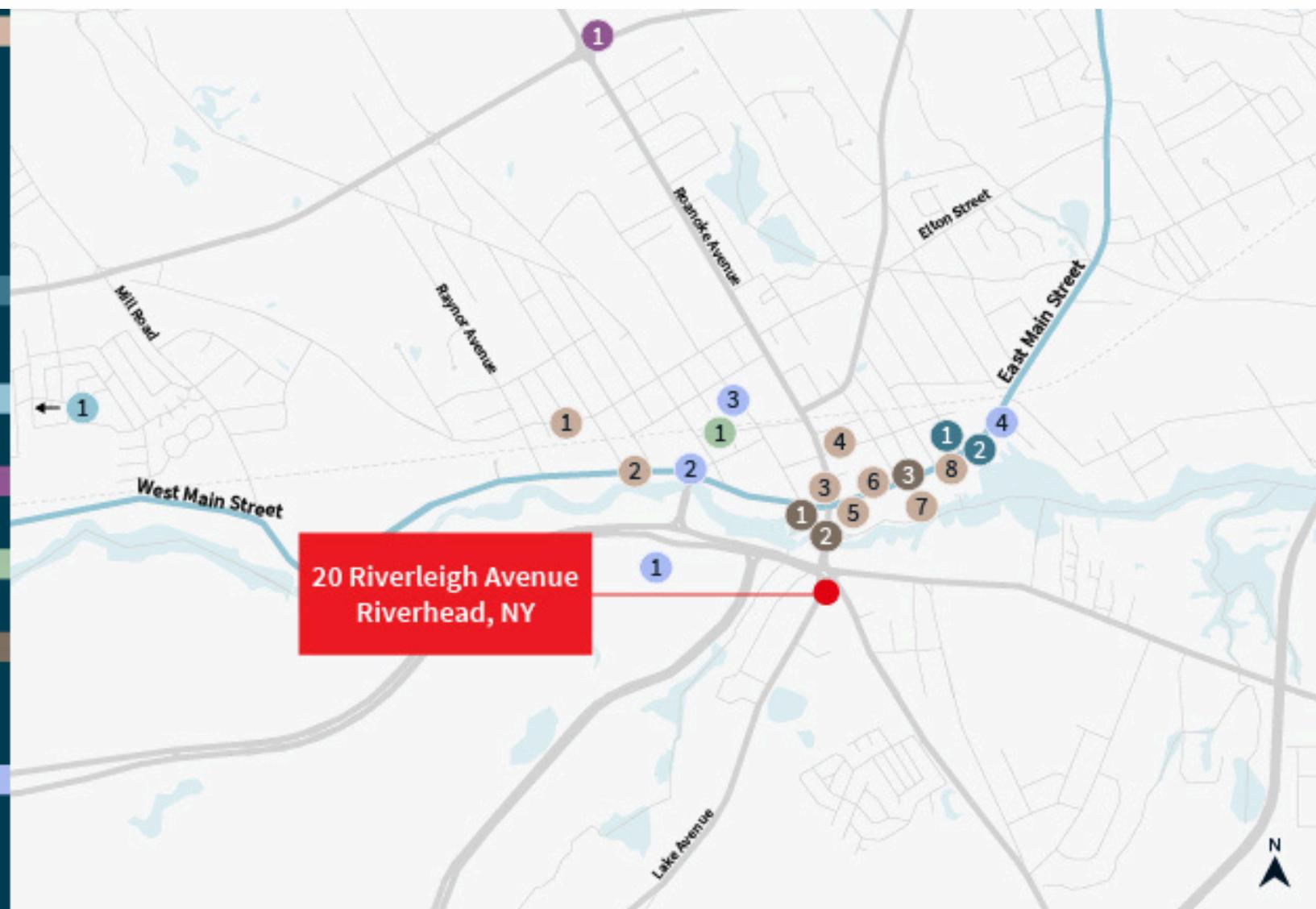
1. Riverhead LIRR

Apartments

1. Peconic Crossing (45 units)
2. Summerwind Square (55 units)
3. The Lofts at Riverhead (116 units)

Institutions

1. Suffolk County Courts
2. Riverhead Free Library
3. Cornell Cooperative Extension
4. Morgan Stanley



Ray Ruiz

Managing Director
ray.ruiz@jll.com
+1 631 962 2890

Dan Flynn

Vice President
danj.flynn@jll.com
+1 631 962 7387