

PROFESSIONAL/MEDICAL OFFICE SPACE AVAILABLE

31 Oak St | Patchogue, New York 11772

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

31 Oak St | Patchogue, New York 11772

Total Building Size:	17,328 SF	Lot Size:	0.42 Acres
Building Class:	B	Parking:	33 Spaces + Street
Available SF:	1,187	Zoning:	D2
# Of Available Units:	(1) One	Lease Rate:	\$25.00 SF (Modified Gross)

For breakdown of available units see page 3.

Property Overview

Only one space available: approximately 1,187 SF, Suite 2. Multiple office suites are available for lease in this expansive 17,000+ square foot professional and medical office building, ideally situated in the heart of Patchogue Village. This remaining suite offers a flexible option for a business seeking a well-located, functional space. The building features a private parking lot with space for 33 vehicles, along with convenient access to street parking and nearby municipal lots. Located just steps from vibrant Main Street, tenants will enjoy proximity to restaurants, shops, and public amenities. This two-story building is equipped with an elevator, central air conditioning, and adaptable floor plans to suit a wide range of professional or medical uses. All units feature separate meters for electricity. Tenants pay their proportionate share of tax increases and CAM increases per annum; Landlords pay the base charges for these items. Whether you're establishing a new practice or expanding your business, this location offers the visibility, convenience, and functionality to support your success.

Property Highlights

- This professional/medical office building situated on highly visible corner offers multiple units available for lease.
- Strategically located in a prime location in the heart of Patchogue Village, just steps from Main Street.
- Flexible floor plans that can accommodate a wide range of professional or medical uses.
- Tenants benefit from a private parking lot with 33 spaces, along with additional street and municipal parking nearby.
- The two-story building features central air, elevator access, and ADA compliant entry making it a convenient and well-equipped choice for any business.

Exclusively represented by:

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LEASE SPACES



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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,187 SF	Lease Rate:	\$25 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 2	1,187 SF	Modified Gross	\$25.00 SF/yr

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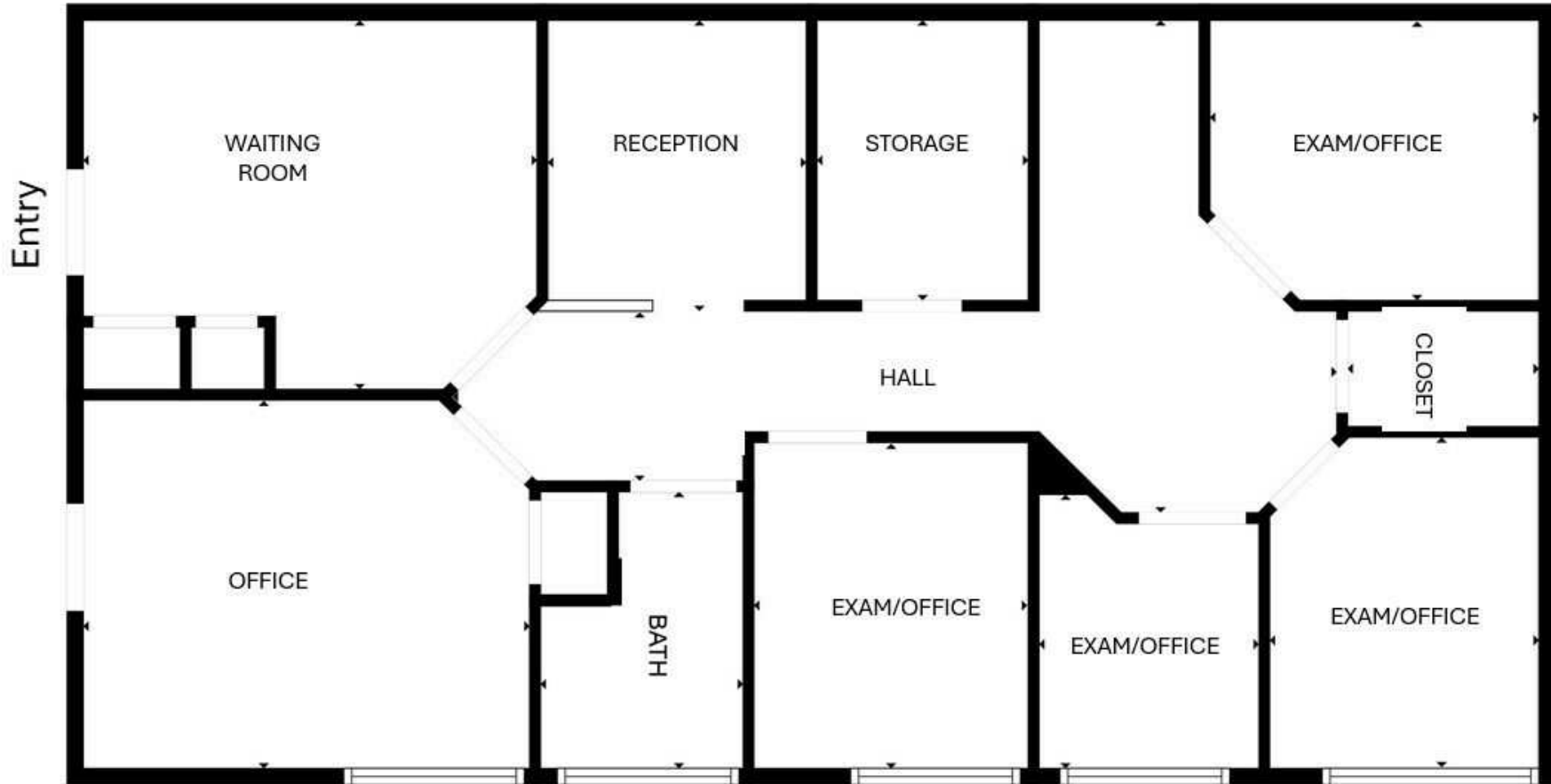
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FLOOR PLAN- SUITE 2

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First Floor Suite 2

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EXTERIOR PHOTOS

31 Oak St | Patchogue, New York 11772



HIGHLY VISIBLE CORNER LOCATION



PARKING FOR 33 VEHICLES IN PRIVATE LOT



METICULOUSLY MAINTAINED FACADE + ADDITIONAL STREET PARKING

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INTERIOR PHOTOS SUITE 2

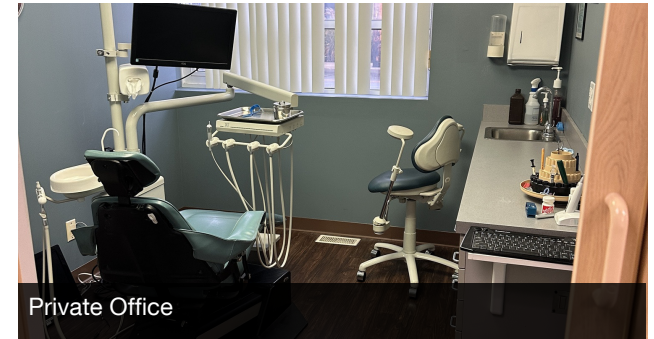
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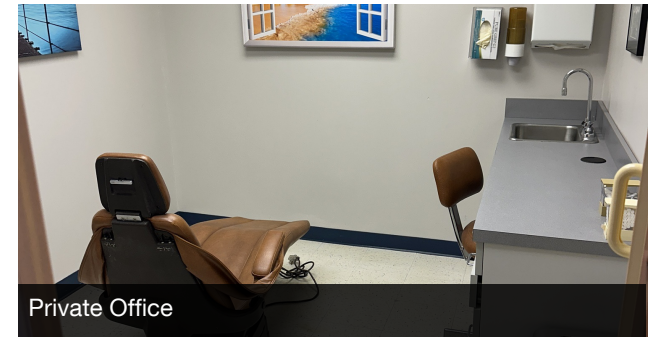
Waiting Area



Reception Area



Private Office



Private Office



Hallway



Private Office



Private Office

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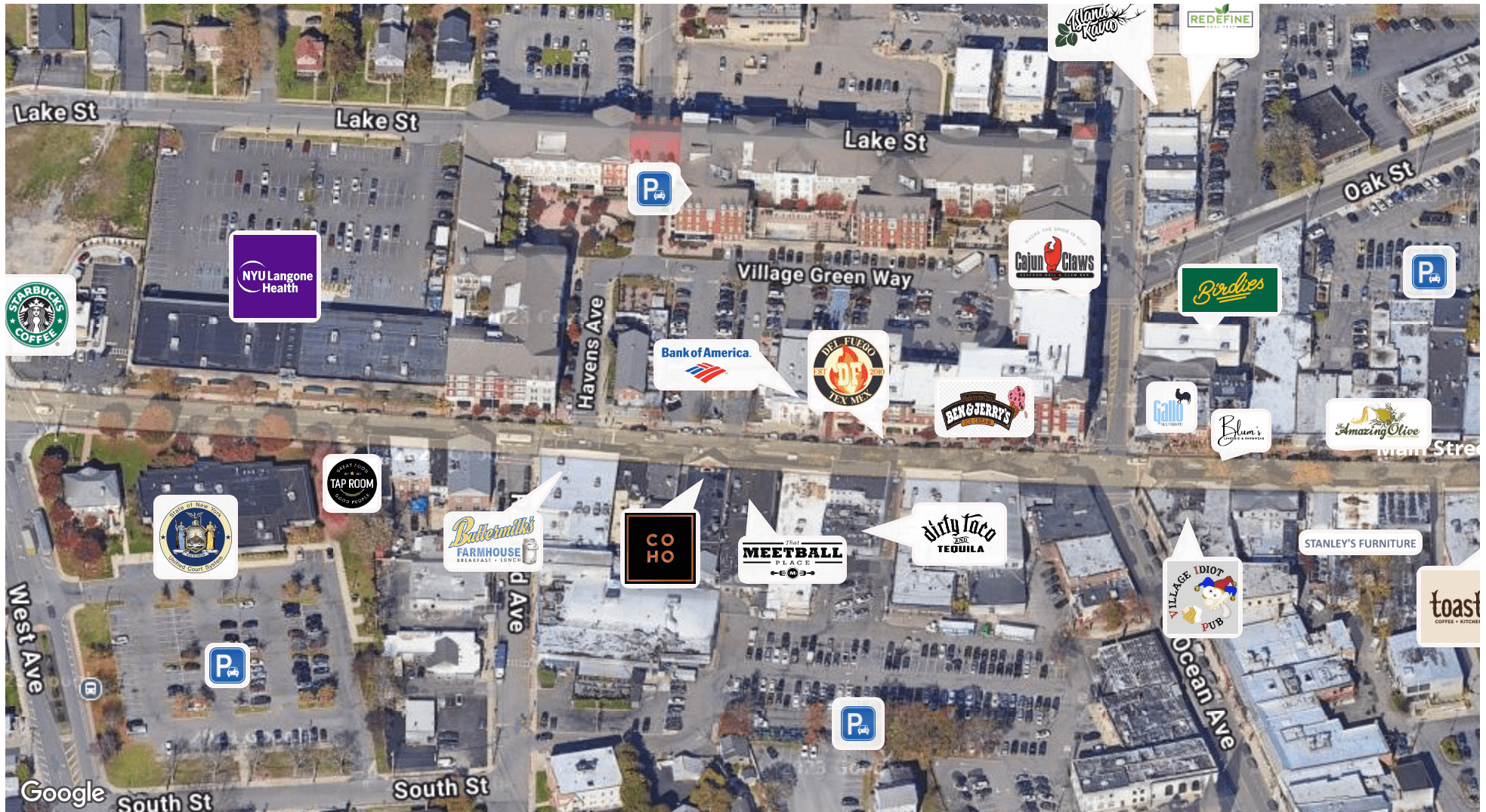
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RETAILER MAP

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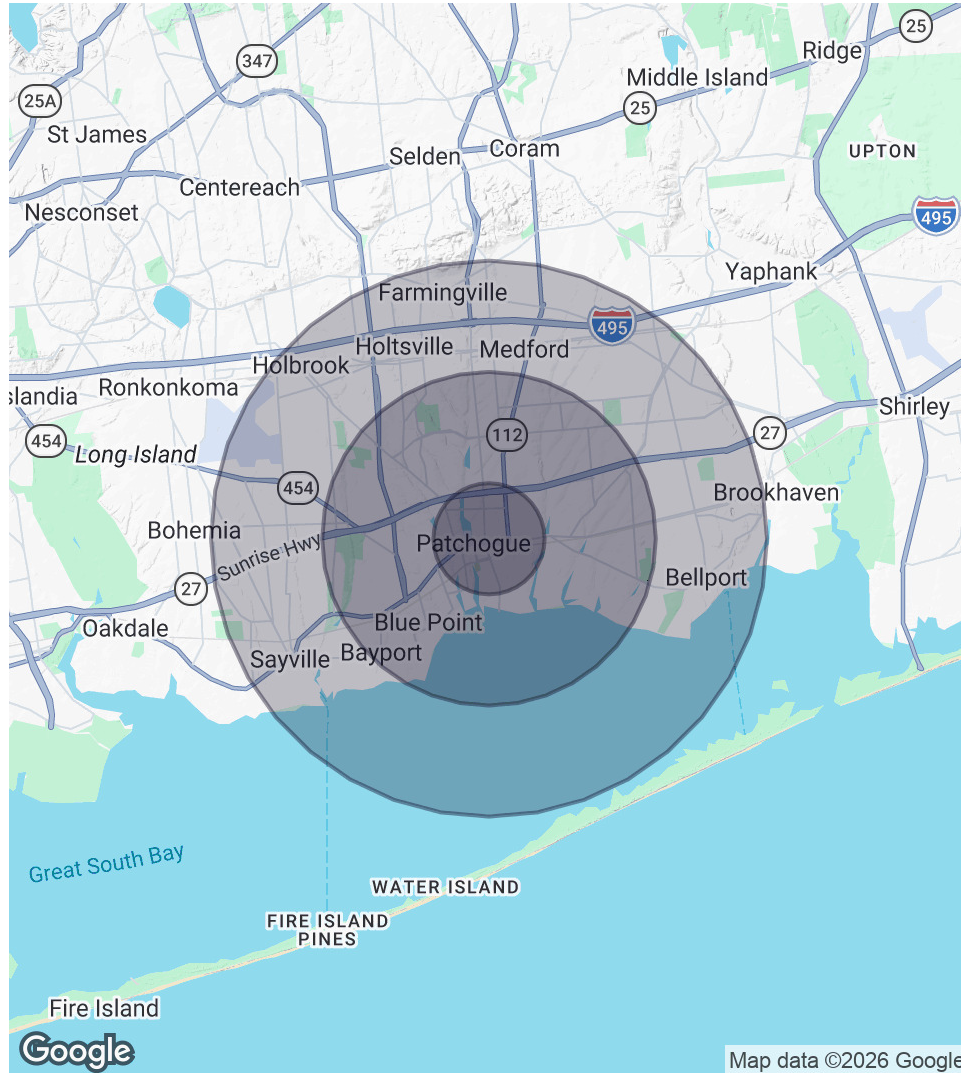
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DEMOGRAPHICS MAP & REPORT

31 Oak St | Patchogue, New York 11772



1 Mile Radius

Population
14,552
Households
5,889
Average HH Income
\$132,354

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

3 Miles Radius

Population
68,714
Households
26,359
Average HH Income
\$149,300

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

5 Miles Radius

Population
165,220
Households
59,584
Average HH Income
\$155,048

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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We Are Commercial Real Estate

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