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**Nailong Island**

# FOR LEASE OFFICE SUITES

**313 - 12,574 SF | Medical and Professional Office Spaces - Available Immediately**



## 207 Hallock Road, Stony Brook, NY 11790

207 Hallock Road  
Stony Brook, New York 11790

### Property Highlights

- Professional Office & Medical Suites for Lease
- Immediate Occupancy or build to suit
- Elevator Service to all Floors
- Secure 24/7 Tenant access
- On site parking for 130+ vehicles
- Conveniently located at the corner of Hallock Road and Rt. 347 Nesconset Hwy

### Property Overview

Modified Gross Leases with Heat included. Separately metered electric. Elevator service to all floors

### Offering Summary

Lease Rate:	\$24.00 SF/yr (MG)
Building Size:	25,489 SF
Available SF:	313 - 12,574 SF
Lot Size:	1.16 Acres

### Demographics 1 Mile 3 Miles 5 Miles

Total Households	3,797	25,966	69,278
Total Population	9,520	87,013	215,902

### For More Information

#### Marian Campi-Conde

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#### Michael Corsello

O: 631 761 9627  
mcorsello@nailongisland.com

**313 - 12,574 SF | Medical and Professional Office Spaces - Available Immediately**



## Offering Summary

Lease Rate:	\$24.00 SF/yr (MG)
Building Size:	25,489 SF
Available SF:	313 - 12,574 SF
Lot Size:	1.16 Acres
Available Units:	10
Year Built:	1973
Renovated:	2015
Zoning:	J2 Commercial
Market:	Long Island
Submarket:	Central Suffolk

## Property Overview

Modified Gross Leases with Heat included. Separately metered electric. Elevator service to all floors

## Location Overview

Located at the Northeast intersection of Hallock Road and Nesconset Highway / Rt. 347. Across the street from Brook-Town Shopping Plaza in the center of Stony Brook's busiest business and retail corridor.

Across the street: Marshalls, HomeGoods, Burlington Coat Factory, AMC Stony Brook 17 movie theater, Planet Fitness, Red Lobster, Chase Bank and more, all conveniently located within walking distance of the property.

207 Hallock provides an excellent environment for any business office or medical practice. 130+ spaces in two on-site parking lots, located in front and in the rear of the property, ensuring easy access for tenants and visitors. Elevator service to all floors. 24/7 with building security and on-site property management.



**327 - 12,574 SF | Office Building; Medical; Available Nov. 1, 2021**



## Lease Information

Lease Type:	MG	Lease Term:	60 to 120 months
Total Space:	327 - 12,574 SF	Lease Rate:	\$24.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 108-110	Available	327 - 640 SF	Modified Gross	\$24.00 SF/yr	2 offices with closet, interior space - Can take individual office or combine with Suites 108-110 for 2 offices
Suite 201-202	Available	1,825 - 12,574 SF	Modified Gross	\$24.00 SF/yr	+ Electric
Suite 208	Available	1,216 - 12,574 SF	Modified Gross	\$24.00 SF/yr	+ Electric
Suite 209	Available	985 - 12,574 SF	Modified Gross	\$24.00 SF/yr	+ Electric
Suite 210	Available	1,786 - 12,574 SF	Modified Gross	\$24.00 SF/yr	+ Electric
Suite 211	Available	1,030 - 12,574 SF	Modified Gross	\$24.00 SF/yr	+ Electric

**313 - 12,574 SF | Medical and Professional Office Building Available Immediately**



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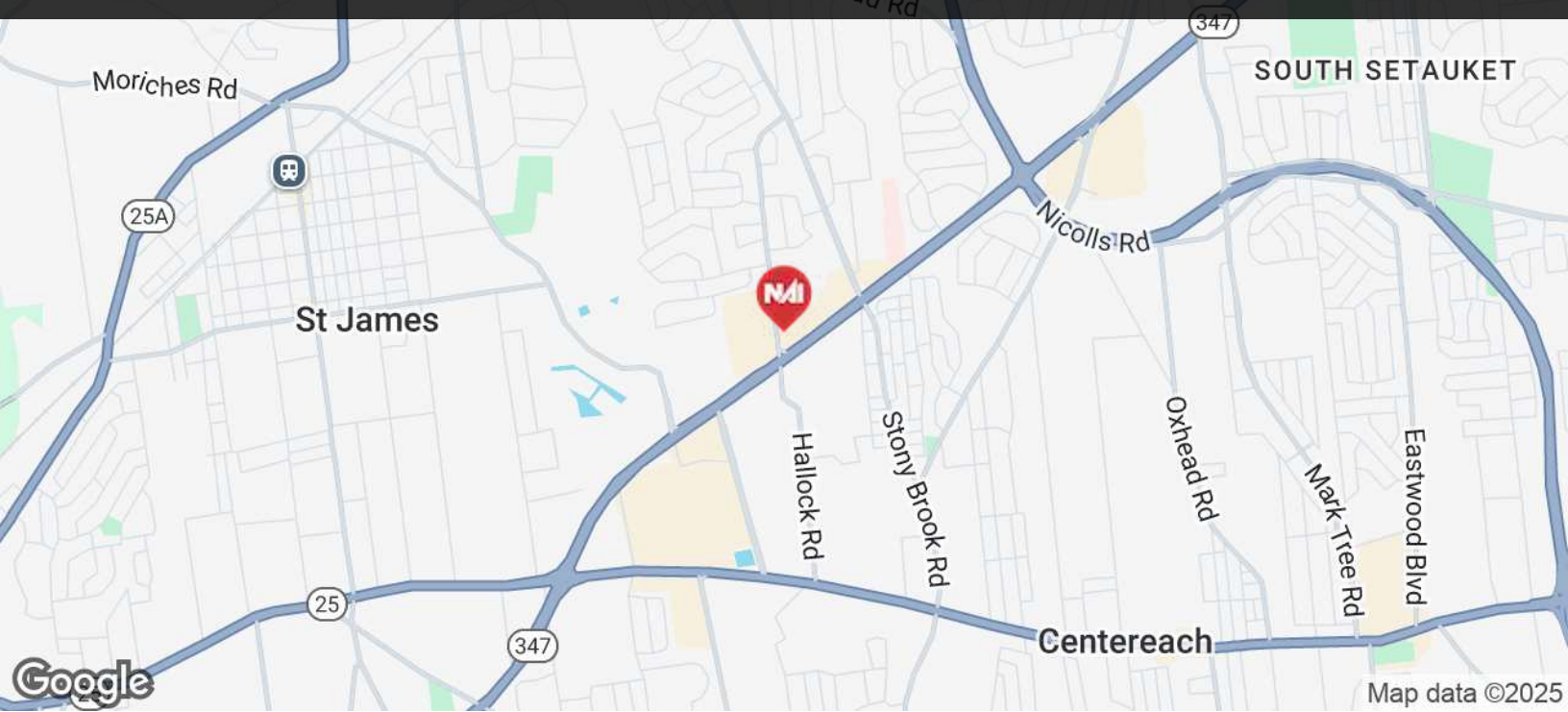


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**MI Long Island**

# FOR LEASE OFFICE SUITES

**313 - 12,574 SF | Medical and Professional Office Spaces - Available Immediately**





**313 - 12,574 SF | Medical and Professional Office Spaces - Available Immediately****Marian Campi-Conde****Managing Director**

mconde@nailongisland.com

Direct: **631.761.9628** | Cell: **516.474.7199**

NY #10401290062

**Professional Background**

Marian Campi-Conde is a Commercial Investment and Real Estate Certified Specialist (CIREC) and Managing Director at NAI Long Island, specializing in office and medical office spaces across Long Island. With over 30 years of experience, she has successfully represented owners, investors, tenants, and institutions, providing expert guidance in leasing, sales, and development. Marian has worked with prominent local clients such as Long Island Select Health Care and Monahan & Co. CPA's, helping them secure strategic locations that support their long-term success. She has also played a key role in representing and marketing significant office and medical office properties, including:

- 1300 Veterans Memorial Highway, Hauppauge, NY
- 207 Hallock Rd, Stony Brook, NY
- 28 N Country Rd, Mount Sinai, NY

Additionally, she facilitated the successful sales of 60 N Country Rd, Port Jefferson, NY, demonstrating her ability to maximize property value for owners. Marian's career began in Miami, Florida, where she served as Director of Leasing and as a Managing Director at One Biscayne Tower for Jaymont Properties. After returning to New York, she managed office buildings for The Galbreath Company, Metropolitan Life, and Goldman Sachs. She has also led development projects in major U.S. markets, including Columbus, OH, and Philadelphia, PA, consistently surpassing client expectations and securing high-profile tenants.

A third-generation real estate professional, Marian's deep industry knowledge allows her to anticipate market trends and create long-term value through strategic leasing, sales, and acquisitions. Over the course of her career, she has been responsible for the development, leasing, and sales of millions of square feet of commercial real estate.

**Education**

Bachelor of Science in Psychology, Hartford University  
Bachelor of Arts in Sociology, Hartford University

**Memberships**

Marian is an active leader in the Long Island commercial real estate community, holding key affiliations including:

- CIBS (Commercial Industrial Brokers Society) CIBS W Board Member & Associate CIBS Executive Board Member
- LIREG (Long Island Real Estate Group) Member
- ALBI (Association for a Better Long Island) Associate Member
- NAI Global Healthcare Advisory Group

**313 - 12,574 SF | Medical and Professional Office Spaces - Available Immediately****Michael Corsello****Director**

mcorsello@nailongisland.com

Direct: **631.761.9627** | Cell: **516.840.4448****Professional Background**

Michael Corsello is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on industrial and retail properties throughout Long Island and the New York tristate market.

Prior to joining NAI Long Island, Michael was President and CEO of Nash Lumber, a building material importer and wholesale distributor. The experience he gained while owning and operating his company for 30+ years gives him a unique understanding of complex commercial real estate transactions and how a company's real estate effects a businesses' bottom line.

Michael's operational expertise provides his clients with an important advantage, whether they are owners, tenants, buyers, or sellers. His keen understanding of each party's business perspective allows for the highest quality representation for those he advises. This results in enhancing his client's business operation and their company's profitability.

Michael's experience owning, developing, and managing his own industrial properties, allows him to combine and leverage his considerable real estate market knowledge with his business experience to deliver the highest outcomes for his clients. Throughout Long Island industrial property owners and investors rely on Michael as a trusted and proven partner. His team includes office and land use specialists, with expertise in commercial office leasing, land acquisition, and development.

In the retail area of Michael's practice, his success with national and regional franchise brands has proven invaluable in navigating the considerable challenges retailers experience when entering the complicated Long Island market. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and to successfully negotiate the very best leases terms. When representing retail landlords, he has secured the highest quality tenants who not only leased space but strengthened the property's income and value.

Michael is an avid skier who routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he enjoys hiking and exploring tough terrain in the US and beyond. He enjoys travelling, especially to northern Norway where his son is at the forefront of the aquaculture industry. When on Long Island, an occasional golf game is always a welcome distraction. A native Long Islander, Michael earned degrees in both business and engineering from Syracuse University and SUNY College of Environmental Science and Forestry.

**Education**

Bachelor of Science in Engineering, Syracuse University

Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

**Memberships**

Commercial Industrial Brokers Society of Long Island (CIBS)

NYS Commercial Association of Realtors (NYSCAR)