



DAVIS PROFESSIONAL PARK · PORT JEFFERSON STATION

Fully Built-Out Medical Suite

5225 Nesconset Highway · Port Jefferson Station, New York 11776 · Suffolk County



ROUTE 347 CORRIDOR

TOWN OF BROOKHAVEN

SUFFOLK COUNTY

ESTABLISHED MEDICAL PRACTICE

1,200 SF

LEASABLE AREA

Medical

PERMITTED USE

12 Months

LEASE TERM

Immediate

AVAILABILITY

On-Site

PARKING

THE OFFERING

A fully renovated, move-in-ready clinical suite inside an established practice at one of Port Jefferson Station's best-known medical addresses.

The suite is delivered turnkey. Flooring, millwork, casework, cabinetry, lighting, HVAC and ADA-accessible facilities are already in place, allowing a practitioner to take occupancy without build-out cost, construction timeline, or capital commitment.

The offering includes a private office, one exam room with potential use of a second, dedicated space at the reception desk, and use of the shared waiting area, break room, and restrooms. Basement storage is available.

The configuration suits a physician, specialist, or allied provider expanding into the North Shore market, opening a satellite location, or introducing a new service line without a long-term obligation.

INCLUDED IN THE PREMISES

- **Private office** — window-lit, ready for immediate use
- **One exam room**, with potential use of a second exam room
- **Dedicated reception desk space** within the front office
- **Shared waiting area**, break room, and ADA restrooms
- **Clinical corridor** with nurse station and built-in casework
- **On-site parking**, including handicap-accessible spaces

PROPERTY SUMMARY

Leasable Area	1,200 SF
Building Area	2,630 SF
Property Type	Office — Medical
Lease Term	12 Months
Rental Rate	Upon Request
Availability	Immediate
Parking	On-Site · ADA
Heating	Natural Gas
Cooling	Central Air
Water / Sewer	Public
Storage	Basement
Municipality	Brookhaven
County	Suffolk
MLS Number	1037775

LOCATION

On the Route 347 / Nesconset Highway corridor, with direct highway visibility, ready access from the Long Island Expressway, and proximity to the region's principal hospital systems and referral networks.

STRUCTURE

Sublease within an active medical practice. Landlord and practice approval required; offered to licensed healthcare professionals with an established business.

EXCLUSIVE LEASING AGENT

Michael V. Foley

Licensed Real Estate Broker · Frontline Realty Group LLC

631.612.6874

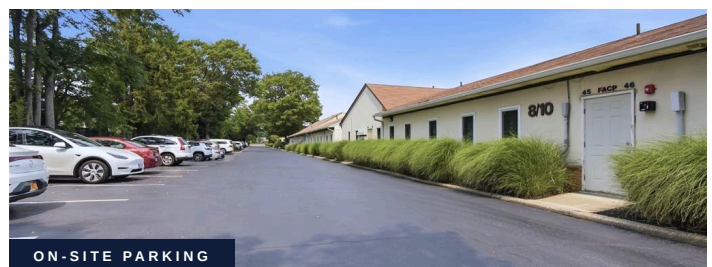
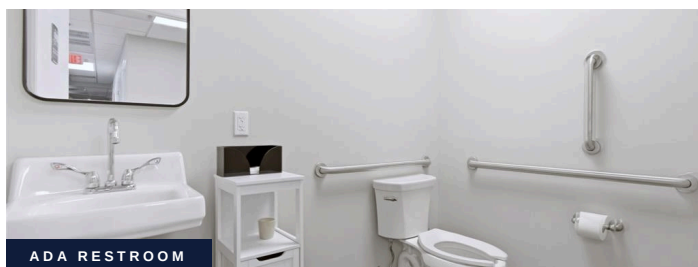
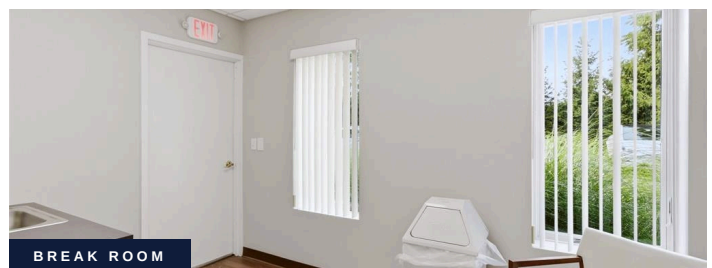
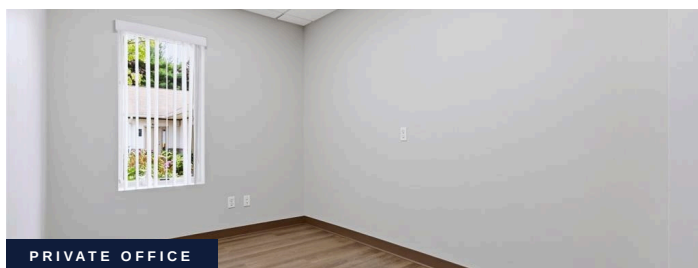
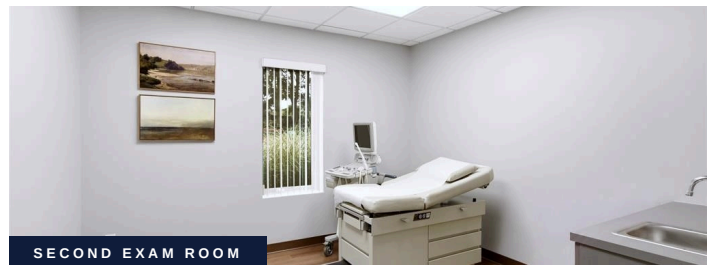
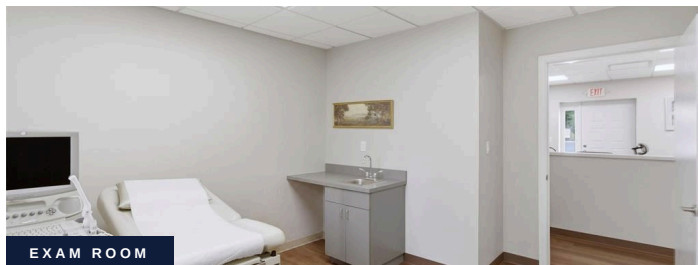
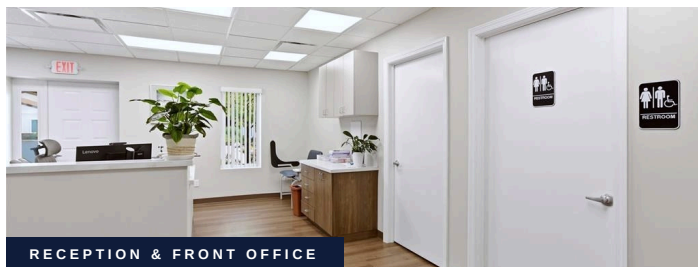
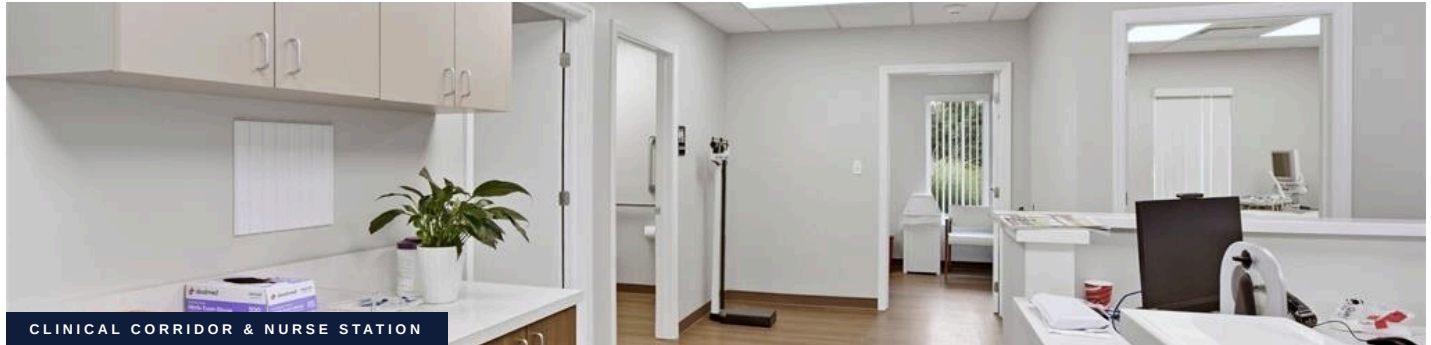
mikefoley@frontline-realty.com



PROPERTY GALLERY

Inside the Suite

Fully renovated clinical and administrative space at Davis Professional Park, delivered in move-in condition.



Schedule a Private Showing

Michael V. Foley · Frontline Realty Group LLC · mikefoley@frontline-realty.com

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CALL OR TEXT · MLS 1037775