

**ATLANTIC**

## *Atlantic Property Services, LLC*

*Industrial & Commercial Real Estate*  
20 Broadhollow Road, Melville, New York 11747

howard@atlanticproperty.com

WE ARE PLEASED TO ANNOUNCE OUR APPOINTMENT AS EXCLUSIVE SUBLEASE AGENT FOR THE FOLLOWING PROPERTY:

# **7 FlowerField**

## **Saint James, NEW YORK**



### **Single Story Building ...Office Space with Storage BELOW MARKET RENT**

<b>Available Space:</b>	<b>2,000 SF on the 1<sup>st</sup> FLOOR</b>
<b>Sub-Lease Term:</b>	THROUGH 10/31/25
<b>Sub-Lease Price:</b>	<b>NEGOTIABLE</b>

- PROPERTY FEATURES:**
- Short term sublease through October 31, 2025, possible longer term available
  - Approx 250 sf of storage space with an overhead door.
  - Excellent access to LIRR Stony Brook & St. James station
  - The Property is located next to the 246-acre Stony Brook University R&D Park and less than 1 mile from Stony Brook University and University Hospital Center.

**For further information or to schedule an inspection contact exclusive broker:**

**Howard S. Nemshin**  
***Atlantic Property Services, LLC***

**631-421-5400 ext. 12**

**[howard@atlanticproperty.com](mailto:howard@atlanticproperty.com)**

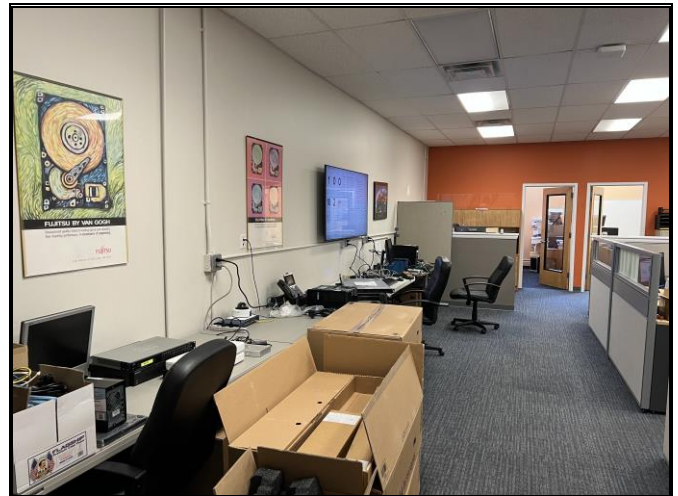


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## 7 FlowerField, Saint James



**DEPICTION OF THE PREMISES**

