

# For Lease | Office 245-247 Route 109, West Babylon NY 11704



Available: 4,305 sf on 1<sup>st</sup> Floor (Divisible / Includes 510 sf Common Area)

4,305 sf on 2<sup>nd</sup> Floor

Lease Price: \$15 psf all inclusive

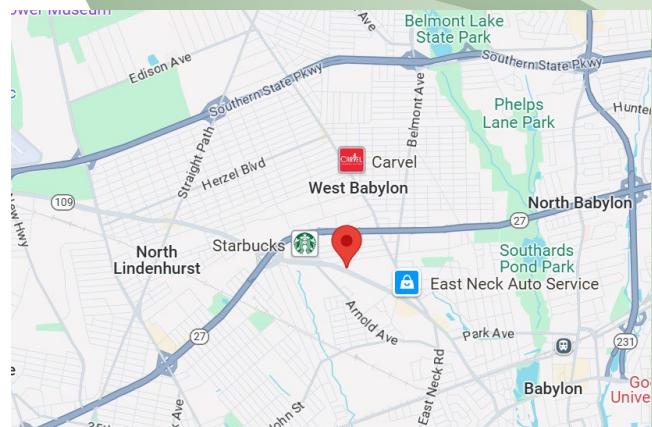
## **1<sup>st</sup> Floor Divisions**

Unit A: 820 sf | Lease Price: \$18 psf all inclusive  
(private shower/bath)

Unit B: 920 sf | Lease Price: \$16 psf all inclusive

Unit C: 2,500 sf | Lease Price: \$15 psf all inclusive

- Newly Renovated
- Lease Price Includes Heat, Electric, Taxes & CAM
- Private Windowed Offices
- Elevator
- Part Of Larger 85,000 sf Building
- Close Proximity to Southern State Parkway, Sunrise Highway & Route 110



**METRO**  
REALTY SERVICES LLC  
201 Moreland Road, Ste 4, Hauppauge, NY 11788  
(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

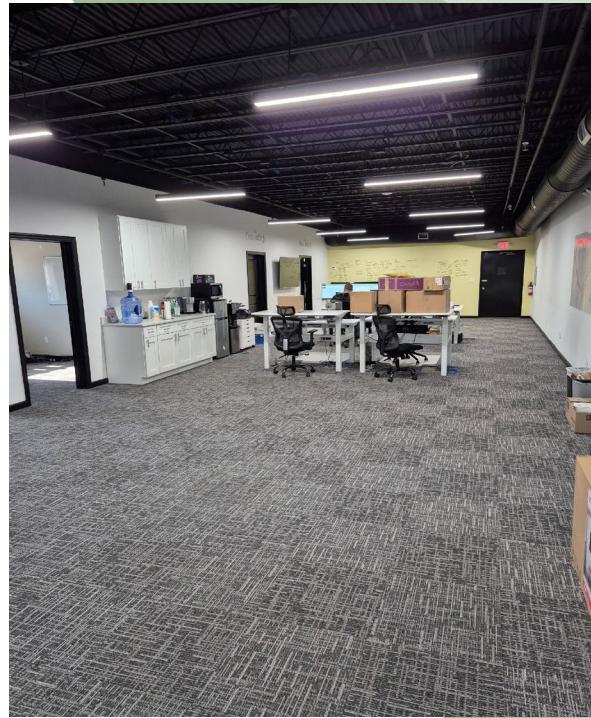
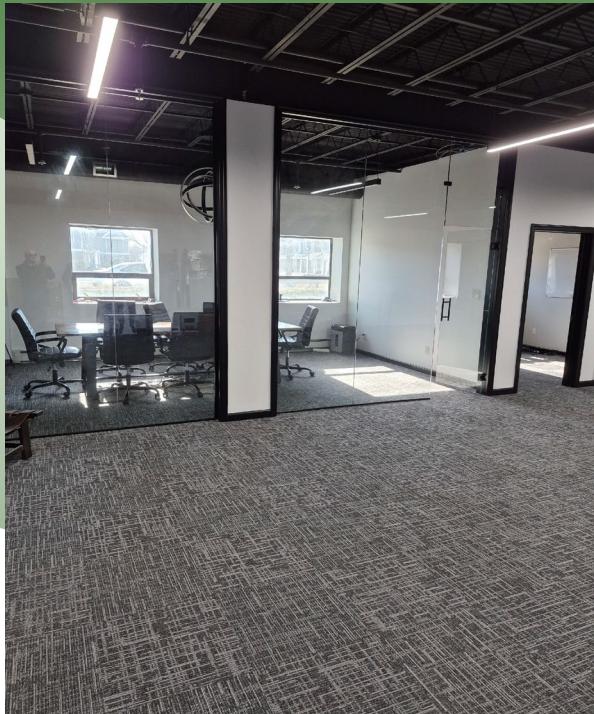
## **Exclusive Agent:**

Anthony Garistina  
Licensed Real Estate Broker  
Managing Partner  
Cell: [\(631\) 553-6458](tel:(631)553-6458)  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)

## **Exclusive Agent:**

Andrew Blumenthal  
Licensed Real Estate Broker  
Managing Partner  
Cell: [\(516\) 581-6140](tel:(516)581-6140)  
[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)

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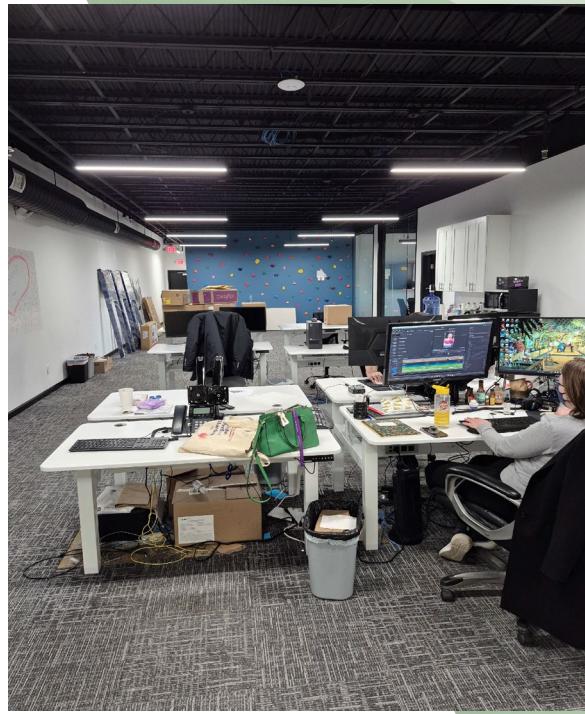
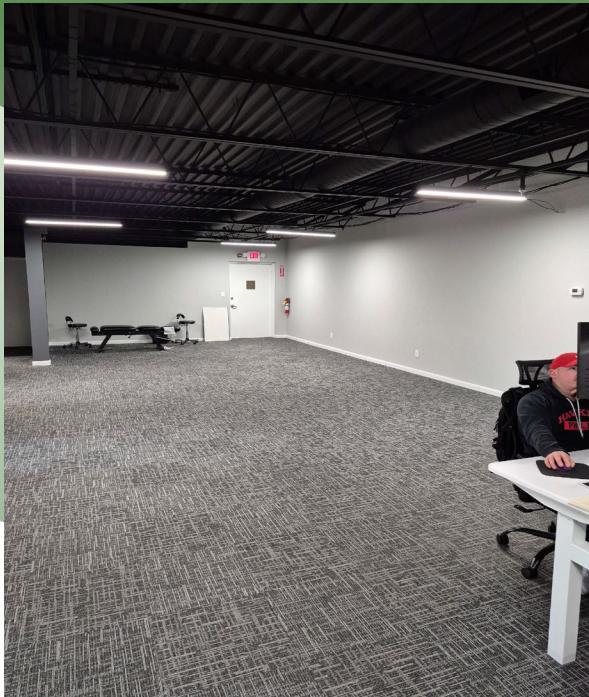
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