

# 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

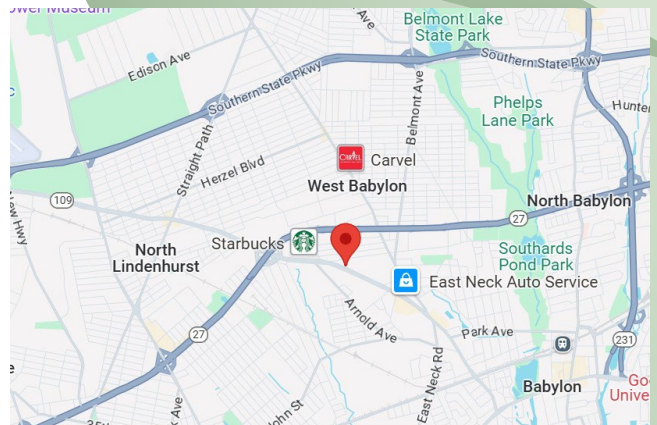
### **1<sup>st</sup> Floor Divisions**

**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



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  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)

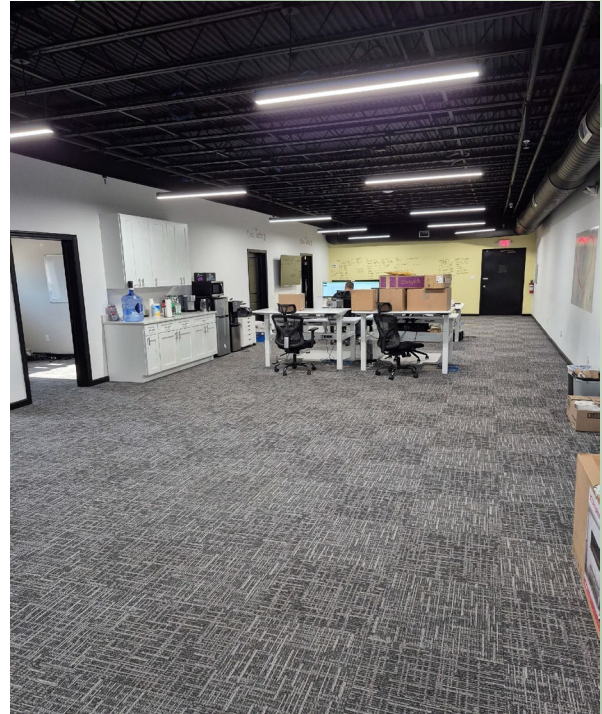
### **Exclusive Agent:**

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



# For Lease | Office

245-247 Route 109, West Babylon NY 11704



# 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

[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)

## **Exclusive Agent:**

Andrew Blumenthal

Licensed Real Estate Broker

Managing Partner

Cell: (516) 581-6140

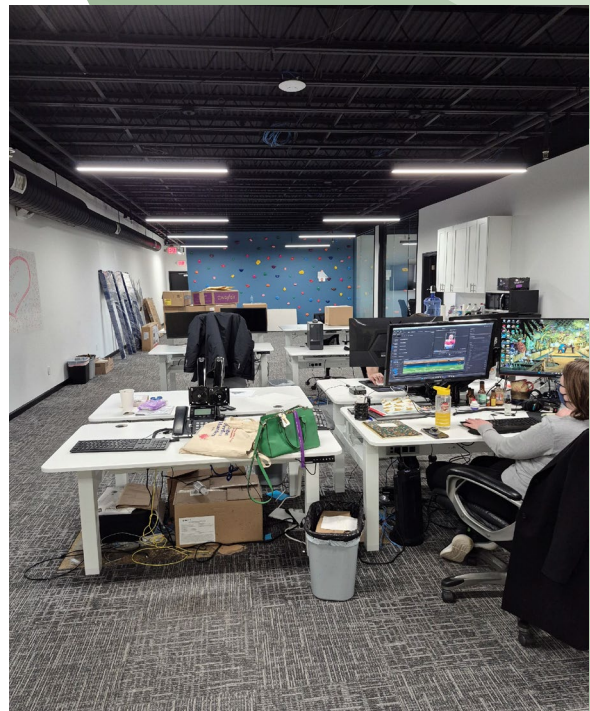
[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.



# For Lease | Office

245-247 Route 109, West Babylon NY 11704



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  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)

## **Exclusive Agent:**

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

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.