



775

PARK AVENUE

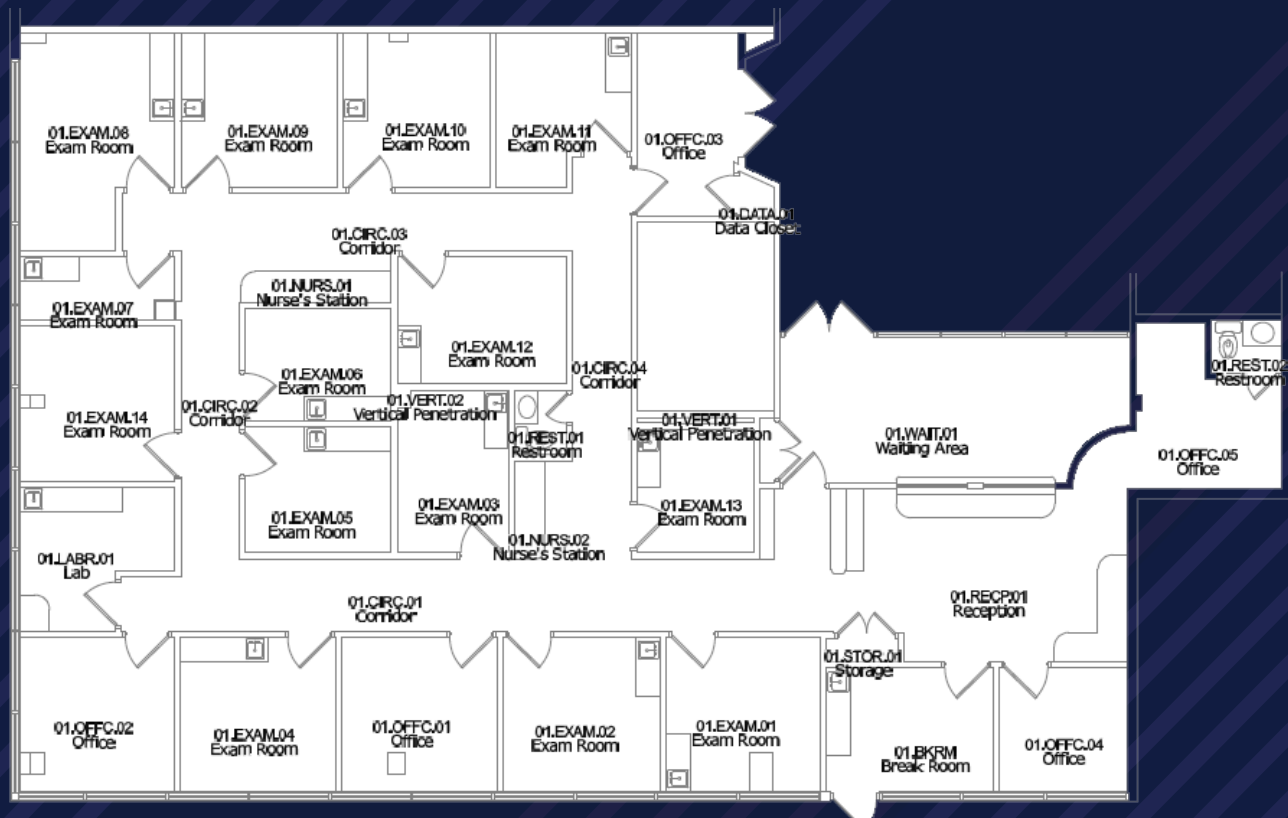
HUNTINGTON, NY

PRIME FIRST FLOOR MEDICAL OFFICE SPACE
AVAILABLE FOR SUBLEASE

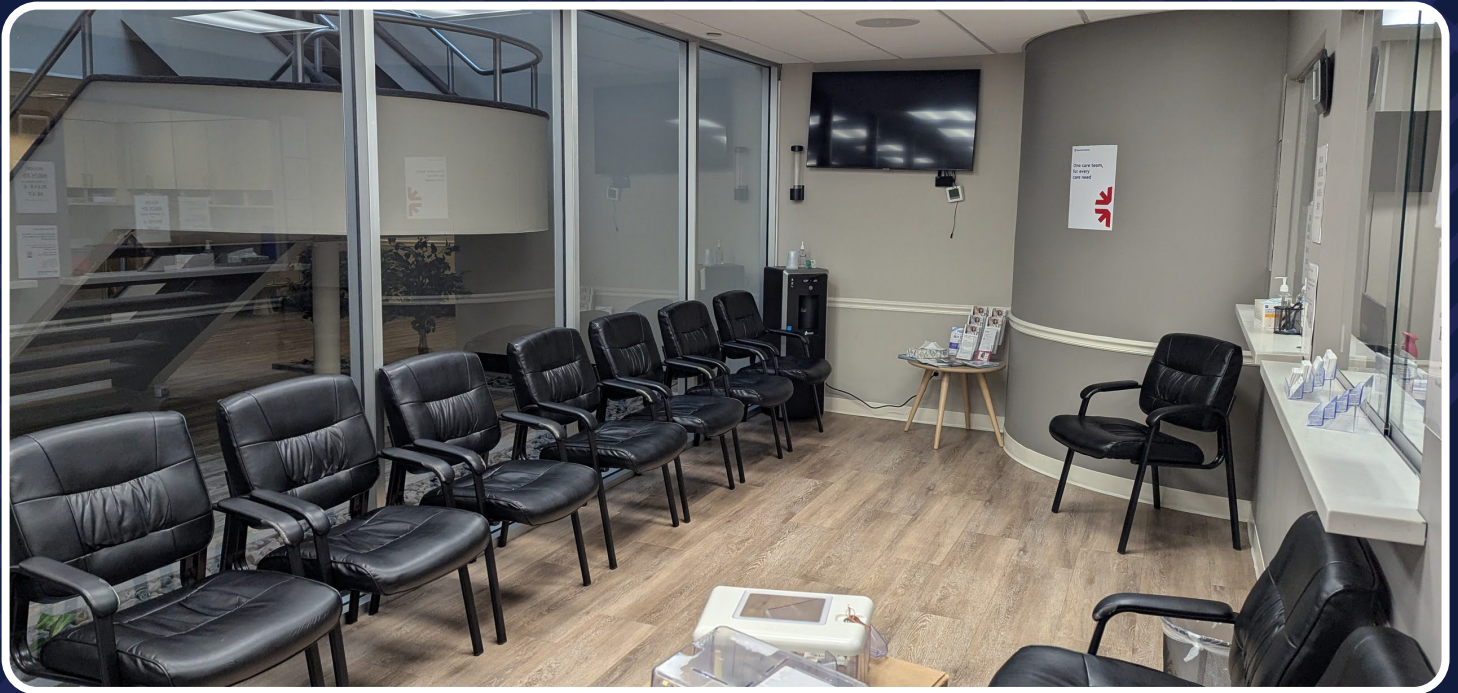
Colliers

BEAUTIFULLY BUILT OUT MEDICAL OFFICE, IN THE HUNTINGTON ATRIUM.

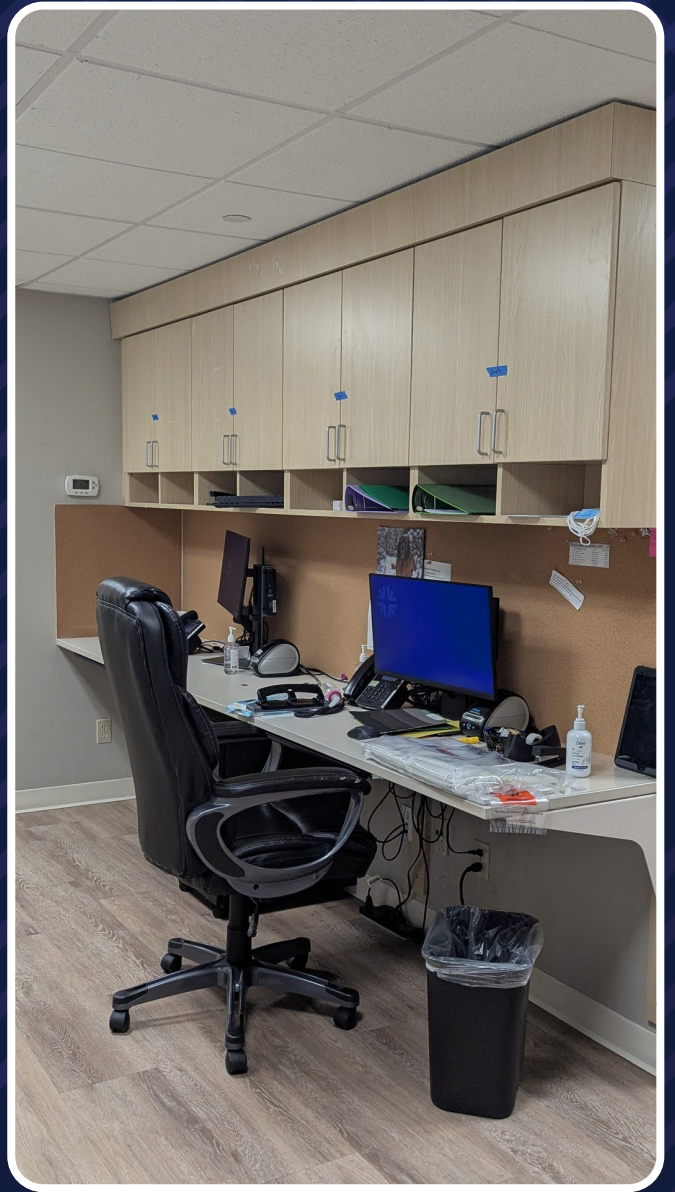
- 4,202 square foot medical office with great visibility from the lobby
- Move-in condition; barely two years old
- Space includes: floor to ceiling glass-walled waiting room, 14 exam rooms with sinks, 5 offices, lab, multiple nurses station, break room and 3 private bathrooms
- Parking: 6.11/1,000 SF
- 24/7 access
- Conveniently located: near Huntington Hospital and just north of the Northern State Parkway
- Property manager on site along with pharmacy and conference center
- Sublease term: 1/31/2030



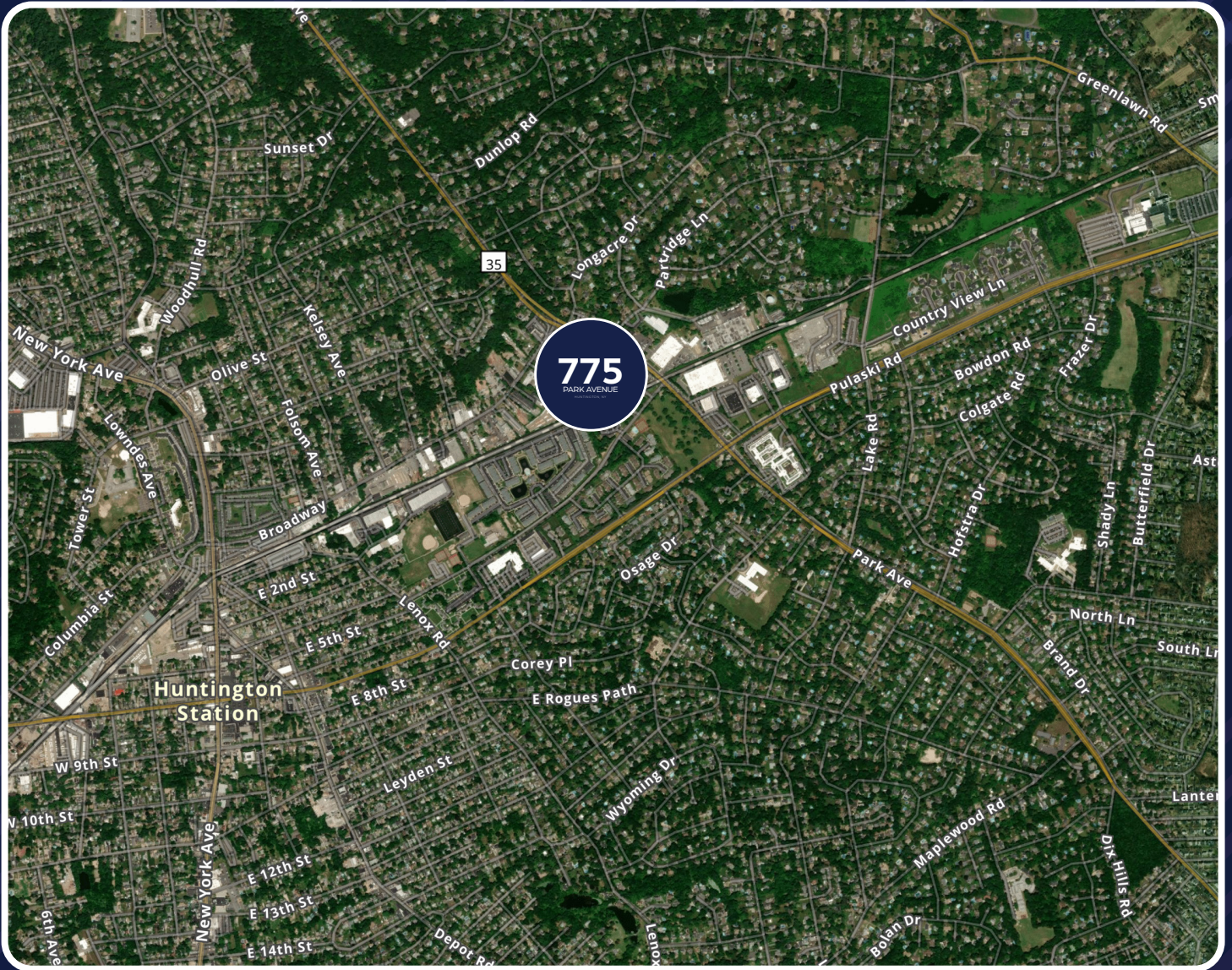
No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.



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