

1601 VETERANS MEMORIAL HIGHWAY

ISLANDIA, NY 11749

OFFICE BUILDING | FOR LEASE



PROPERTY DESCRIPTION

Premium Office space in the Hauppauge/Islandia sub-market of Central Suffolk. Glass building is located at the corner of Veterans and The LIE at Exit # 57. 290 Parking spaces. Amenities include common area, vending machines, UPS/FEDEX Boxes (daily pickup), and a bank with ATM machine on premises. Building currently 90% occupied. Only 3 spaces remaining.

PROPERTY HIGHLIGHTS

- Located at the Corner of LIE and Veterans.
- 290 Parking Spaces/4.55 Ratio
- 24 Hour Tenant Access

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Available SF:	1925 SF - 3361 SF
Parking spaces:	290
Building Size:	63,699 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	410	3,021
Total Population	353	1,400	9,516
Average HH Income	\$136,336	\$131,530	\$147,591

RAYMOND MORDEKHAI

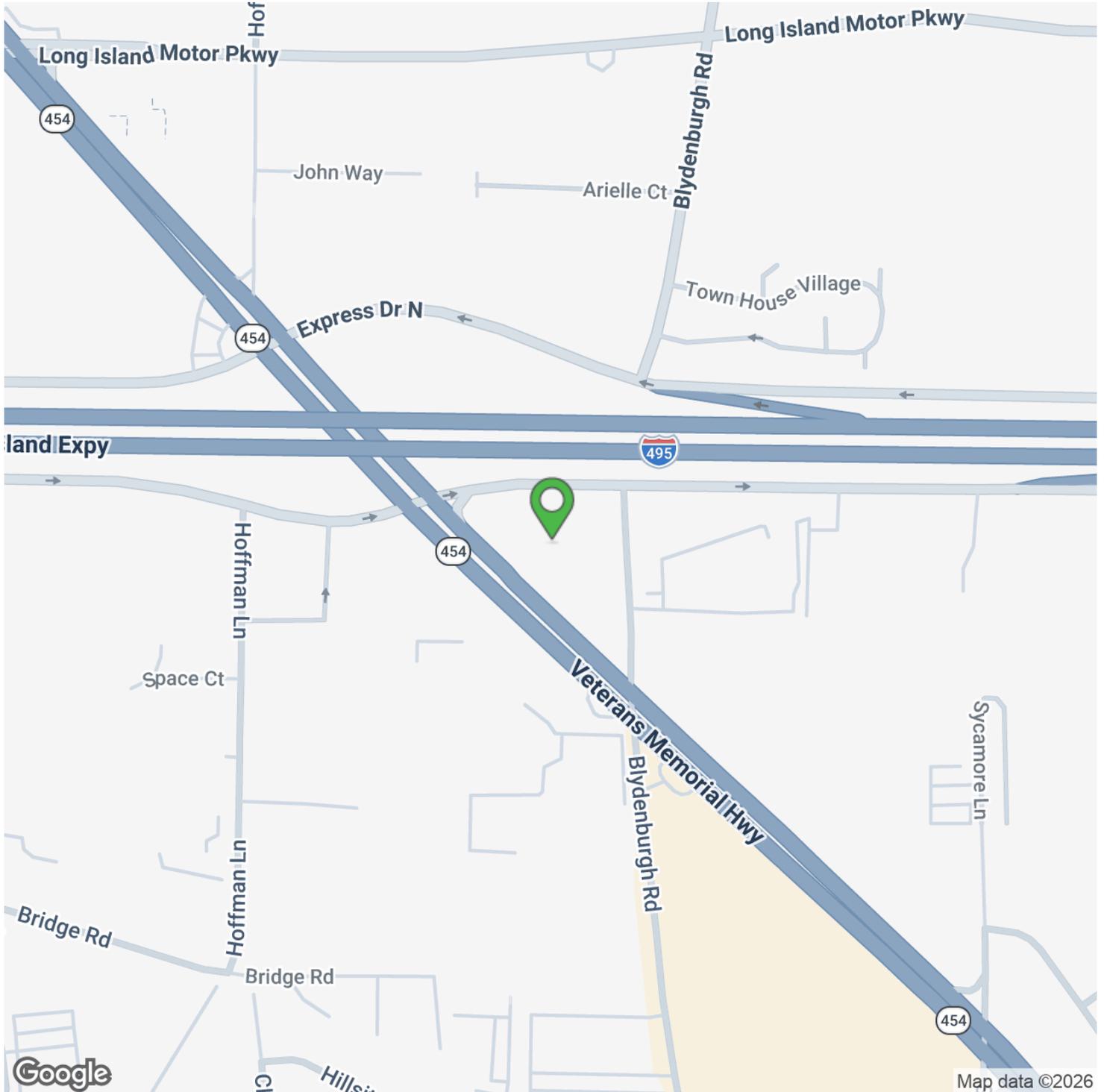
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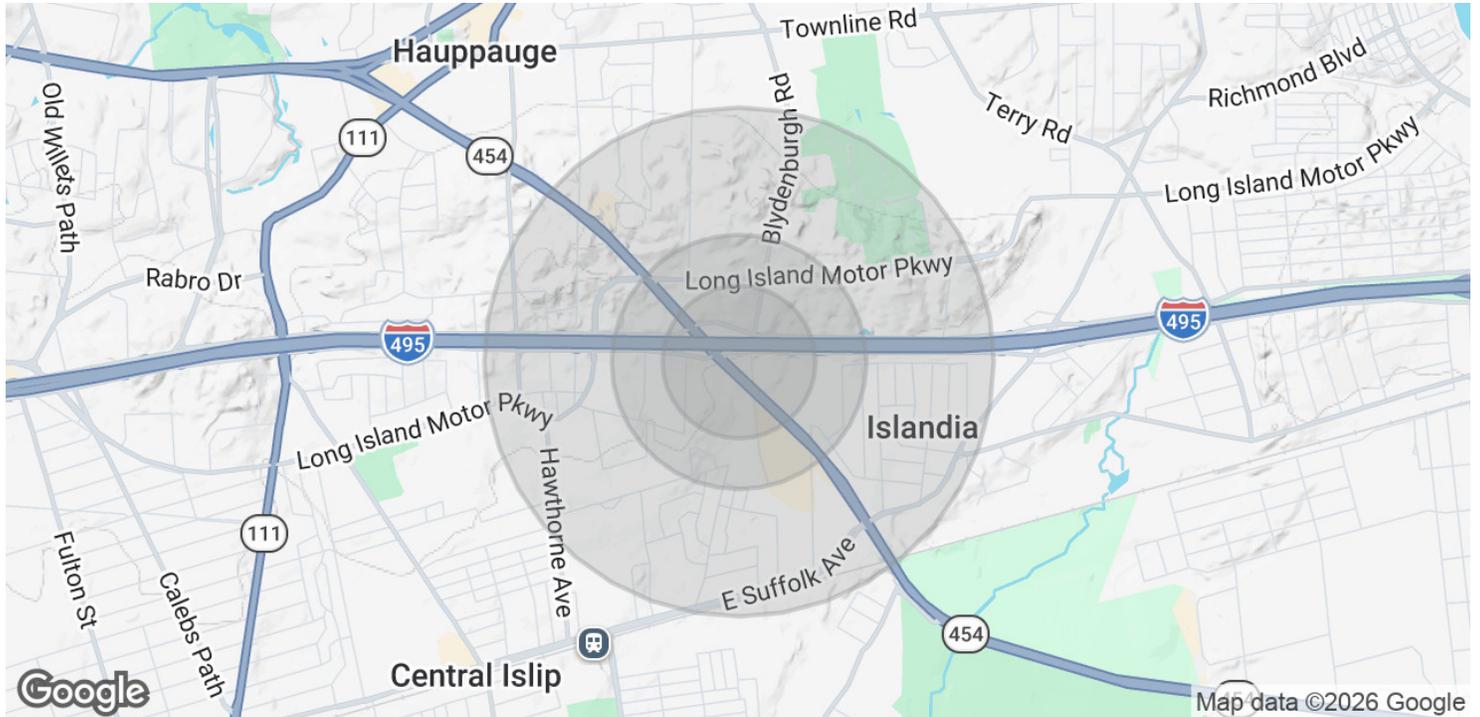
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	353	1,400	9,516
Average Age	60	50	42
Average Age (Male)	55	48	41
Average Age (Female)	63	52	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	410	3,021
# of Persons per HH	4.2	3.4	3.1
Average HH Income	\$136,336	\$131,530	\$147,591
Average House Value	\$533,357	\$547,406	\$557,732

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT

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LEASE INFORMATION

Lease Type: MG
Total Space: 1,069 - 3,361 SF

Lease Term: Negotiable
Lease Rate: \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite # 100	Available	2,143 SF	Modified Gross	\$23.00 SF/yr	1st Floor Office Space with direct Atrium Access
Suite 120	-	1,708 - 3,851 SF	Modified Gross	\$25.00 SF/yr	1st Floor Office Space with direct Atrium Access
Suite # 210	Available	2,148 - 3,361 SF	Modified Gross	\$23.00 SF/yr	-
Suite 350	-	2,410 SF	Modified Gross	\$23.00 SF/yr	-
Unit # 530	-	1,925 SF	Modified Gross	\$23.00 SF/yr	Pre-Built Unit with Wet Pantry.
Suite # 400	Available	1,380 SF	Modified Gross	\$23.00 SF/yr	-
1601 Veterans Memorial Hwy	Available	1,069 SF	Modified Gross	\$23.00 SF/yr	-

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LEASE SPACES