

Ronkonkoma Hub Business Center

5018 Express Dr S, Ronkonkoma, NY 11779



Presented by
Source One Commercial Real Estate



Price: \$23.50 /SF/YR

PRIME OFFICE SPACE IN SUFFOLK COUNTY'S FASTEST-GROWING BUSINESS HUB! STEPS FROM RESTAURANTS, SHOPPING & EVENTS! Check out this incredible opportunity to situate your office in one of Suffolk County's fastest-growing areas! Steps away from the exciting new Station Yards development, you'll have easy access to a vibrant scene of restaurants, shopping, and year-round events.

The Ronkonkoma HUB Business Center places your business in the heart of Long Island's busiest transportation hub, right next to the Ronkonkoma train station and just minutes from the highly anticipated Station Yards—a dynamic residential hub featuring 1,400 brand-new apartments and a wealth of dining and entertainment options.

This modern, upscale office space spans 4,600 sq ft and offers everything your business needs to thrive, including stunning glass-wall conference rooms, a fully equipped break room, and high-end finishes throughout. With smart flat panel LED lighting and windows on every wall, you'll enjoy bright, even lighting and an abundance of natural light all day long.

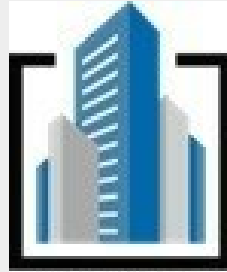
Plus, this space is highly flexible—it's divisible and ready for build-out to suit your specific needs. Don't miss your chance to grow your business in

Ronkonkoma Hub Business Center

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Call Lou at (631) 676 - 2370 for more information today!
In Walking distance of the Ronkonkoma Train Station



SOURCE ONE CRES



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Source One Commercial Real Estate

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Ronkonkoma, NY 11749

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Bullpen



Glass Conference room

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Artel Electrical Contractors	-	May 2025
Dynamic Control	-	May 2022
ETS IT Solutions	-	April 2022
Exit Realty	-	May 2025
Synchropet, Inc.	-	November 2025
UpNexa	-	April 2027

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Private office

Listing space

2nd Floor

Space Available	1,500 - 4,200 SF
Rental Rate	\$23.50 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	5 - 7 Years

Don't miss this opportunity to locate your office in the heart of one of Long Island's busiest transportation hubs. The Ronkonkoma HUB business center is located in just steps from the Ronkonkoma HUB train station and Long Island's newest planned residential hub, Station Yards. The location gives you access to employees living in the new Station Yard development which boasts 1400 new apartments, multiple restaurants and bars as well as a host of other amenities including being situated around the Ronkonkoma Train Station. The Ronkonkoma Hub Business Center offers tenants a modern upscale office at a value. This space offers 4,600 sq ft of opportunity for your business with glass wall conference rooms, full break room and high-end finishes throughout. Smart flat panel LED lighting throughout the space along with windows on every wall allowing for natural light at every corner. This space is divisible with build out available.

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Property Photos



Lobby Photos

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Location

