

Multiple Office Units Available For Lease

22 Lawrence Ave Smithtown, NY 11787



For More Information:

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 **Douglas Elliman**
Commercial

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Professional Office Spaces For Lease

22 Lawrence Ave Smithtown, NY 11787



Offering Summary	
Lease Rate:	\$24.00 PSF
Building Size:	18,000 SF
Available SF:	480 - 1,700 SF
Total Number of Units:	19
Number of Available Units:	5

Property Overview

Multiple Professional Office Spaces Available for Lease in this 18,000+ SF Professional Building situated in the heart of Smithtown. Spaces range from 480 SF up to 1,700 SF. Building is three stories with elevator, ample parking for 25+ vehicles in private lot. Walk to the heart of Smithtown's Village Center and local restaurants and shops and a short walk or drive to the Smithtown LIRR station. Contact Mike Lightcap for more details.

Property Highlights

- Multiple Office Units Available For Lease
- Three Story Office Building with Elevator
- Ample Parking in Large Lot
- En Suite Restrooms

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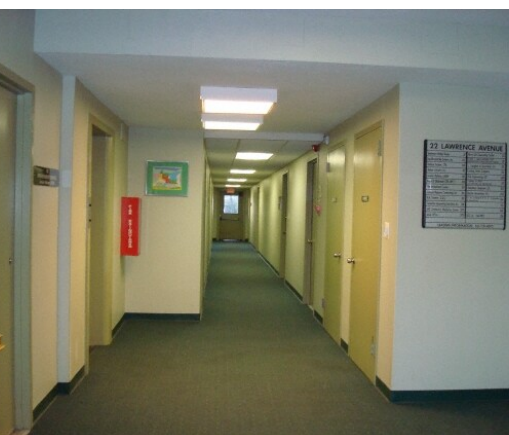
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Available Office Spaces

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	480 - 1,700 SF	Lease Rate:	\$24.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Lower Level Suite 1	Available	1,700 SF	NNN	\$24.00 SF/yr
2nd Floor Suite 216	Available	620 SF	NNN	\$24.00 SF/yr
3rd Floor Suite 300	Available	498 SF	NNN	\$24.00 SF/yr
3rd Floor Suite 303	Available	480 SF	NNN	\$24.00 SF/yr
3rd Floor Suite 308	Available	520 SF	NNN	\$24.00 SF/yr

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Local & National Retailer Map

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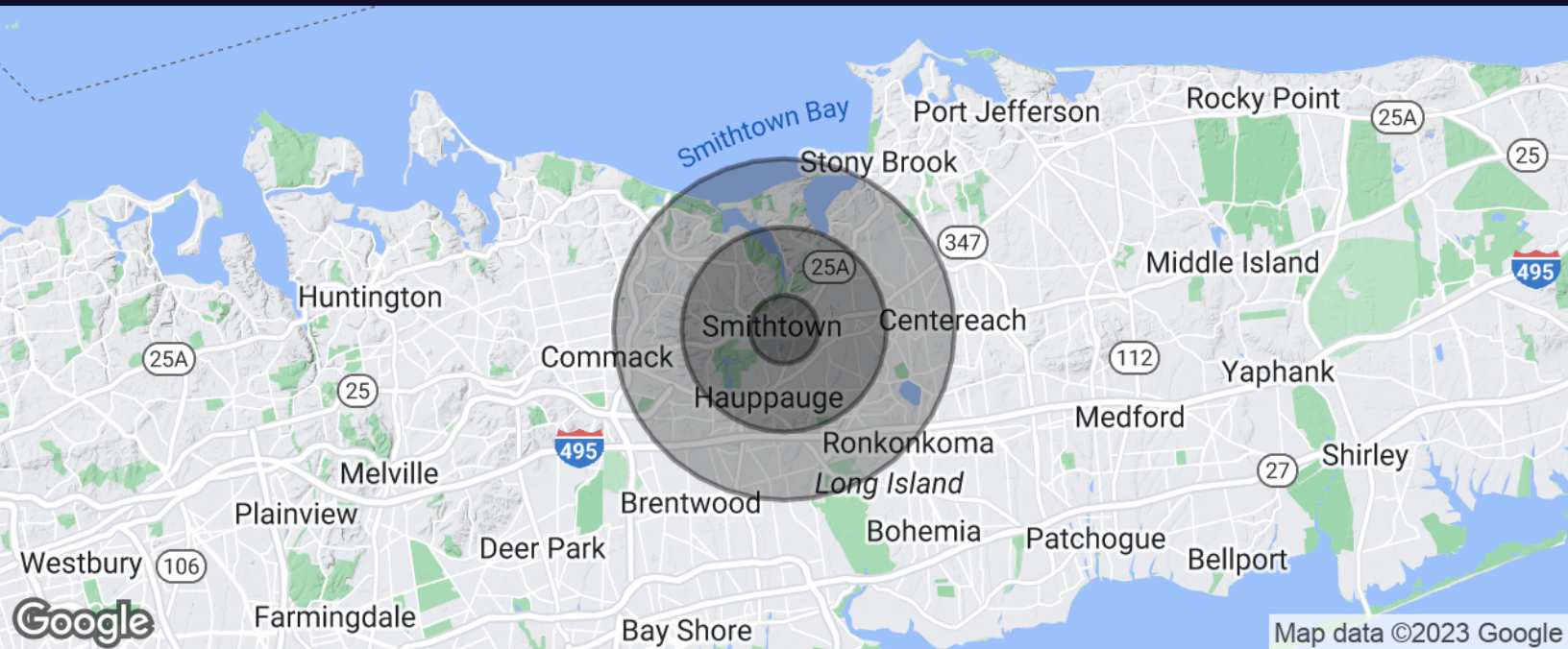
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Office Property For Lease

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Population	1 Mile	3 Miles	5 Miles
Total Population	6,501	66,038	198,867
Average Age	44.4	45.1	42.5
Average Age (Male)	44.1	43.3	40.5
Average Age (Female)	43.6	45.8	43.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,335	23,945	68,422
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$166,905	\$148,619	\$132,502
Average House Value	\$538,772	\$530,203	\$471,934

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