

Lease

Office

**Exclusive Listing**



**Property Information**

**66 Southern Blvd., Nesconset, NY 11767**

<b>Min Available SF:</b>	6,250	<b>Sprinklered:</b>	Yes	<b>Fuel:</b>	Gas
<b>Max Available SF:</b>	6,250	<b>Possession:</b>	Immediate		
<b>Gross Building Area:</b>	31,231	<b>Lot Size (Acres):</b>	3.79		
<b>Lease Rate PSF:</b>	\$20.95	<b>Parking:</b>	3.1 per 1,000		
<b>Electric:</b>	\$3.50	<b>Stories:</b>	2		
<b>Lease Type:</b>	+ Electric & Cleaning				

Prime second floor office space with direct access from main lobby with elevator. 9 private offices, large open bullpen area, conference room, kitchen/break room, server/storage room, two private bathrooms. High window to floor ratio. Additional parking above standard pro-rata parking space ratio can be provided to an office tenant. Gross Lease plus electric and cleaning.

Located on the west side of Southern Blvd. between Route 347 (Nesconset Highway) and Route 25 (Jericho Turnpike). Immediate proximity to Smithtown/St. James "New Car Dealer Row" featuring over 15 new car dealerships.

**For Information, please contact:** Lee Rosner, CCIM SIOR (631) 761-6886 Direct Dial  
 Brian McGuire (631) 761-9403 Direct Dial

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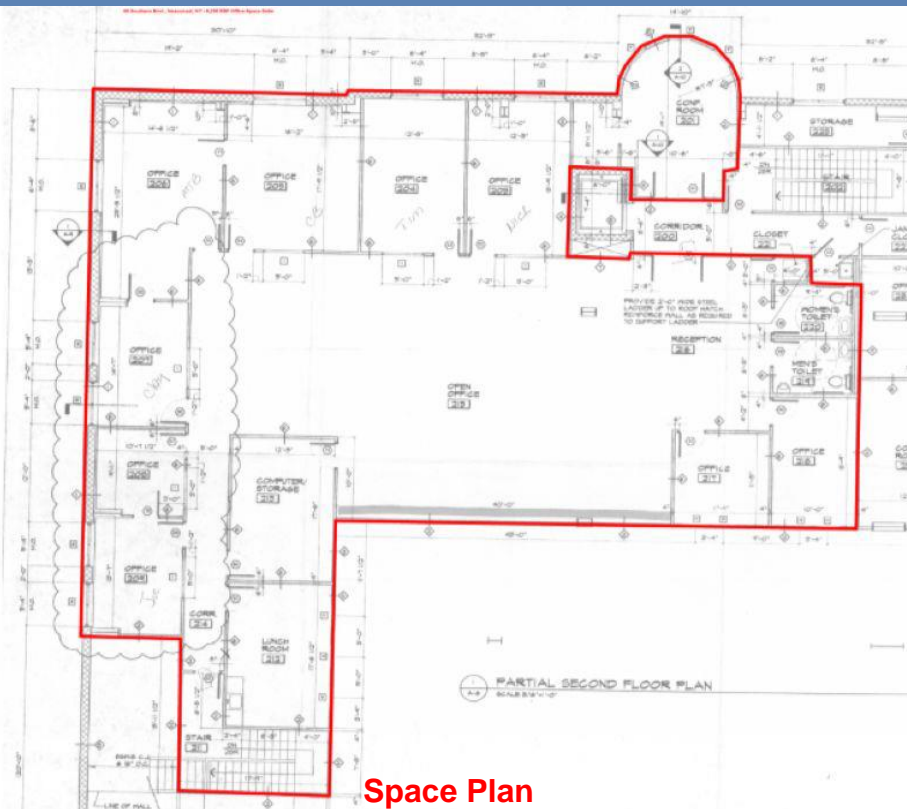
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Coldwell Banker Commercial Island Corporate Services  
 1601 Veterans Memorial Highway, Suite 420  
 Islandia, NY 11749



Alternate Photo



Space Plan

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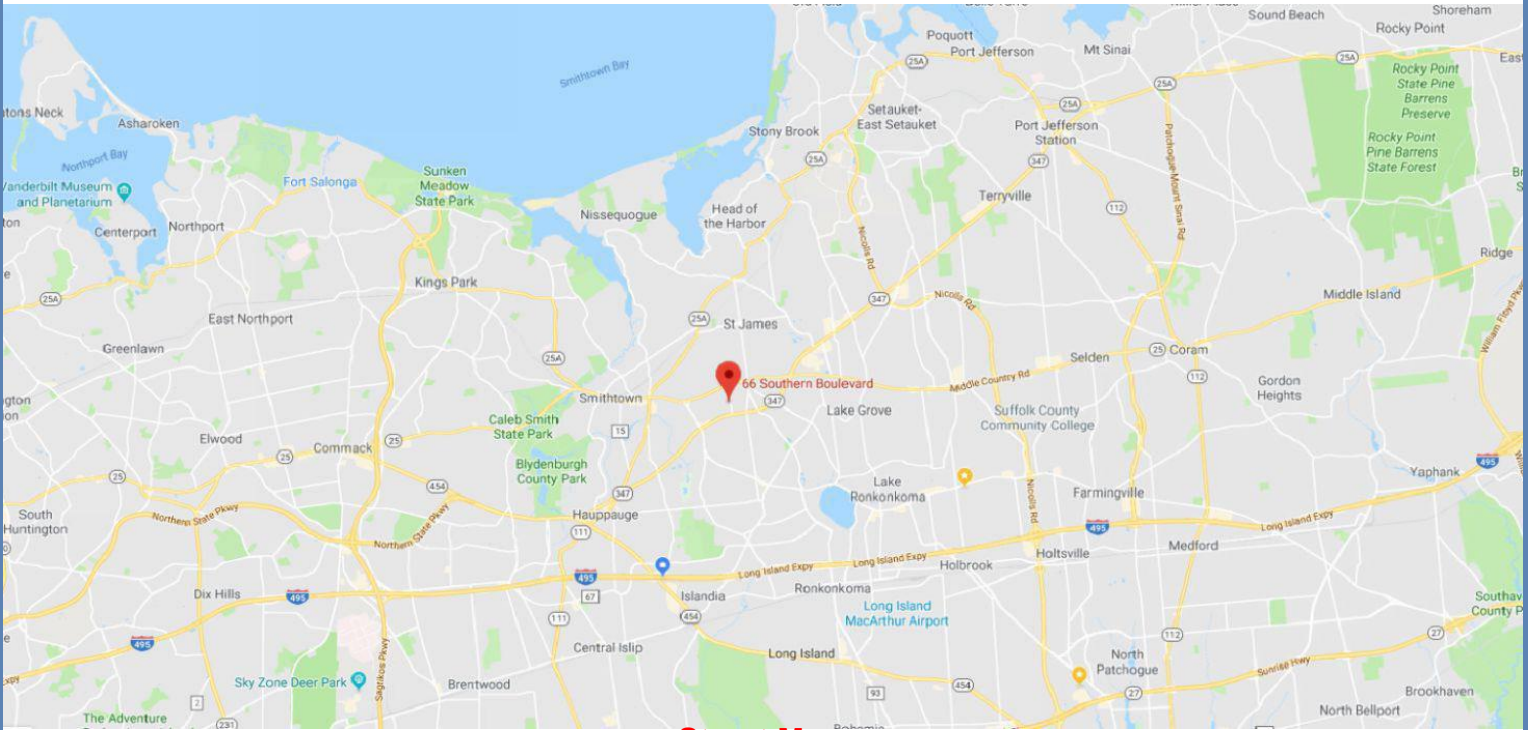
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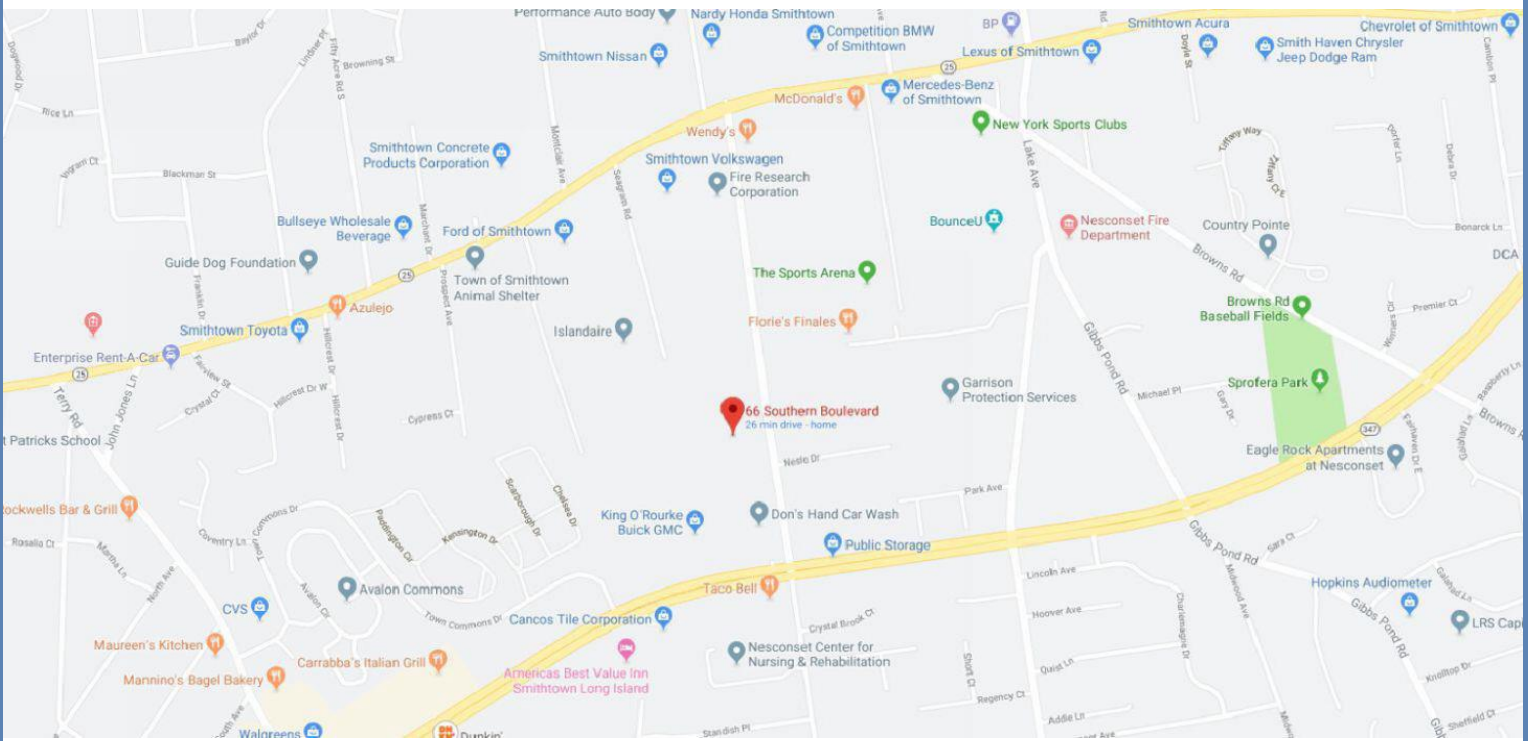
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**Street Map**



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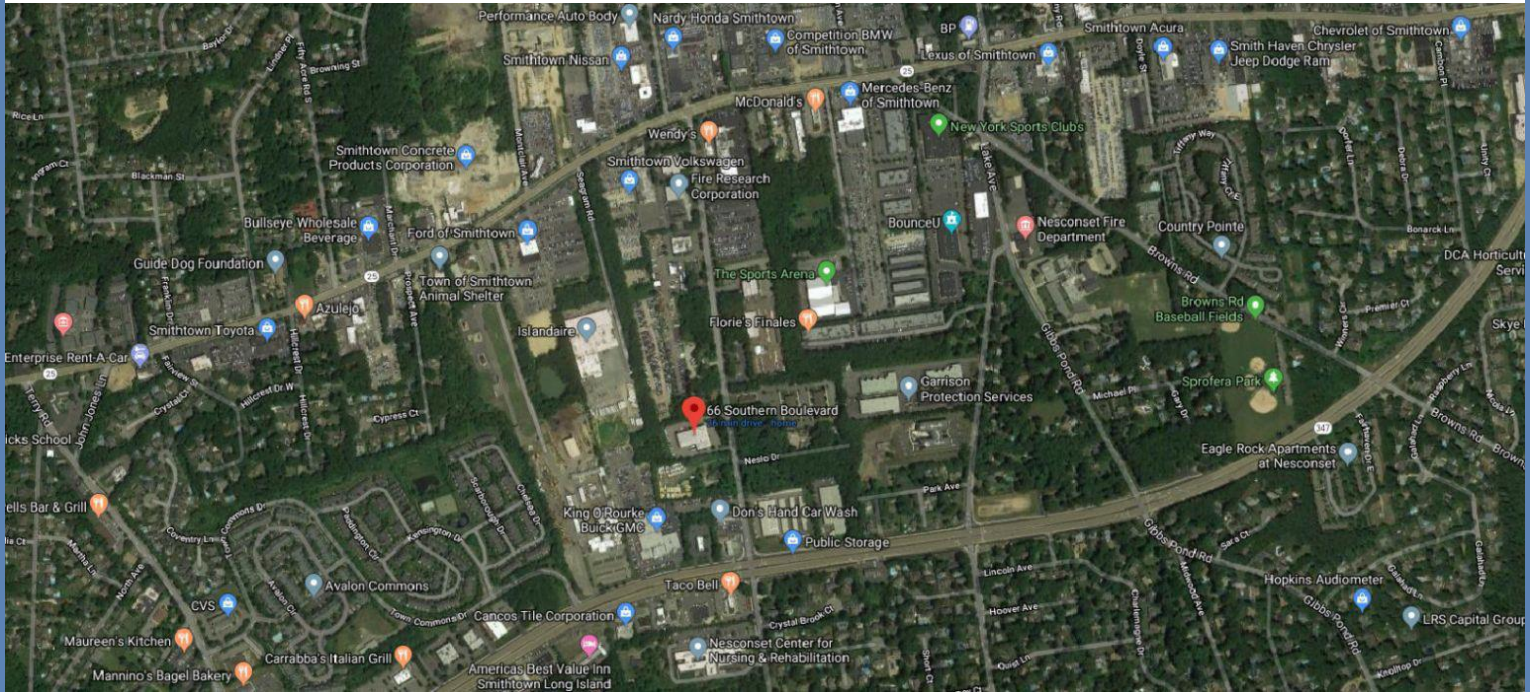
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Aerial

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