



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$22.00 SF/yr (+Electric)
<b>Building Size:</b>	20,000 SF
<b>Available SF:</b>	1,300 - 2,254 SF
<b>Lot Size:</b>	1.2 Acres
<b>Year Built:</b>	1976
<b>Renovated:</b>	2022
<b>Zoning:</b>	J2

### PROPERTY OVERVIEW

Access card system on lobby doors.  
Rooftop HVAC units with individual controls in each suite.  
Passenger elevator services all floors.  
Available storage space in basement.  
Ample parking.  
Entire outside parking lot is lighted.  
Exterior directory signage lit at night.  
Recently updated hallway bathrooms.

### LOCATION OVERVIEW

Located in Port Jefferson Station on Route 112 just south of Route 347 (Nesconset Highway). Close to St. Charles and Northwell Mather Hospitals. Opposite large grocery anchored shopping center.

### PROPERTY HIGHLIGHTS

- Class A Medical/Professional Office
- Separately Metered Utilities
- Ample Parking
- 4 Way Signalized Intersection and Multiple Curb-cuts

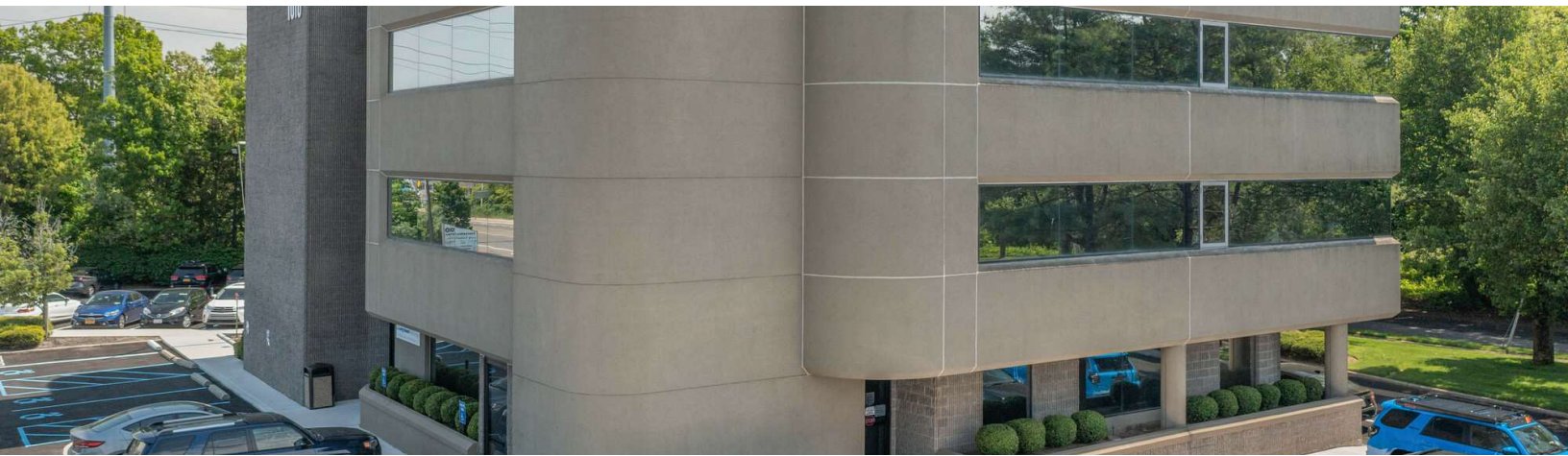
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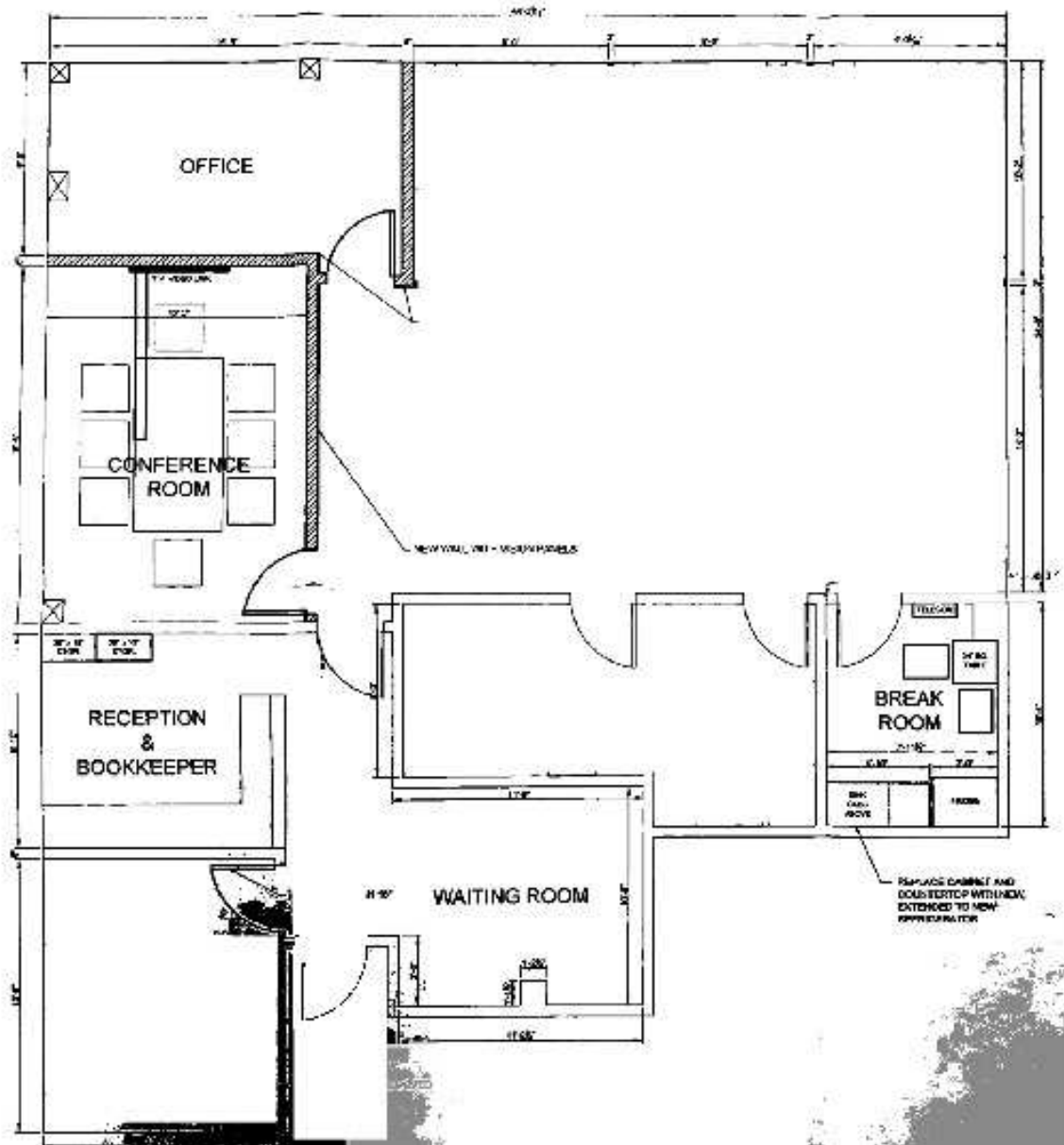
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Susie 200 Floor Plan

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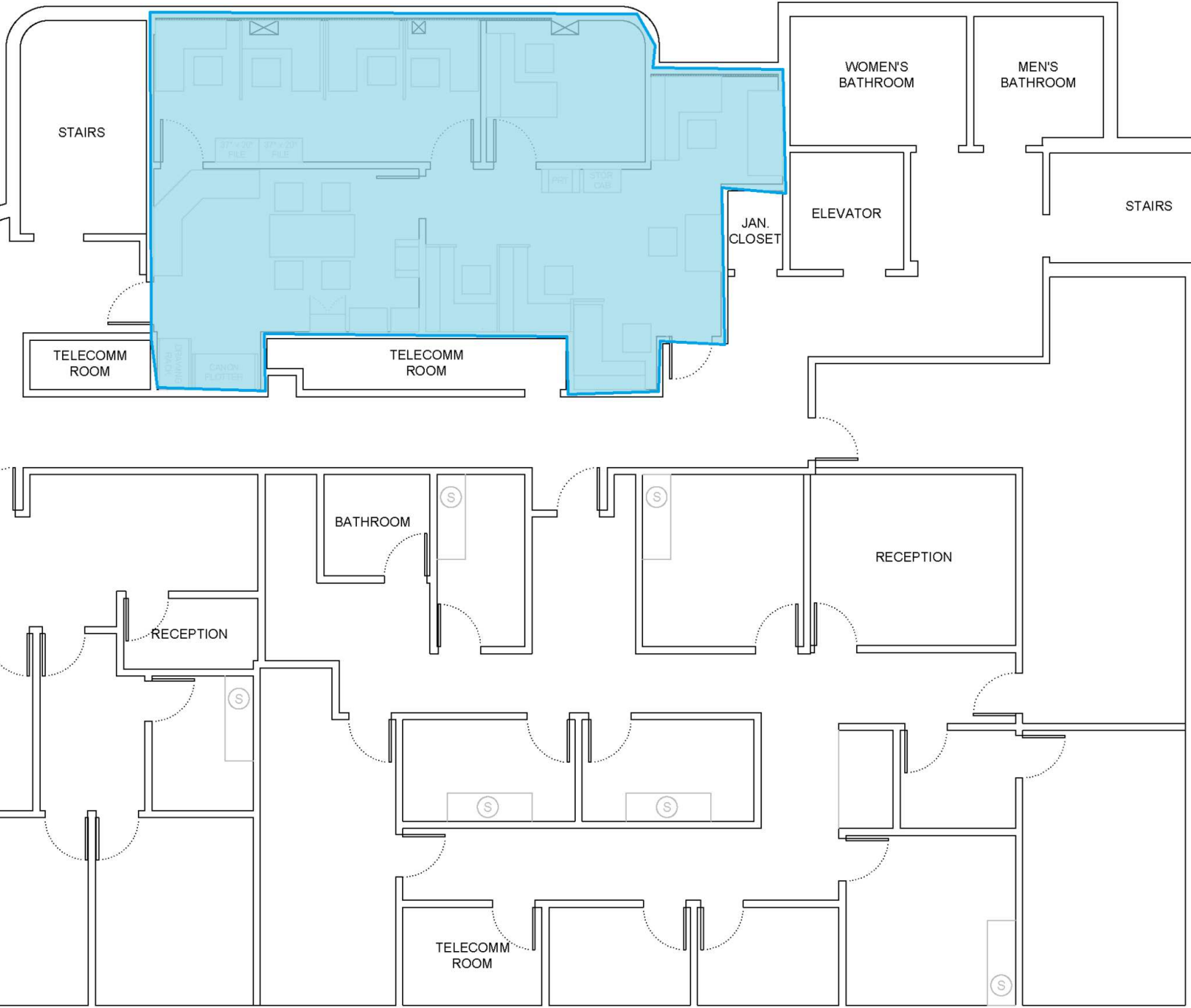
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**FOR LEASE**



Suite 310 Floor Plan (Blue Shaded Area)

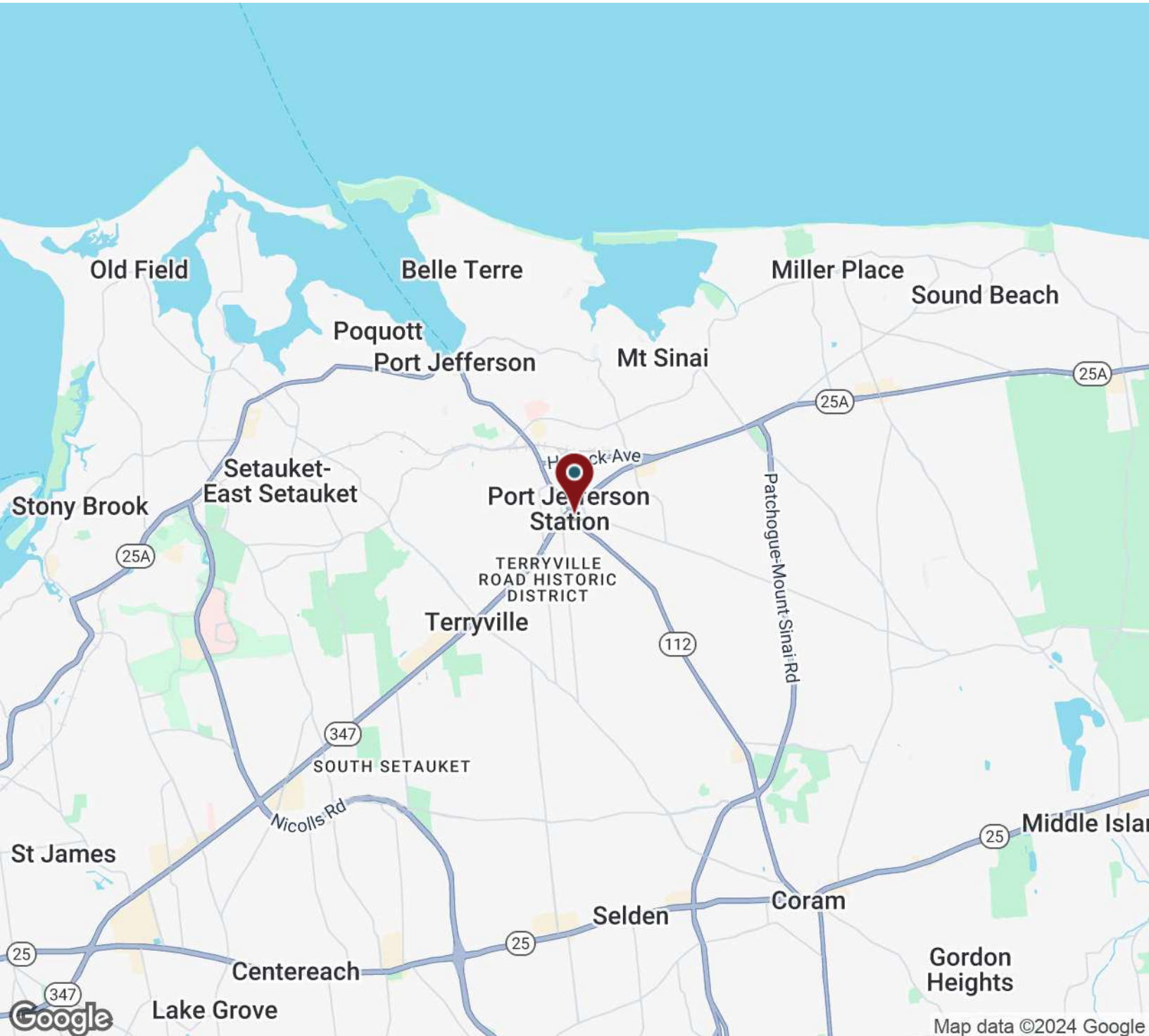
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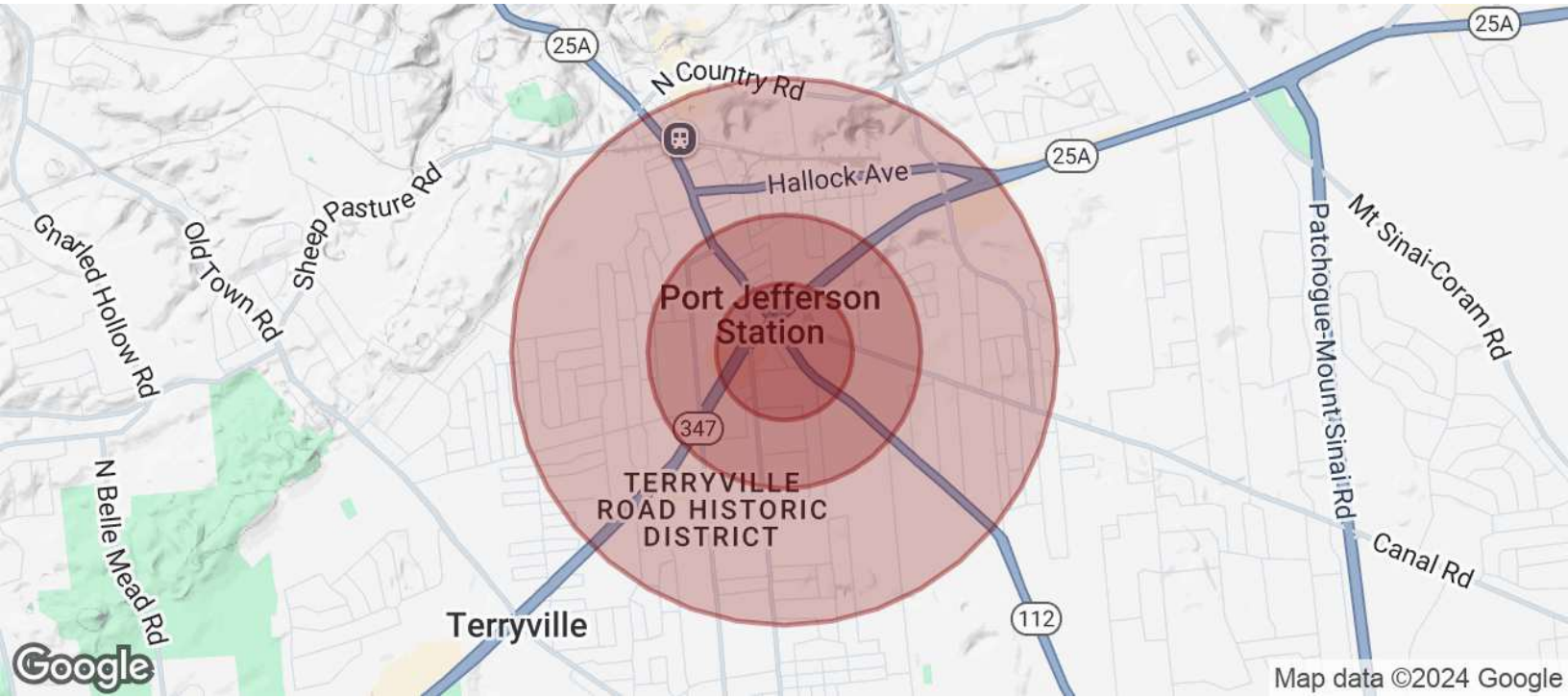
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	484	2,072	8,575
Average Age	40.9	39.5	39.0
Average Age (Male)	44.7	41.9	40.0
Average Age (Female)	40.2	38.9	39.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	184	771	3,301
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$103,201	\$100,674	\$103,729
Average House Value	\$378,020	\$375,975	\$375,628

2020 American Community Survey (ACS)

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