



SCHACKER REALTY

Exclusive Listing

**1,000 sq. ft. of Office/Medical Space For Lease**  
**440-450 Waverly Ave, Patchogue**



**Specifications:**

**Building Size:** 46,000 sq. ft.  
**Lot Size:** 5.12 Acres  
**Ceiling Height:** 10.0'  
**A/C:** Full A/C  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** Immediately  
**Lease Price:** \$ 26.00 Gross

**Suite 2 • 24 Hour access • Signage • This campus-style community offers a total of 46,000 square feet across all building • All units have separate exterior entrances • Location is in close proximity to Sunrise Hwy with easy access to the LIE, area airports and the LI**



**James Parnes, RE Salesperson**  
516-732-7864 (cell)  
631-293-3700 x45  
jp@schackerrealty.com



**Chris Ferencsik, Associate RE Broker**  
516-527-3334 (cell)  
631-293-3700 x25  
cf@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.

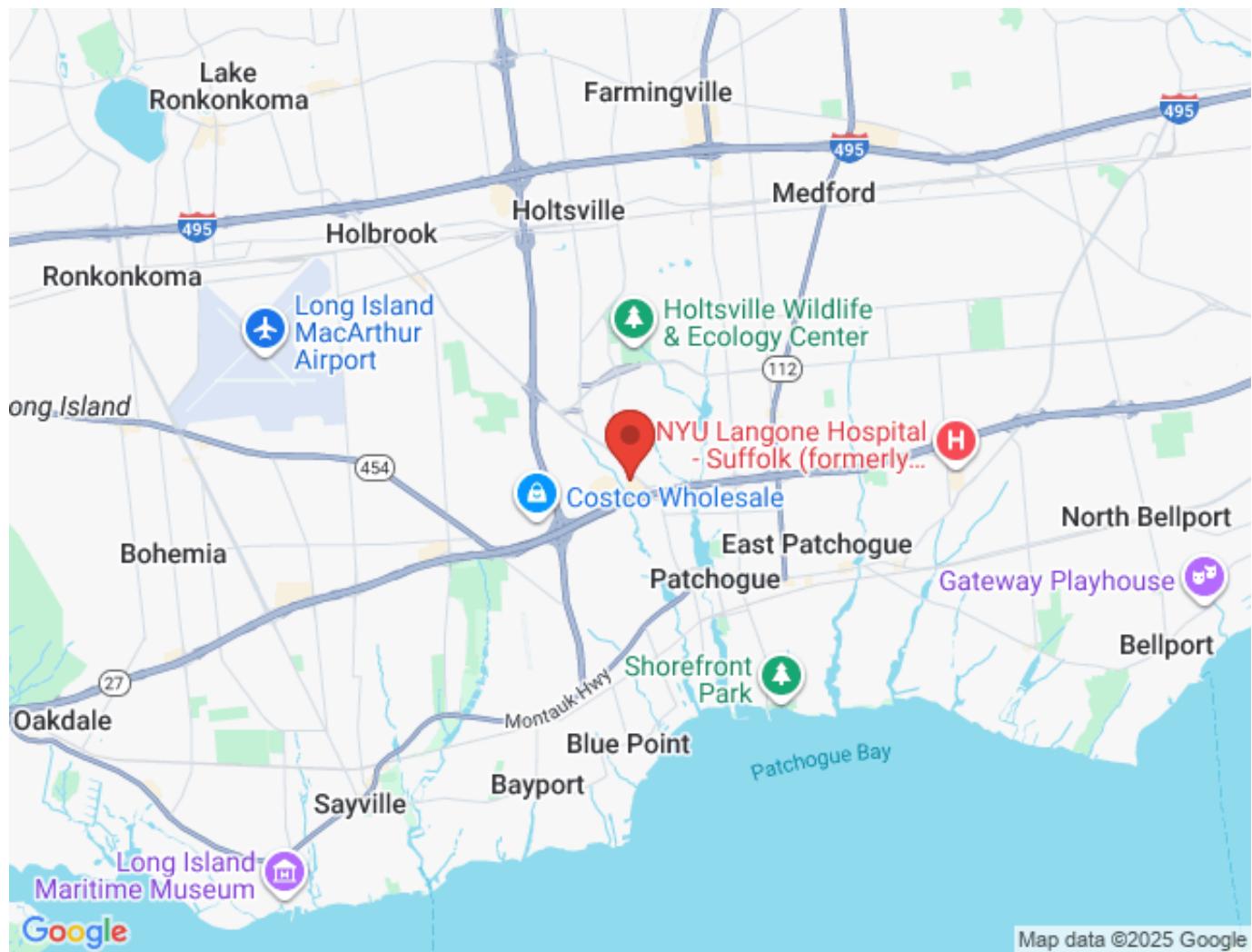


SCHACKER REALTY

440-450 Waverly Ave, Patchogue



All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.



SCHACKER REALTY

440-450 Waverly Ave, Patchogue



All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



SCHACKER REALTY

440-450 Waverly Ave, Patchogue



All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.