

PREMIER PROFESSIONAL & MEDICAL FACILITY

2,298 SF

FOR SALE OFFICE SPACE

IDEAL FOR

- ✓ LAW FIRM
- ✓ ACCOUNTING PRACTICE
- ✓ MEDICAL / DENTAL OFFICE
- ✓ WEALTH MANAGEMENT
- ✓ REAL ESTATE AGENCY
- ✓ INSURANCE BROKERAGE



SITE HIGHLIGHTS



TURN-KEY INFRASTRUCTURE

Fully renovated with solid hardwood/modern barn doors, custom window treatments, and updated Cat 6/phone systems.



FLEXIBLE MULTI-TENANT LAYOUT

Two separate front entrances and self-contained floors with individual kitchenettes and restrooms allow for independent operations.



HIGH-END UPGRADES

Premium finishes throughout, including custom cabinetry and marble countertops in the first-floor workspaces.



RECENT CAPITAL IMPROVEMENTS

Upgraded with new electrical service and meter (2025), plus a recently replaced parking lot.



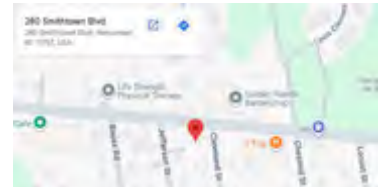
STRONG PARKING RATIO

5.79/1,000 SF parking ratio (13 spaces) ensures ample accommodation for staff, clients, and .



STRATEGIC LONG ISLAND LOCATION

Convenient access to the Long Island Expressway (2 miles) and the Ronkonkoma LIRR Station (3.9 miles).



\$205,953

Average HH Income
Within 1 Mile



15,400+

Vehicles Per Day
Smithtown Blvd



10,950

Total Population
Within 1 Mile

280 Smithtown Blvd Nesconset, NY 11767

Established Professional Destination. **Exceptional Ownership**

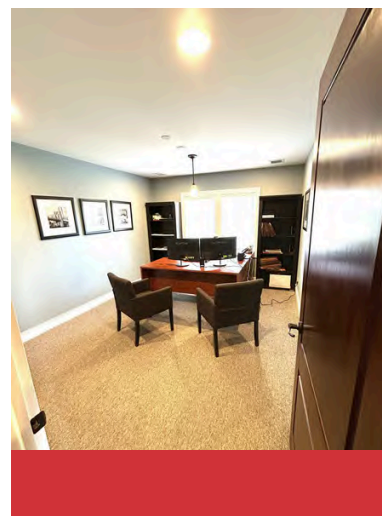
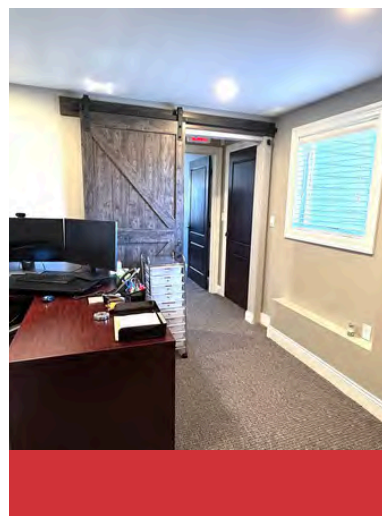
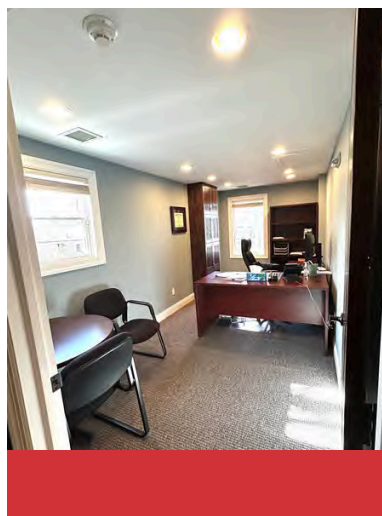
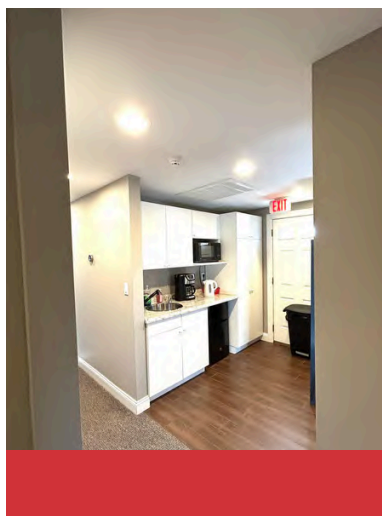
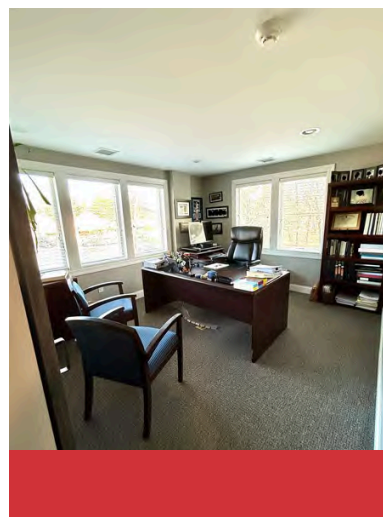


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