

PROFESSIONAL/MEDICAL OFFICE SPACES AVAILABLE

31 Oak St | Patchogue, New York 11772

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

31 Oak St | Patchogue, New York 11772

Total Building Size:	17,328 SF	Lot Size:	0.42 Acres
Building Class:	B	Parking:	33 Spaces + Street
Available SF:	1,187	Zoning:	D2
# Of Available Units:	(1) One	Lease Rate:	\$25.00 SF (Modified Gross)

For breakdown of available units see page 3.

Property Overview

Multiple office suites are available for lease in this expansive 17,000+ square foot professional and medical office building, ideally situated in the heart of Patchogue Village. Multiple suites available, offering flexible options for businesses of various sizes. The building features a private parking lot with space for 33 vehicles, along with convenient access to street parking and nearby municipal lots. Located just steps from vibrant Main Street, tenants will enjoy proximity to restaurants, shops, and public amenities.

This two-story building is equipped with an elevator, central air conditioning, and adaptable floor plans to suit a wide range of professional or medical uses. All units feature separate meters for electricity. Tenants pay their proportionate share of tax increases and CAM increases per annum; Landlords pay the base charges for these items. Whether you're establishing a new practice or expanding your business, this location offers the visibility, convenience, and functionality to support your success.

Property Highlights

- This professional/medical office building situated on highly visible corner offers multiple units available for lease.
- Strategically located in a prime location in the heart of Patchogue Village, just steps from Main Street.
- Flexible floor plans that can accommodate a wide range of professional or medical uses.
- Tenants benefit from a private parking lot with 33 spaces, along with additional street and municipal parking nearby.
- The two-story building features central air, elevator access, and ADA compliant entry making it a convenient and well-equipped choice for any business.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

LEASE SPACES



31 Oak St | Patchogue, New York 11772

Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,187 SF	Lease Rate:	\$25.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 2	1,187 SF	Modified Gross	\$25.00 SF/yr

Exclusively represented by:

Michael G. Murphy

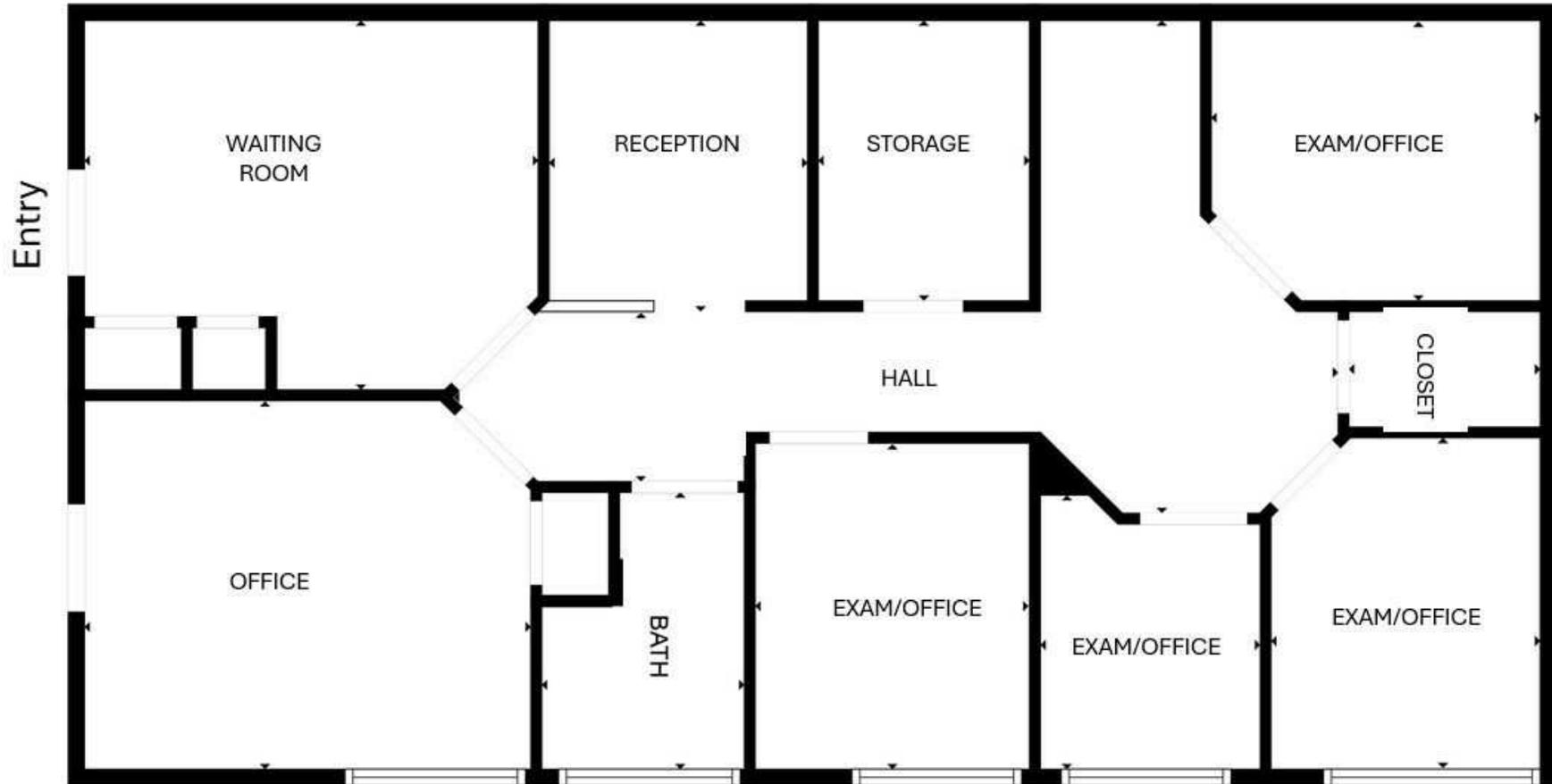
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

FLOOR PLAN- SUITE 2

31 Oak St | Patchogue, New York 11772



First Floor Suite 2

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson

631.885.5017 Email: thomas.tortorici2@elliman.com

EXTERIOR PHOTOS

31 Oak St | Patchogue, New York 11772



HIGHLY VISIBLE CORNER LOCATION



PARKING FOR 33 VEHICLES IN PRIVATE LOT



METICULOUSLY MAINTAINED FACADE + ADDITIONAL STREET PARKING

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

INTERIOR PHOTOS SUITE 2

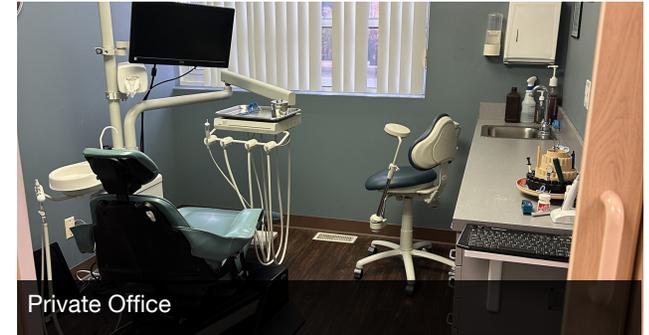
31 Oak St | Patchogue, New York 11772



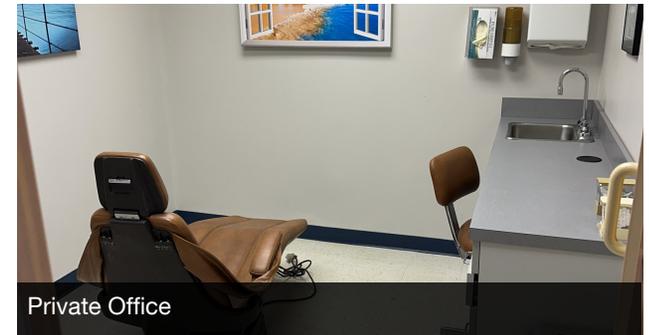
Waiting Area



Reception Area



Private Office



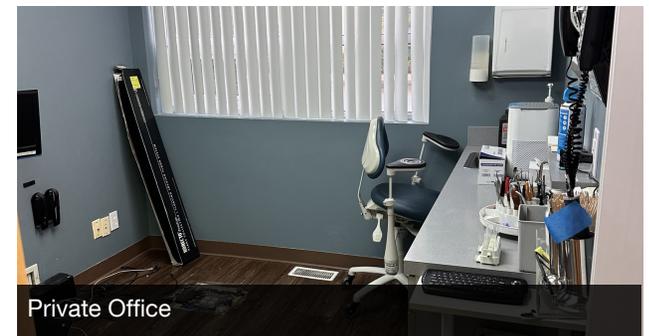
Private Office



Hallway



Private Office



Private Office

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

RETAILER MAP

31 Oak St | Patchogue, New York 11772



Exclusively represented by:

Michael G. Murphy

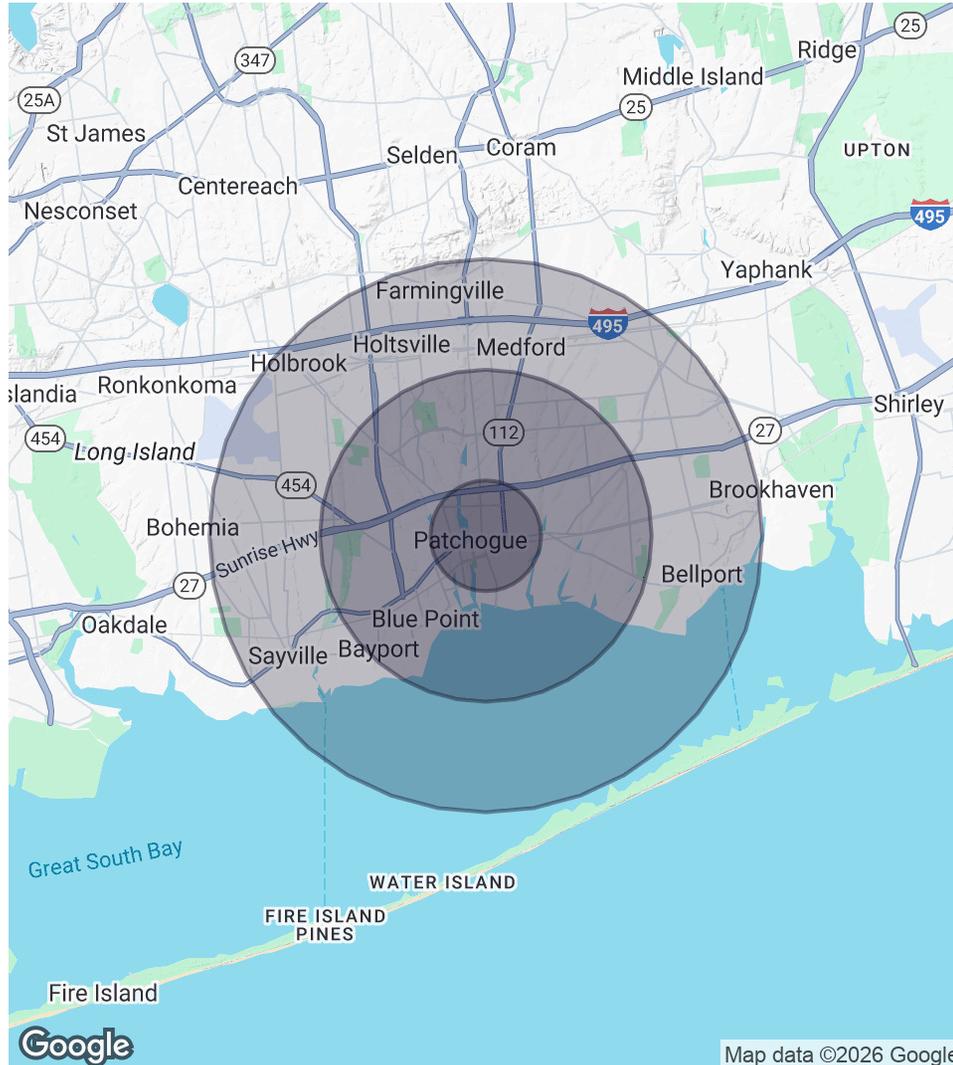
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

DEMOGRAPHICS MAP & REPORT

31 Oak St | Patchogue, New York 11772



1 Mile Radius

Population
14,552
Households
5,889
Average HH Income
\$132,354

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

3 Miles Radius

Population
68,714
Households
26,359
Average HH Income
\$149,300

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

5 Miles Radius

Population
165,220
Households
59,584
Average HH Income
\$155,048

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

31 Oak St | Patchogue, New York 11772

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



Thomas Tortorici

Licensed Real Estate Salesperson

631.885.5017

Email: thomas.tortorici2@elliman.com



Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT
TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY
YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE
OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.