

Property For Lease

1 Michael Avenue

1 Michael Avenue Farmingdale, NY 11735



For More Information:

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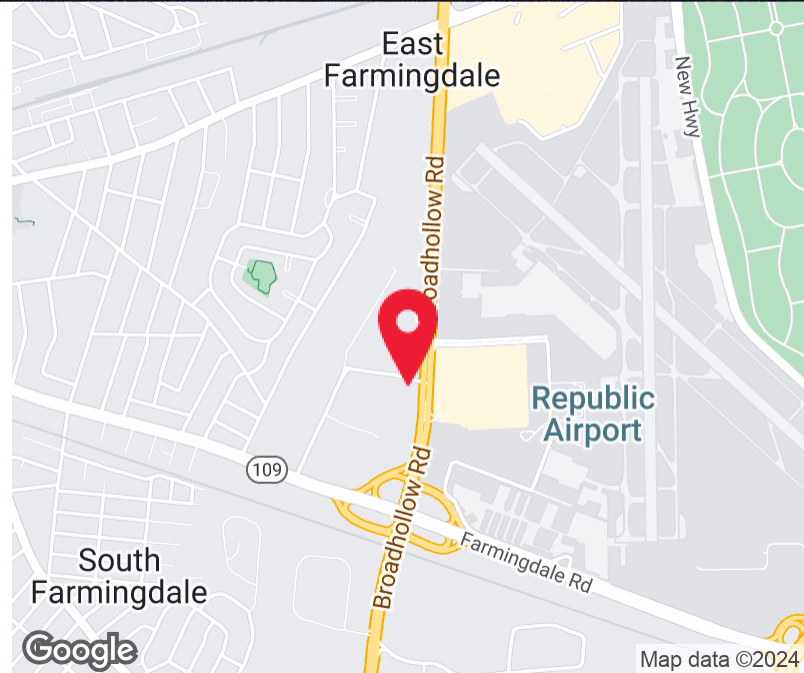
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Office Property For Lease

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Offering Summary

Lease Rate:	\$20.00 - 25.00 SF/yr (MG; Gross)
Building Size:	24,553 SF
Available SF:	2,669 - 22,949 SF
Lot Size:	1.5 Acres
Year Built:	1976
Zoning:	Light Industrial District
Market:	Long Island (New York)
Submarket:	Western Suffolk
Traffic Count:	51,672

Property Overview

Versatile and fully-equipped workspace situated at the corner of Rte 110 and Michael Ave in Farmingdale, NY. This property boasts an array of features perfectly tailored for a dynamic corporate setting. High visibility and easy accessibility, placing it in the heart of a vibrant commercial district with access to various amenities and services. From 2669 sq.ft to 22949 sq.ft of space available.

Property Highlights

- **Plug-and-Play Workspace:** Seamlessly ready for immediate use, this property offers a turnkey solution for businesses with 55 pristine workstations, never before utilized, providing a fresh and modern work environment.
- **Ideal Corporate Headquarters:** With a mostly open floor plan layout, including 20 private offices and 70 workstations, this property is an excellent choice for establishing a corporate headquarters. The versatile space is designed to accommodate anywhere from 25 to 188 individuals.
- **Parking Facilities:** Enjoy convenience with a covered parking deck underneath the building, providing 25 covered parking spaces alongside an additional 65 surface

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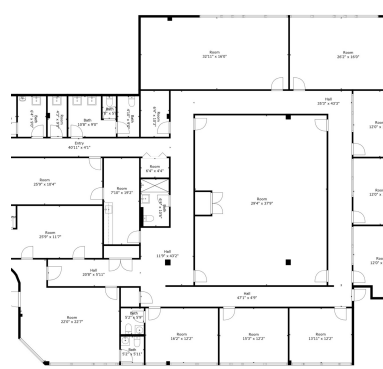
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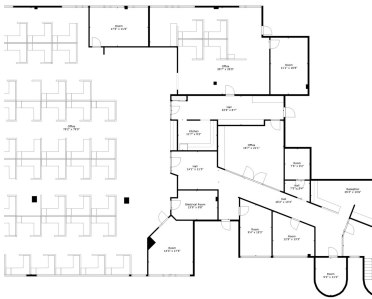


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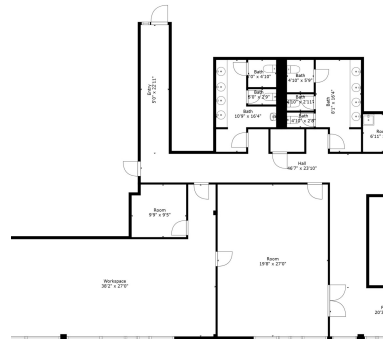
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TOTAL: 6172 sq. ft.
FLOOR 1: 6172 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 32 sq. ft.
(See First Floor Plan for Approximate Location of Excluded Areas)



TOTAL: 9163 sq. ft.
Below Ground: 224 sq. ft., FLOOR 2: 8939 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 113 sq. ft.
(See Second Floor Plan for Approximate Location of Excluded Areas)



TOTAL: 2669 sq. ft.
FLOOR 1: 2669 sq. ft.
(See First Floor Plan for Approximate Location of Excluded Areas)

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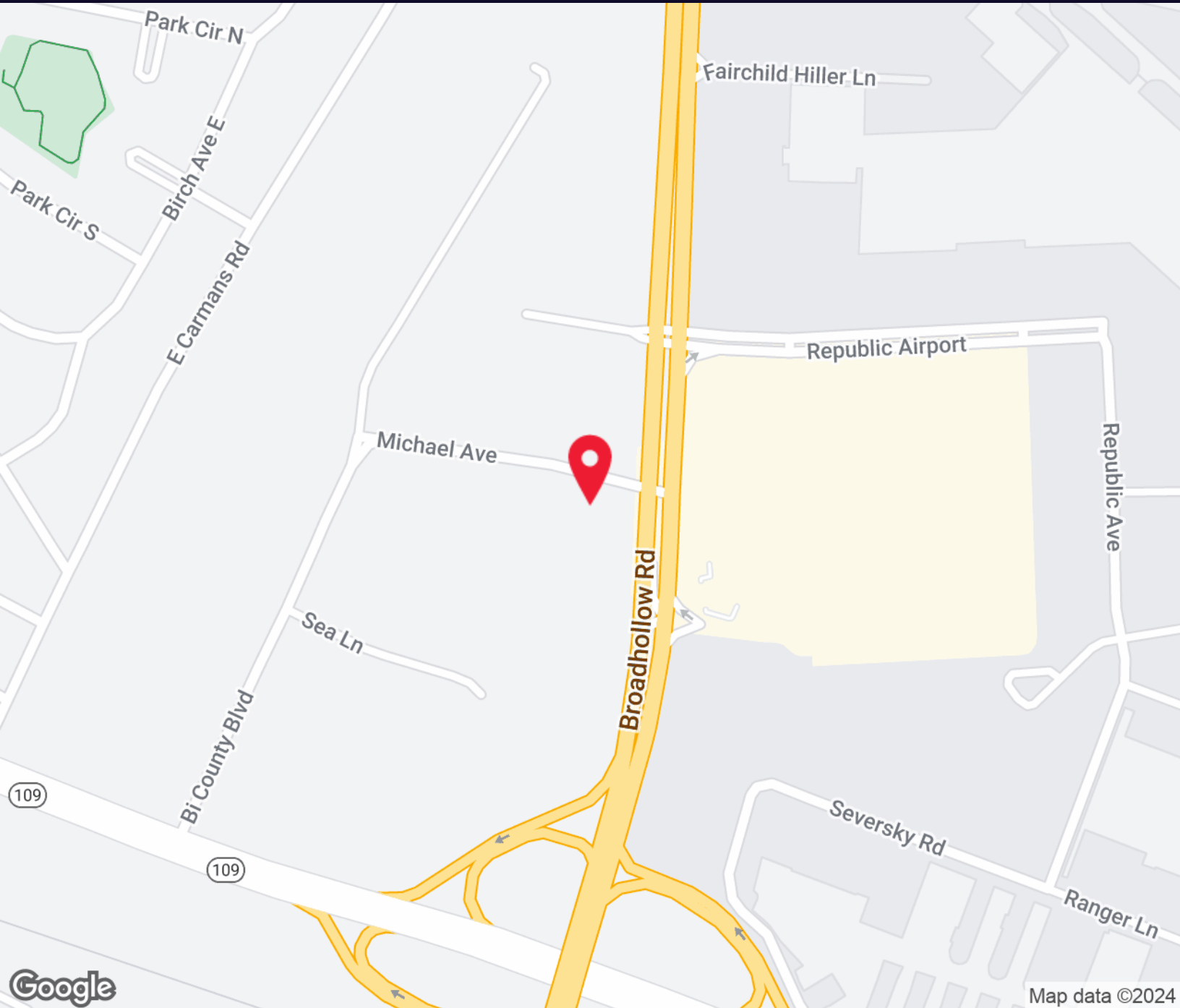


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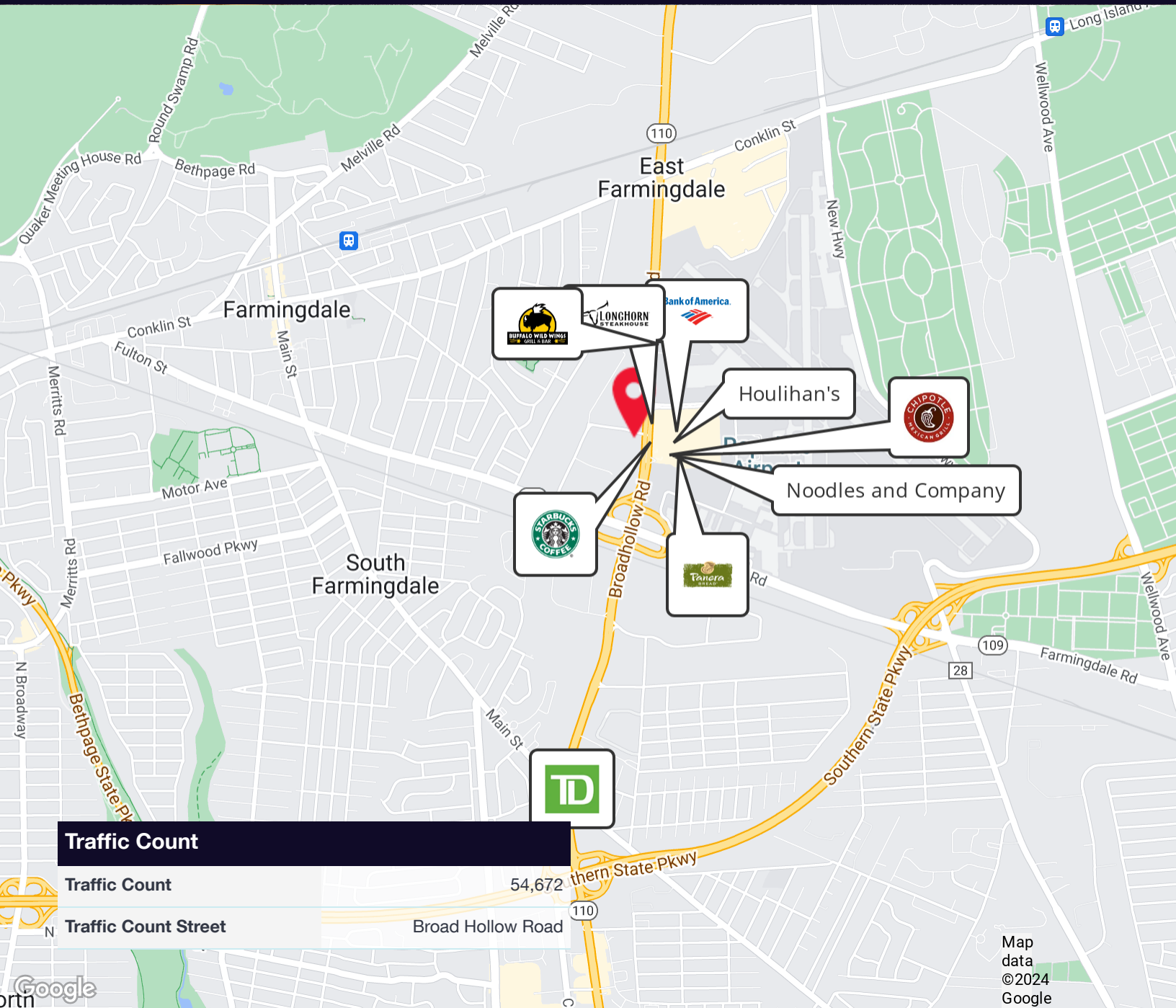
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Traffic Count

Traffic Count 54,672

Traffic Count Street Broad Hollow Road

Map data ©2024 Google

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Location Description

The property benefits from its proximity to major thoroughfares, including Route 110 and Route 109, ensuring a steady flow of both vehicular and pedestrian traffic throughout the day. Convenient access to major highways such as the Long Island Expressway (I-495) and Southern State Parkway facilitates easy commuting for employees and customers alike.

Parking Description

65 Surface Parking Spaces
25 Covered Parking Spaces

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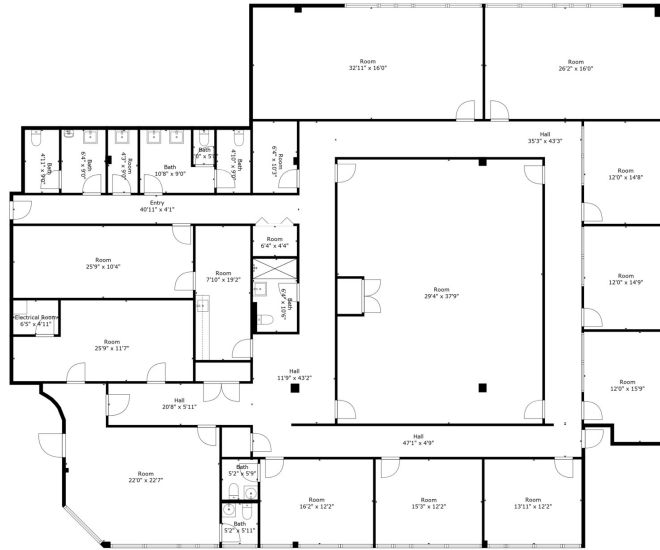
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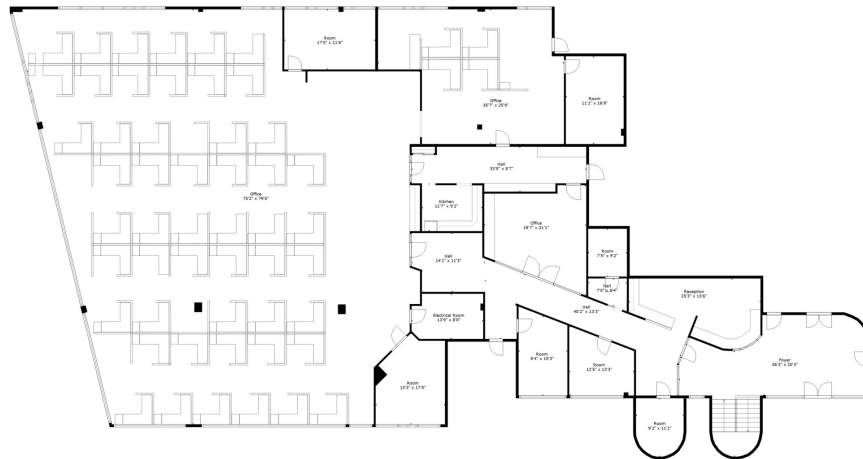


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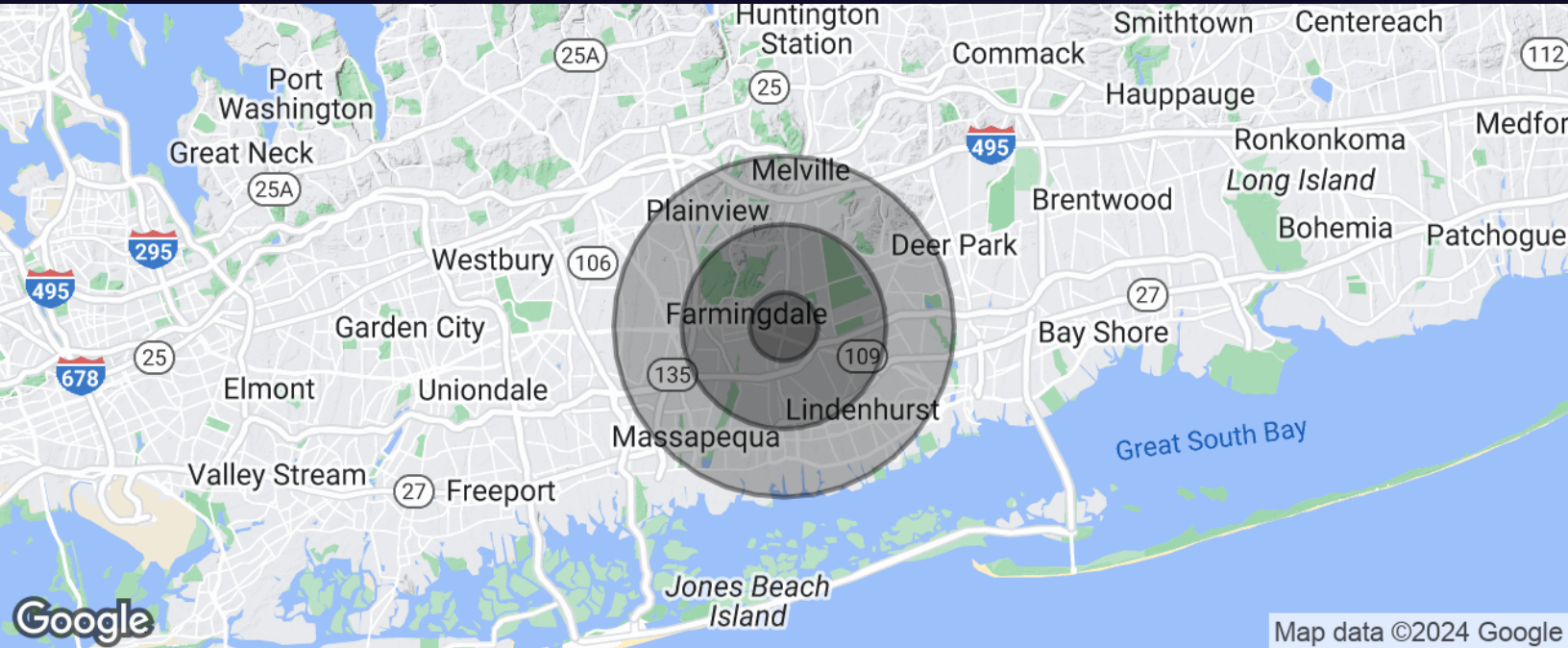


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Population	1 Mile	3 Miles	5 Miles
Total Population	9,290	109,449	359,778
Average Age	43.5	41.6	42.3
Average Age (Male)	42.4	39.7	40.6
Average Age (Female)	44.5	43.6	44.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,407	37,520	124,360
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$130,334	\$121,299	\$128,954
Average House Value	\$447,150	\$423,614	\$450,676

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