

655 Middle Country Rd 2995 sq.ft Office Space

655 Middle Country Road Saint James, NY 11780



For More Information:

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Thomas Kelly

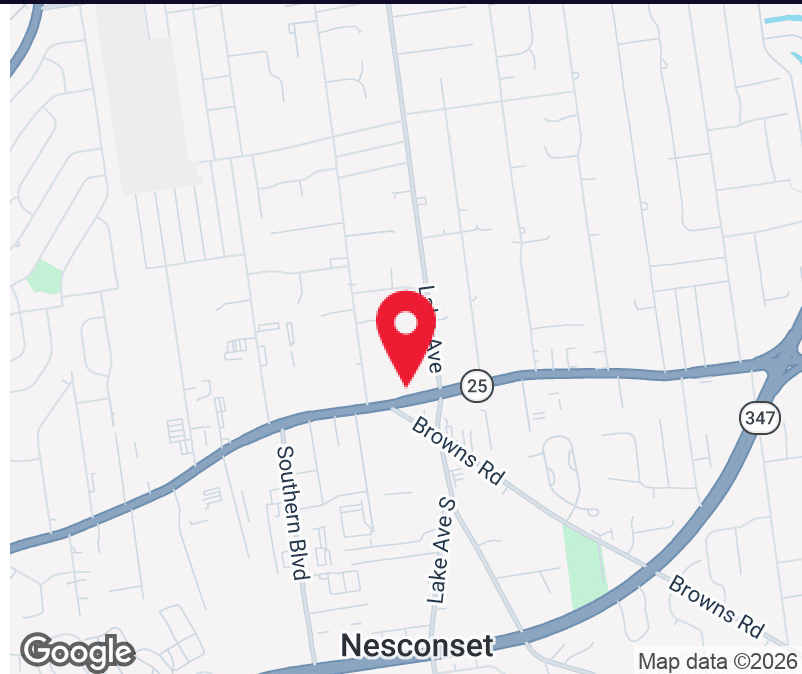
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Proposal



Offering Summary

Lease Rate:	Negotiable
Building Size:	5,868 SF
Available SF:	400 - 2,995 SF
Lot Size:	0.29 Acres
Year Built:	1960
Renovated:	2025
Zoning:	Commercial
Market:	Long Island (New York)
Submarket:	Western Suffolk

Property Overview

655 Middle Country Road, Saint James, NY – 2995 sq.ft Professional Office Space Available

Exceptional opportunity to lease a beautifully updated professional office space in the heart of Saint James. This spacious office features a modern open floor plan ideal for sales teams, collaborative work environments, or professional services firms seeking a functional and impressive workspace.

The layout includes three private executive offices, all recently updated, providing the perfect balance of privacy and productivity. The primary executive suite features its own private bathroom, creating an ideal setting for ownership or senior management.

Additional amenities include a convenient kitchenette, updated finishes throughout, and abundant natural light. The flexible floor plan can accommodate a variety of office users, including real estate, insurance, financial services, legal, medical administrative, and corporate operations.

A major highlight of this property is the large rear parking lot with approximately 30 parking spaces, providing ample parking for employees and visitors alike.

Conveniently located on highly traveled Middle Country Road, this professional office space offers excellent visibility, accessibility, and a move-in-ready environment for your business.

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Location Description

Discover the perfect blend of work and play in the vibrant Saint James neighborhood. Situated in the heart of Long Island, this bustling area offers a rich tapestry of amenities, dining options, and shopping destinations. With convenient access to the town's supportive business community, the property is an ideal choice for businesses looking to thrive in a dynamic environment. Enjoy the proximity to notable attractions such as the Smith Haven Mall and

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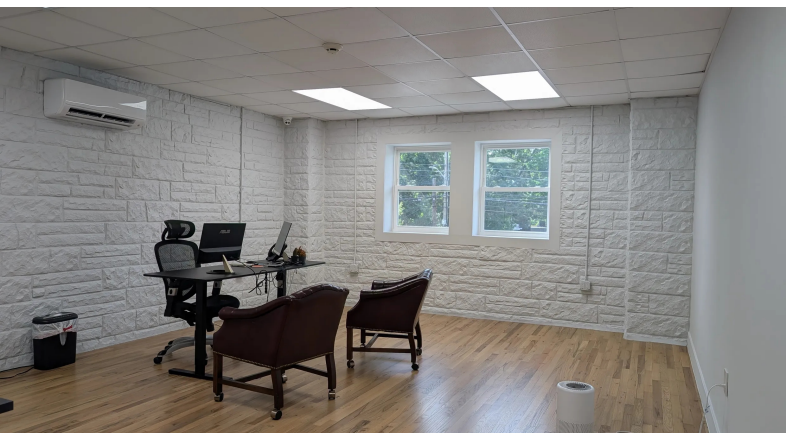


Proposal



Property Highlights

- Large updated office space 2995 sq.ft
- Open floor plan ideal for sales and team environments
- Three private executive offices
- Executive suite with private bathroom
- Kitchenette
- Modern updates throughout
- Ample parking for approximately 30 vehicles
- Prime Saint James location on Middle Country Road
- Move-in ready



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Section 1

Location Information



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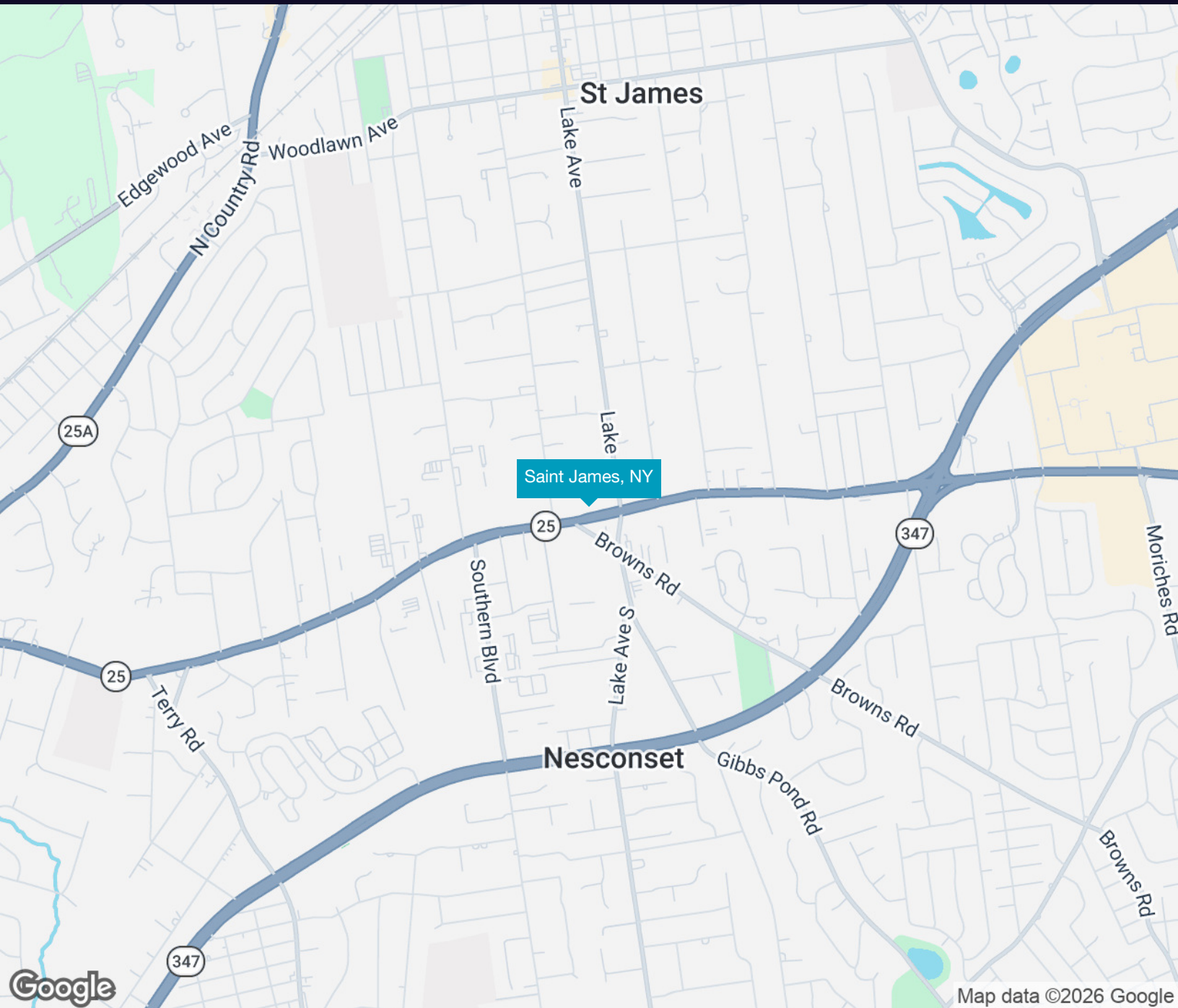
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Regional Map



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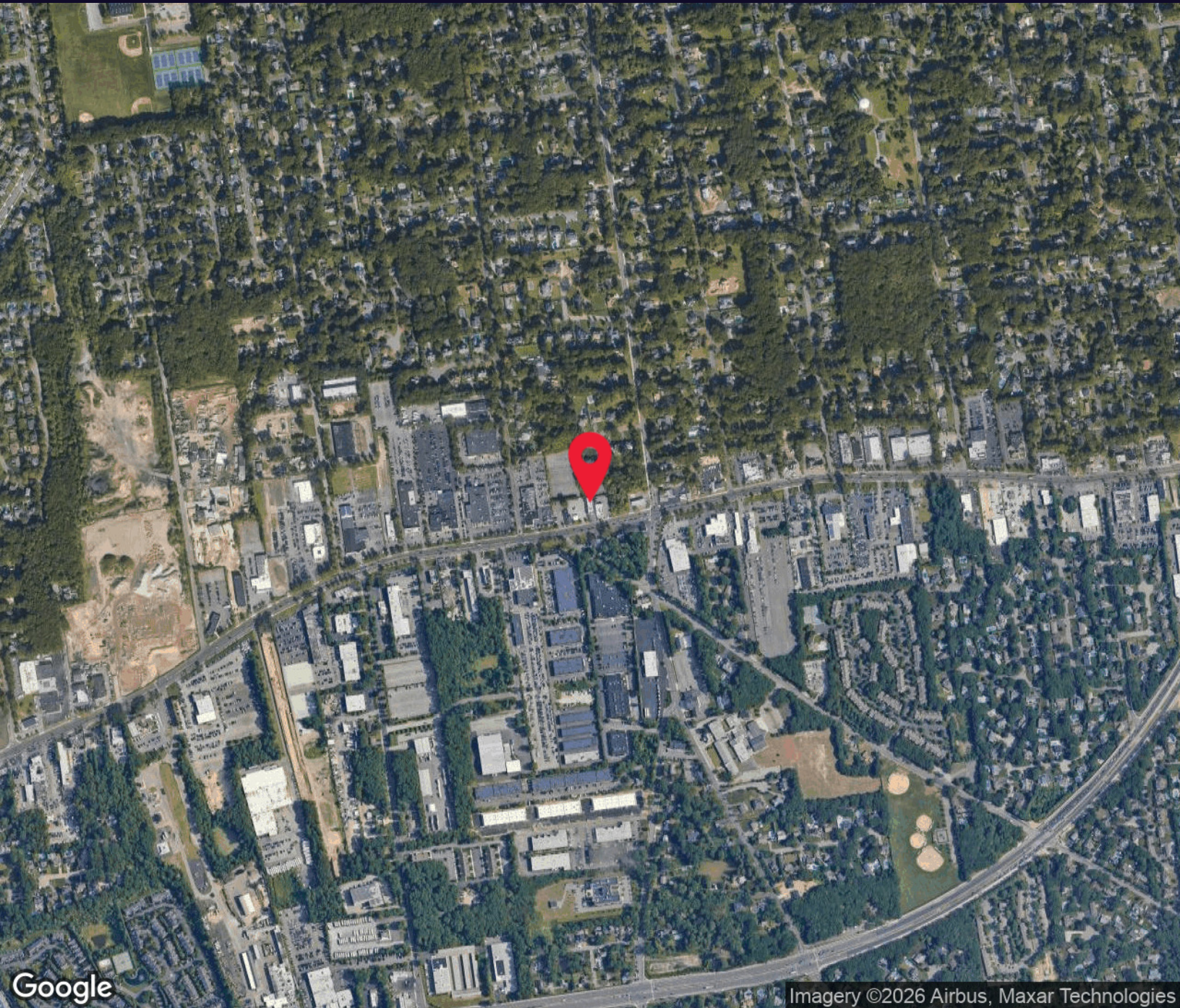
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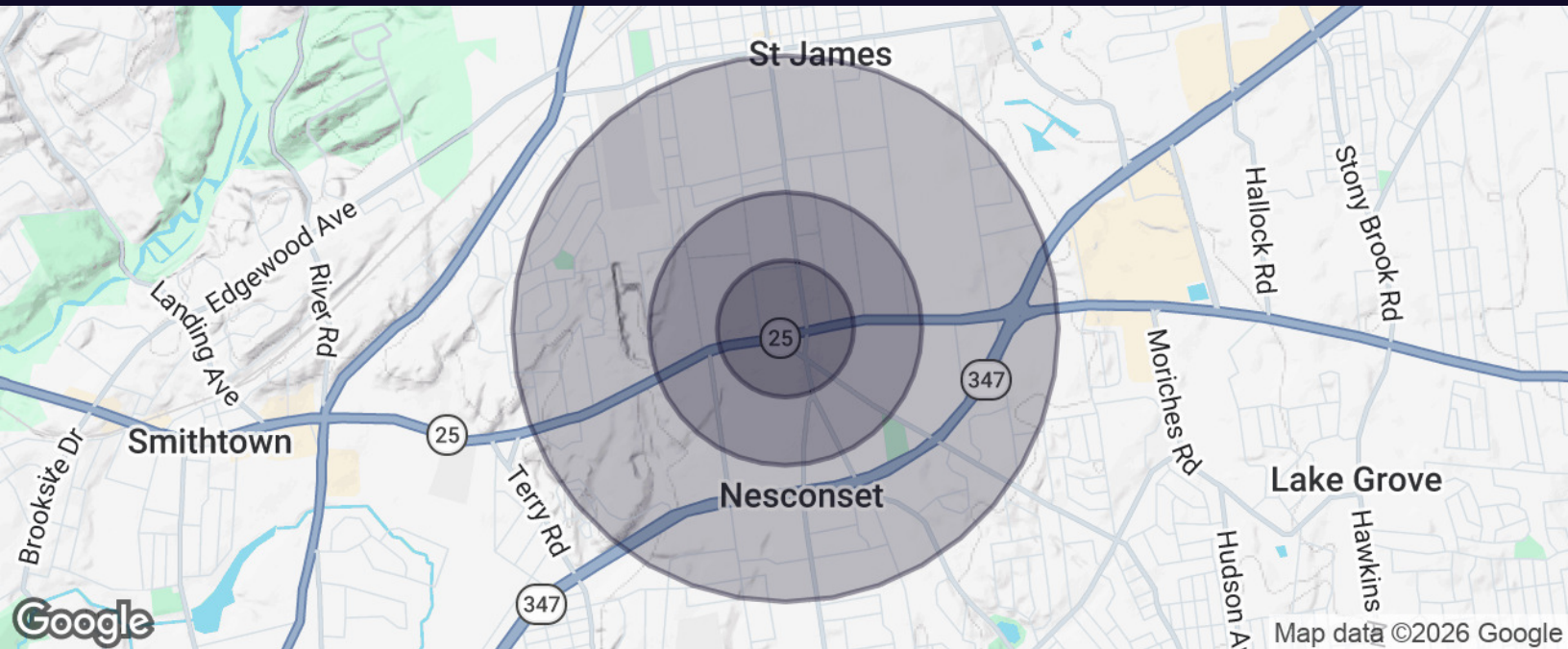
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	484	1,951	9,384
Average Age	42.0	43.3	43.5
Average Age (Male)	41.6	42.3	40.9
Average Age (Female)	43.5	44.4	44.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	173	717	3,392
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$173,604	\$167,274	\$180,383
Average House Value	\$726,241	\$737,500	\$696,329

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NY #10401375021

Professional Background

Devang Patel is an Indian American licensed realtor and entrepreneur who has deep roots in his local community of Three Village, NY. He specializes in both commercial and residential real estate and has a passion for providing his clients with the best real estate investments.

A passionate investment advisor, Devang has been working in the real estate business for almost a decade; his ambition and drive have propelled him to the forefront of the industry. His belief in providing exceptional service to clients has aided him in becoming a pillar of his local community.

Devang's knowledge of the real estate markets is what sets him apart from his competitors. His intimate understanding of neighborhoods, as well as his exceptional negotiation skills, has given Devang an edge in the industry. He has been involved in numerous deals, ranging from multi-million-dollar Commercial Properties to single family homes.

Devang loves to read and is well educated in many topics, ranging from socioeconomics to history. In his free time, Devang loves to travel and enjoys experimenting with different cultures' cuisines.

What truly makes Devang unique is his fluency in multiple languages. He speaks four languages, English, Hindi, Gujarati, Urdu and Punjabi. His ability to communicate with clients from any background has allowed him to create meaningful relationships with his clients.

Devang Patel is a highly motivated individual who works hard to get the best possible results for his clients. He is passionate and

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Professional Background

Thomas Kelly is a Licensed Real Estate Salesperson and Commercial Specialist. Born and raised in Rocky Point, New York, Tom attended Rocky Point High School, and later attended the University of Virginia where he was an NCAA Division I National Champion Lacrosse Player.

Tom had the privilege of playing lacrosse at the highest level in both the Major League Lacrosse (MLL) and Premier Lacrosse League (PLL) from 2016 to 2023. Notably, winning the Professional Championship in 2016 in the MLL, showcasing his ability to perform under pressure and excel in competitive environments. This experience has instilled a commitment to excellence and discipline that is carried over to Tom's real estate career.

Beyond the lacrosse field, Tom is the proud owner of Long Island Faceoff Co., a testament to his entrepreneurial spirit. As a business owner himself, Tom relates to the Commercial client and the complexities of Commercial negotiations. Taking the same determination and winning attitude he displays on the field and applying those attributes to every transaction he is a part of is why Tom is quickly becoming a rising star in the CRE industry.

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