

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

 **Douglas Elliman**
Commercial

Total Building Size:	17,328 SF	Lot Size:	0.42 Acres
Building Class:	B	Parking:	33 Spaces + Street
Max Contiguous SF:	3,894	Zoning:	D2
# Of Available Units:	(4) Four	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. Units 1 and 3 may be combined for a total of 3,894 SF. 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. Suites 1 & 3 may be combined for a total of 3,894 SF.
- 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:

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LEASE SPACES

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,339 SF	Lease Rate:	\$25.00 SF/yr

Available Spaces

Suite 1 + Suite 3 May Be Combined

Suite	Size (SF)	Lease Type	Lease Rate
Suite 1	1,966 SF	Modified Gross	\$25.00 SF/yr
Suite 2	1,187 SF	Modified Gross	\$25.00 SF/yr
Suite 3	1,928 SF	Modified Gross	\$25.00 SF/yr
Suite 7	258 SF	Modified Gross	\$25.00 SF/yr

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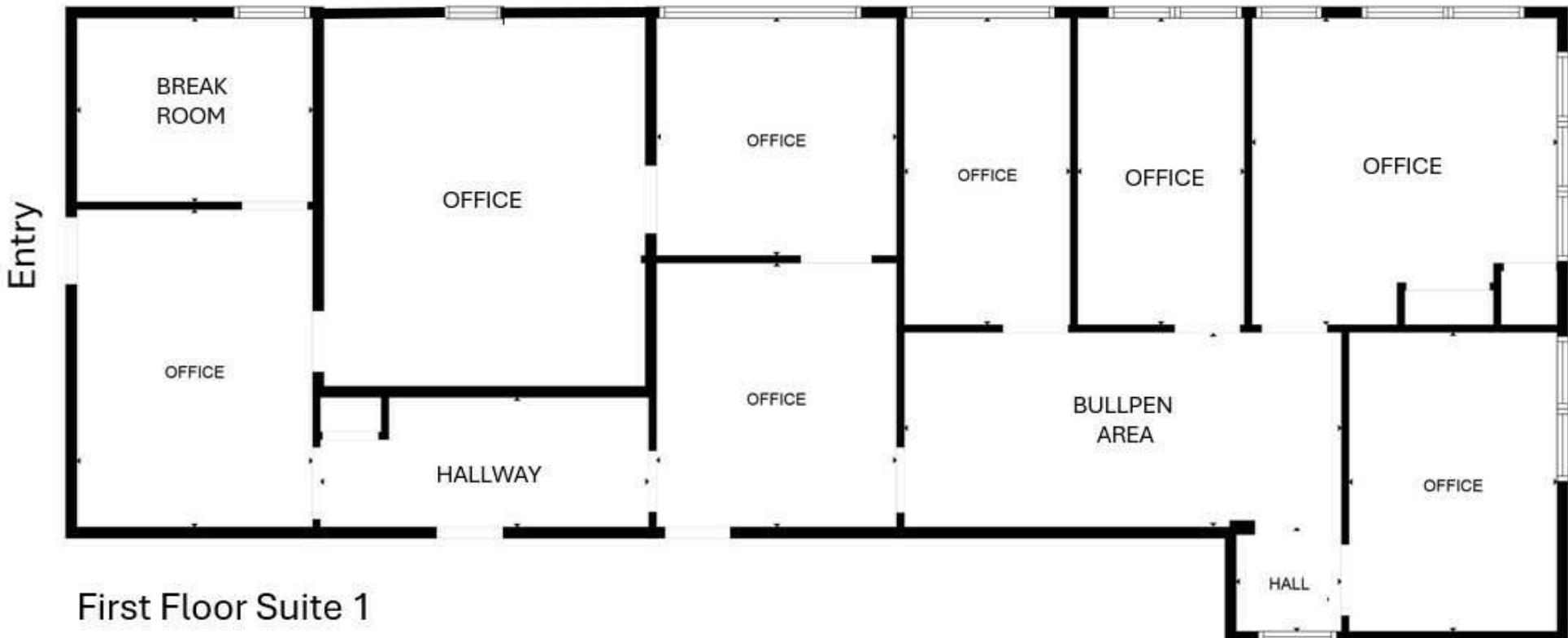
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FLOOR PLAN- SUITE 1

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SUITES 1 AND 3 MAY BE COMBINED

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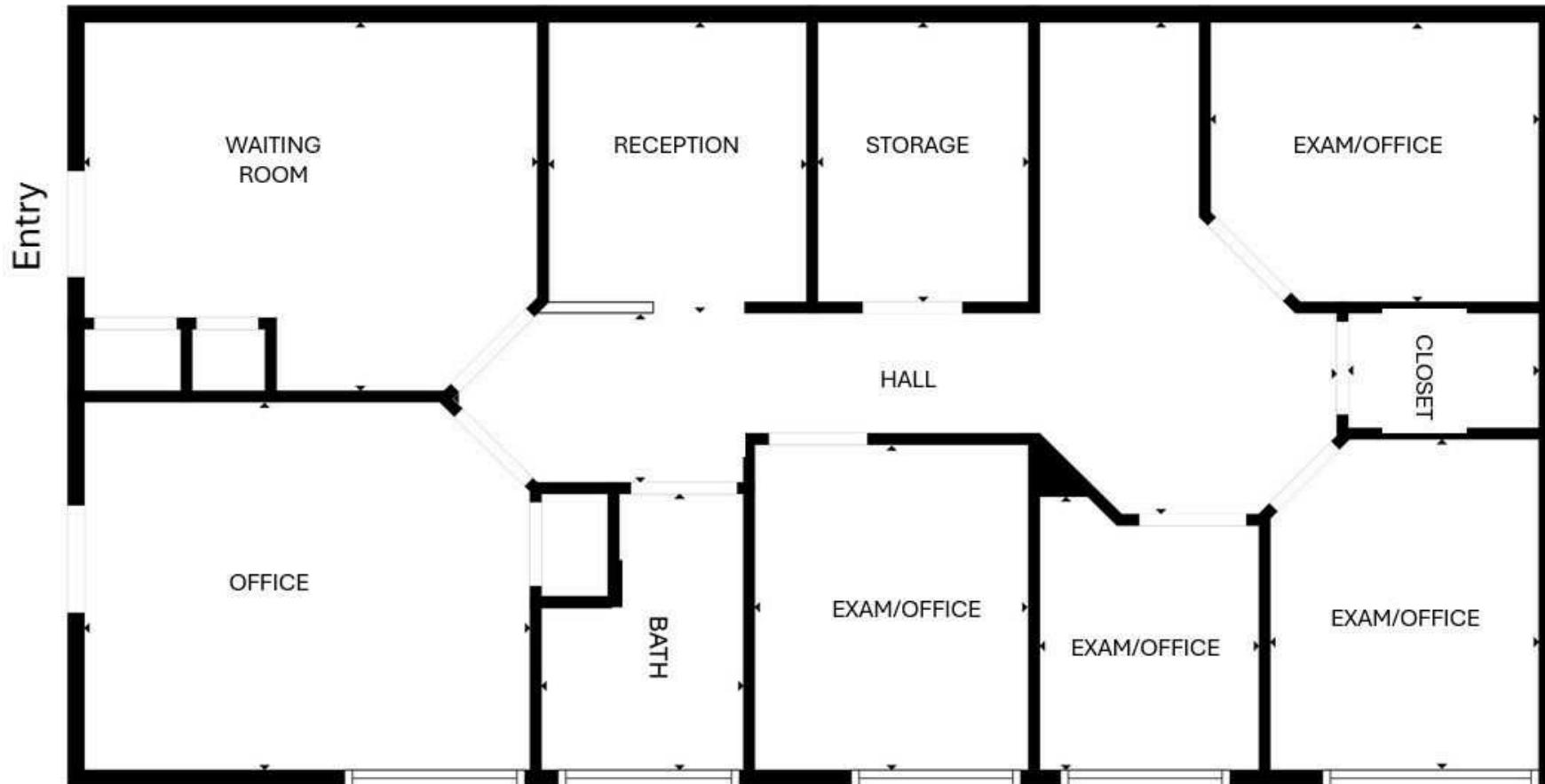
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FLOOR PLAN- SUITE 2

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First Floor Suite 2

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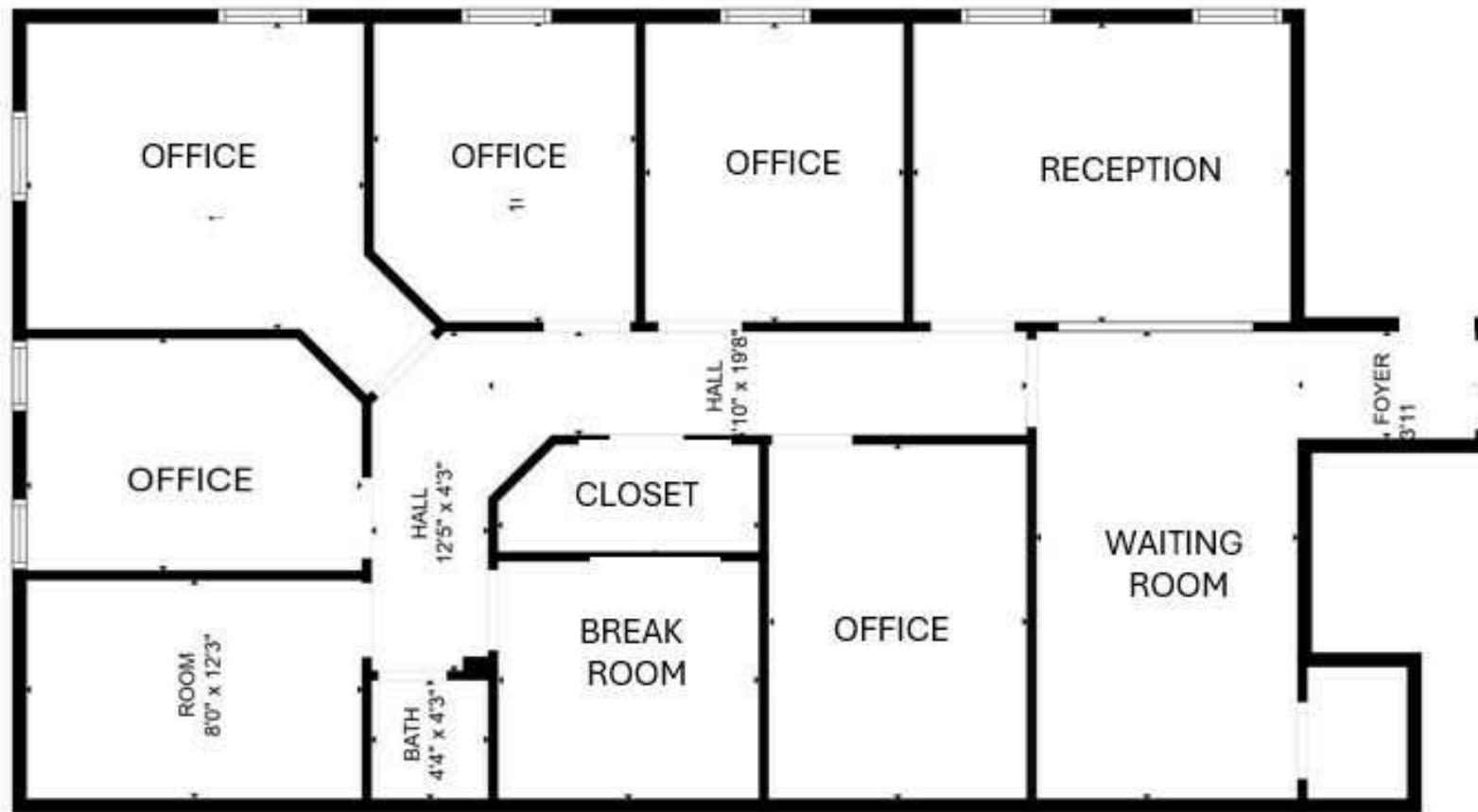
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FLOOR PLAN- SUITE 3

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First Floor Suite 3

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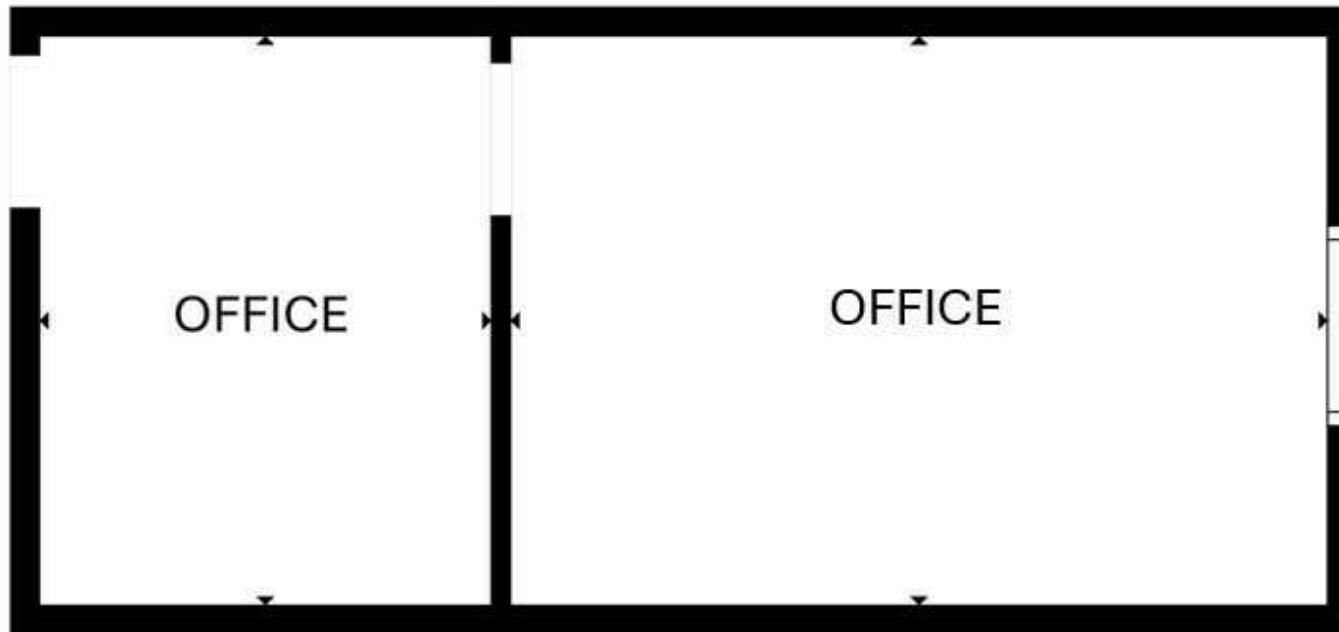
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FLOOR PLAN- SUITE 7

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First Floor Suite 7

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EXTERIOR PHOTOS

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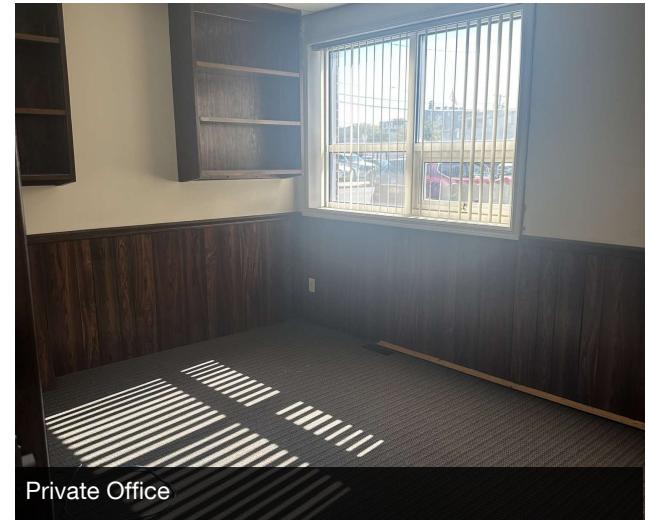
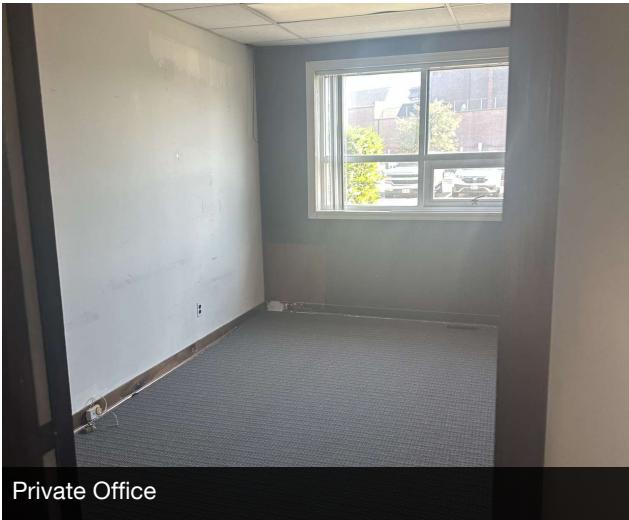
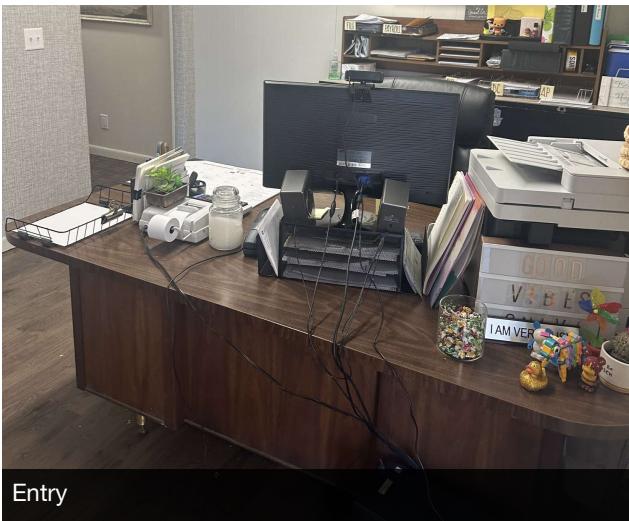
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INTERIOR PHOTOS SUITE 1

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INTERIOR PHOTOS SUITE 3

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Waiting Area



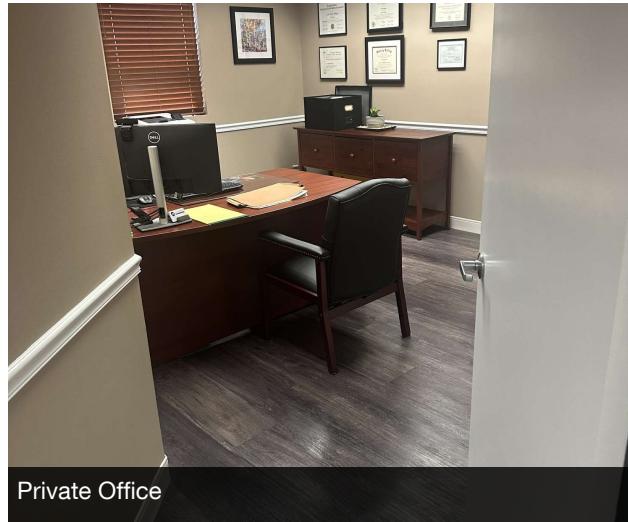
Waiting + Reception Window



Reception Workstation



Private Office



Private Office



Break Room

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RETAILER MAP

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**SITUATED IN THE HEART OF PATCHOGUE VILLAGE
SURROUNDED BY LOCAL RETAILERS, RESTAURANTS AND BUSINESSES**

The map displays a dense concentration of businesses and landmarks in the center of Patchogue Village. Key locations include:

- Landmarks:** Village Green Wa, Patchogue Theatre, NYU Langone Health, State Supreme Court Building.
- Restaurants:** Island Kau, Cajun Claws, Birdies, All, dirtyfaco, CO HO, Village Idiot Pub, Stanley's Furniture, Capital One, Jardin, AT&T, Whiskey neat, FAMILY DOLLAR.
- Shops and Services:** REDEFINE, Bank of America, Chase, Verizon, AT&T, Chase, Village Walk, The Clifton, United States Postal Service.
- Hotels and Lodging:** The Blue Point Inn.
- Transportation:** Multiple parking icons (P) and bus stops.

Major streets labeled include: Thorne St, Lake Ct, Lake St, Lake St, Ocean Ave, Seitz Ct, Oak St, Maple Ave, Terry St, South St, Church St, Railroad Ct, Lager Ln, and Terry St.

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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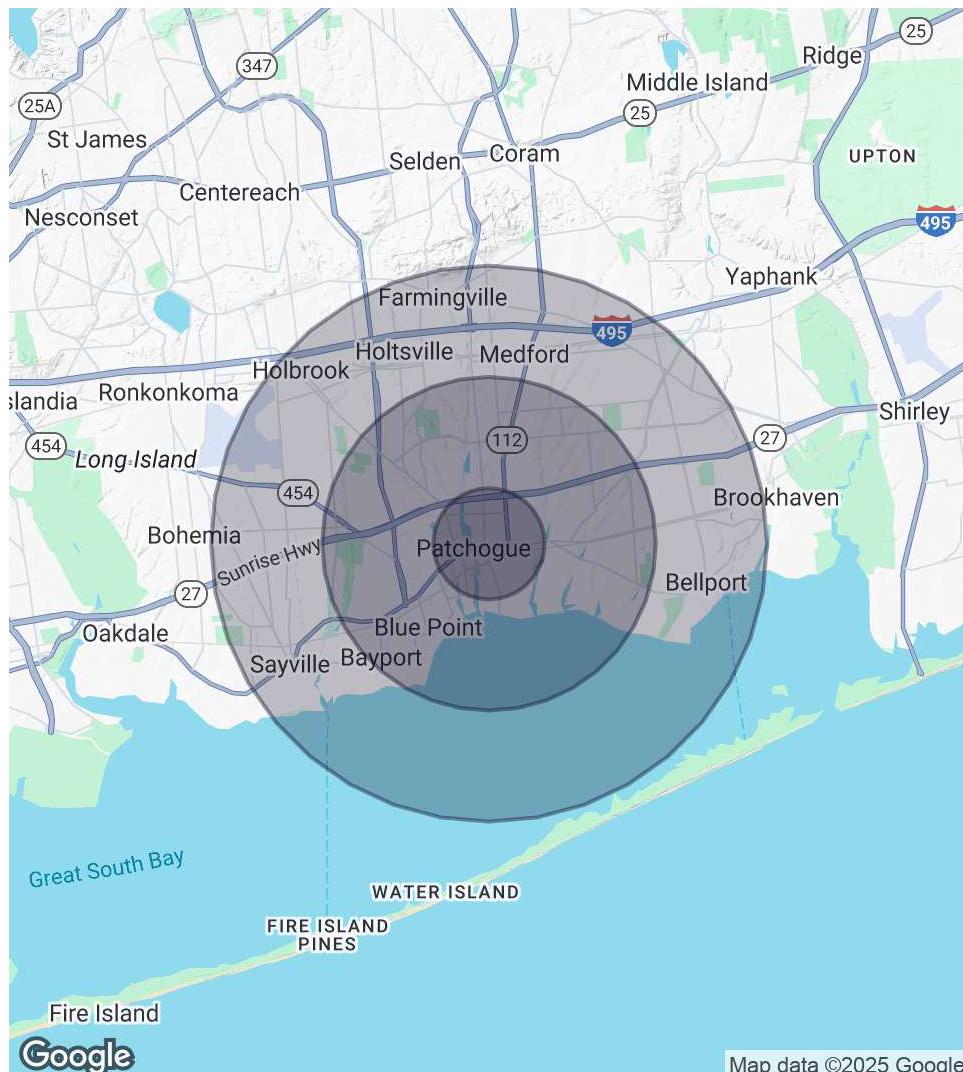
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DEMOGRAPHICS MAP & REPORT

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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+)

-

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