

# PROFESSIONAL/MEDICAL OFFICE SPACES AVAILABLE

31 Oak St | Patchogue, New York 11772

## FOR LEASE



Commercial



[ellimancommercial.com](http://ellimancommercial.com)



# EXECUTIVE SUMMARY

31 Oak St | Patchogue, New York 11772

<b>Total Building Size:</b>	17,328 SF	<b>Lot Size:</b>	0.42 Acres
<b>Building Class:</b>	B	<b>Parking:</b>	33 Spaces + Street
<b>Max Contiguous SF:</b>	3,894	<b>Zoning:</b>	D2
<b># Of Available Units:</b>	(4) Four	<b>Lease Rate:</b>	\$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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**Dennis Gandley**

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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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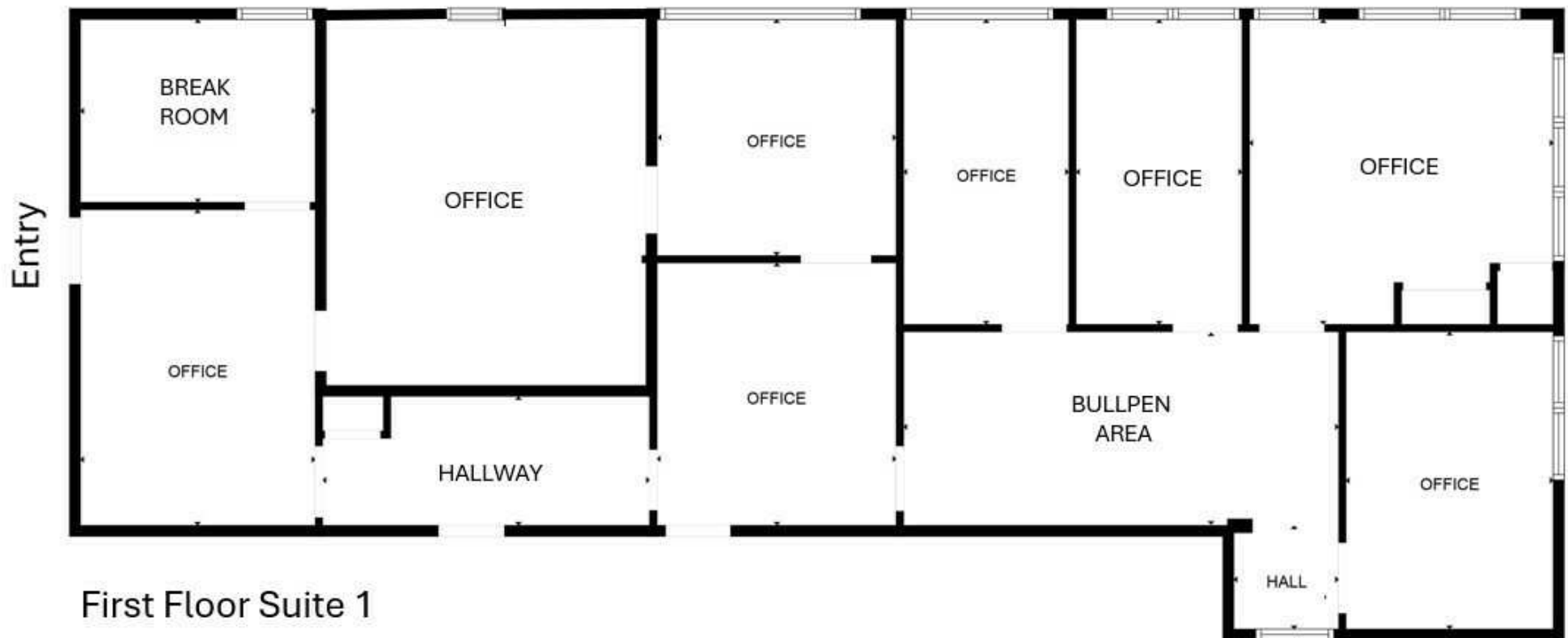
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## FLOOR PLAN- SUITE 1



Douglas Elliman  
Commercial

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SUITES 1 AND 3 MAY BE COMBINED

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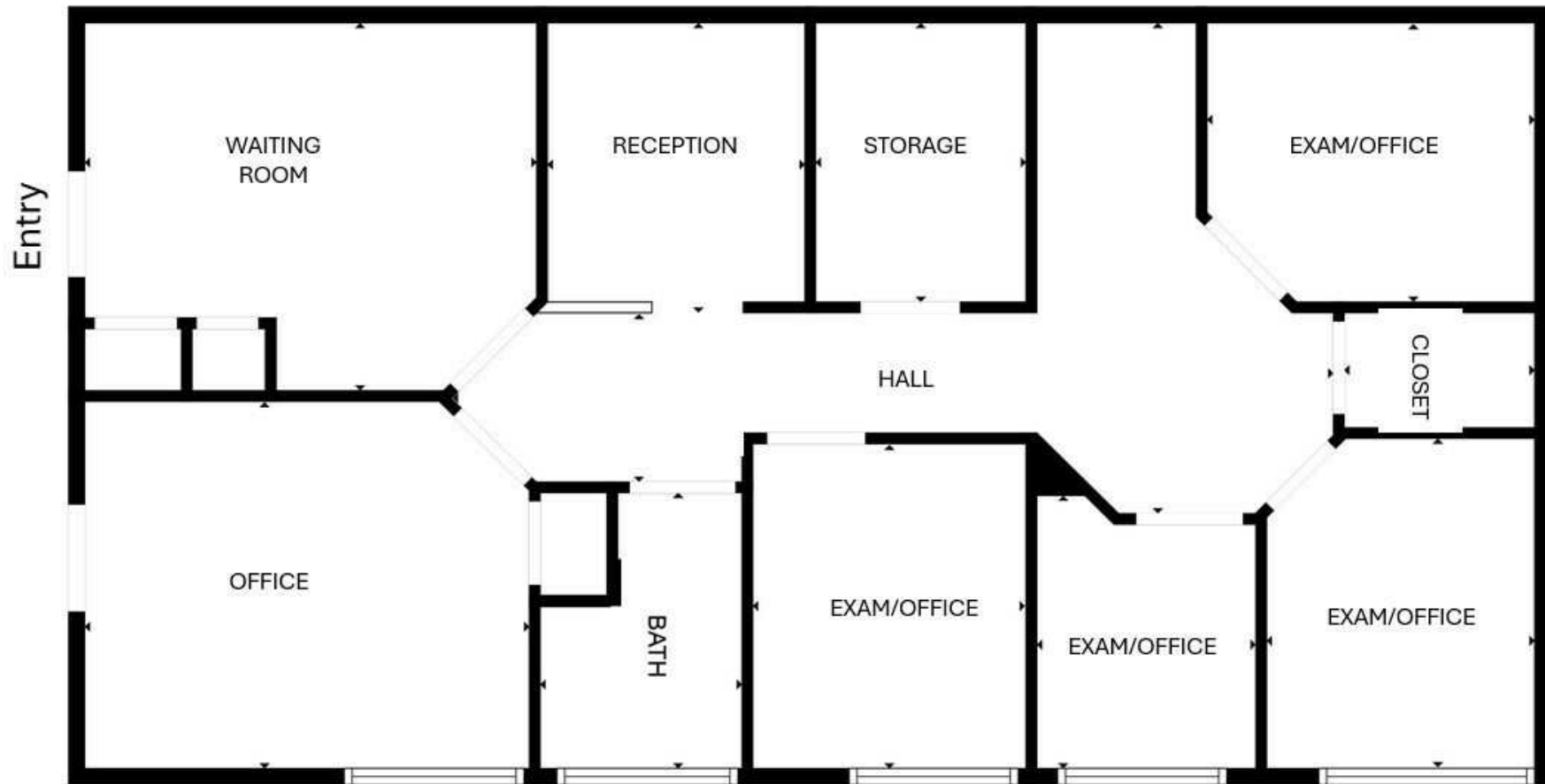
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# FLOOR PLAN- SUITE 2

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First Floor Suite 2

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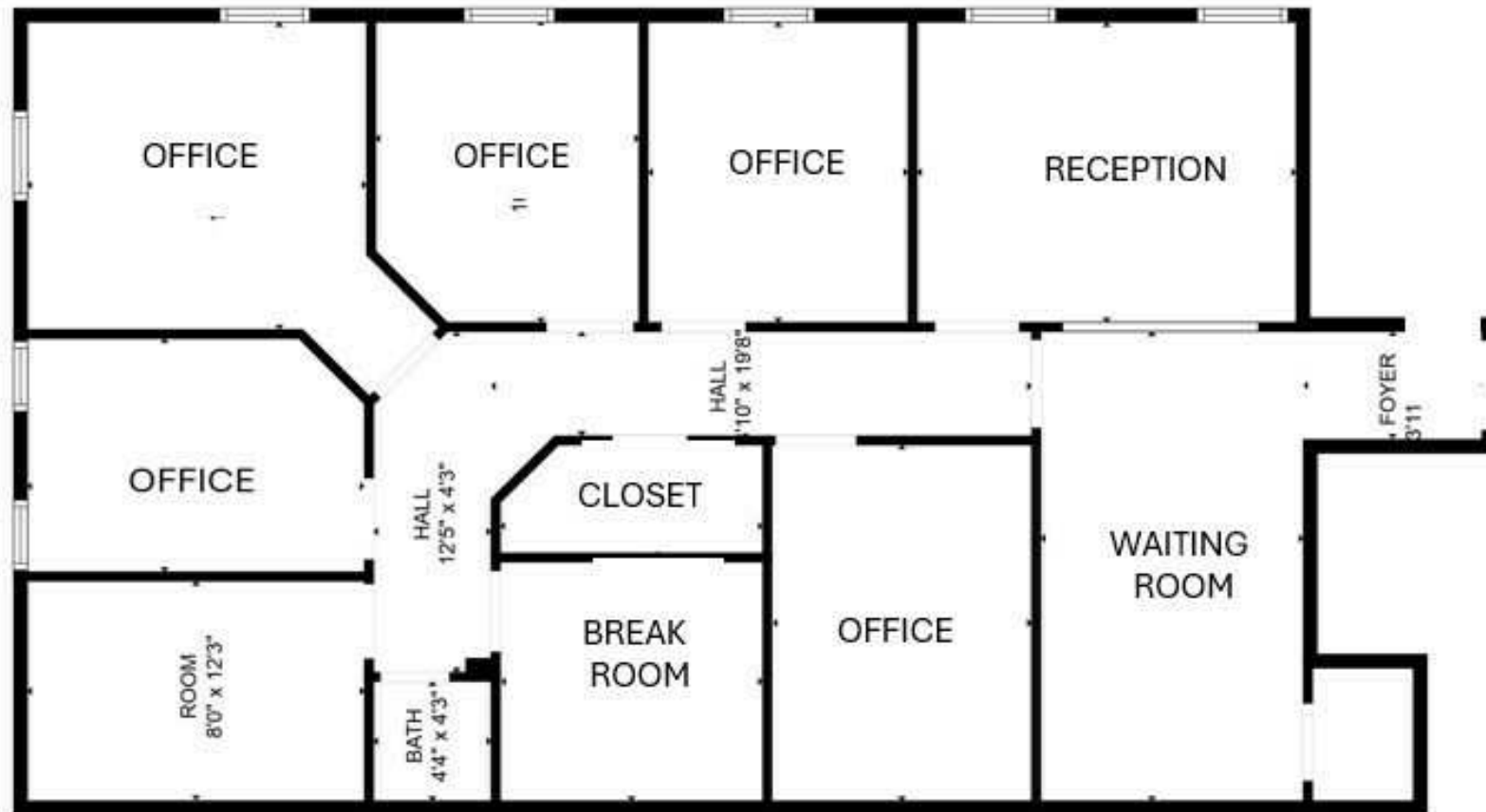
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# FLOOR PLAN- SUITE 3

31 Oak St | Patchogue, New York 11772



First Floor Suite 3

SUITES 1 AND 3 MAY BE COMBINED.

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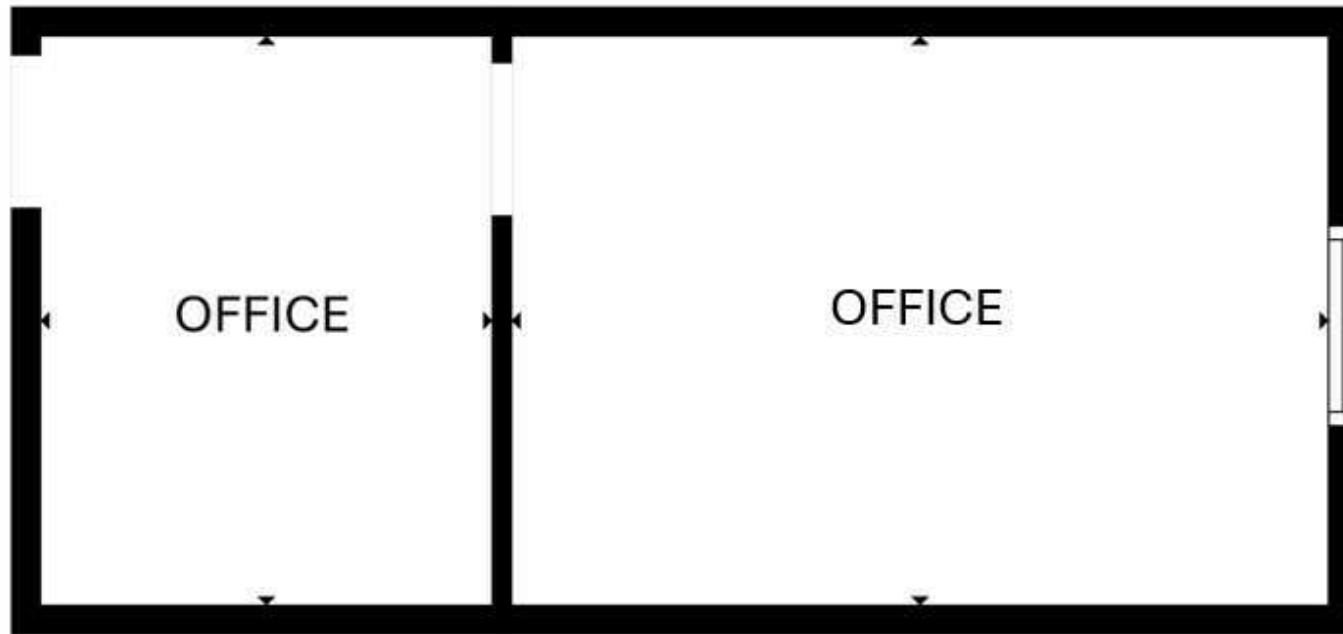
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# FLOOR PLAN- SUITE 7

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First Floor Suite 7

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# EXTERIOR PHOTOS

31 Oak St | Patchogue, New York 11772



HIGHLY VISIBLE CORNER LOCATION



PARKING FOR 33 VEHICLES IN PRIVATE LOT



METICULOUSLY MAINTAINED FACADE + ADDITIONAL STREET PARKING

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# INTERIOR PHOTOS SUITE 1

31 Oak St | Patchogue, New York 11772



Entry



Breakroom



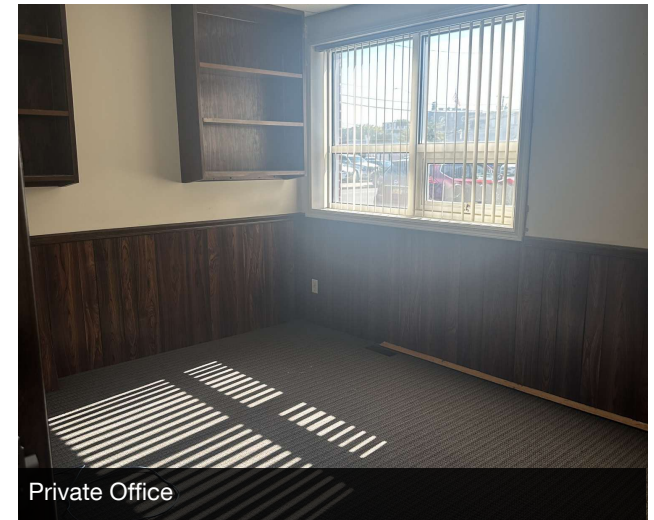
Copy Area



Private Office



Private Office



Private Office

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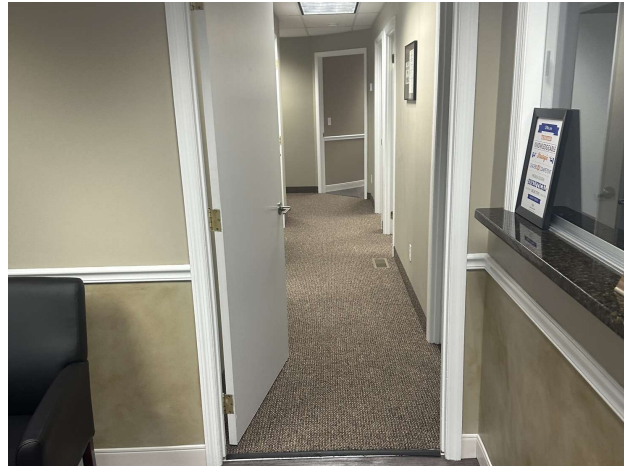


# INTERIOR PHOTOS SUITE 3

31 Oak St | Patchogue, New York 11772



Waiting Area



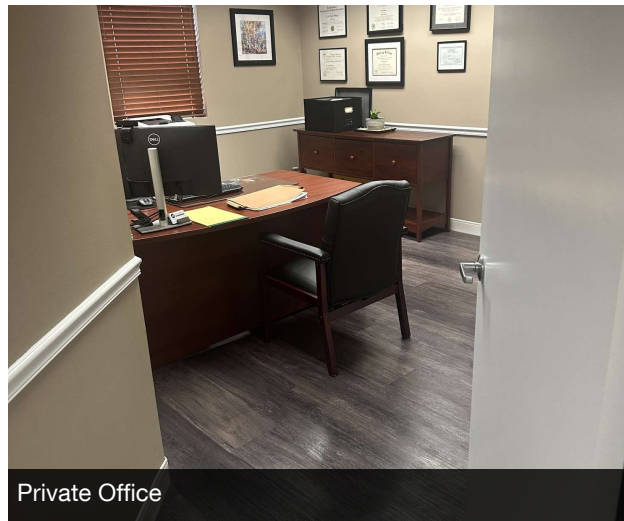
Waiting + Reception Window



Reception Workstation



Private Office



Private Office



Break Room

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# RETAILER MAP

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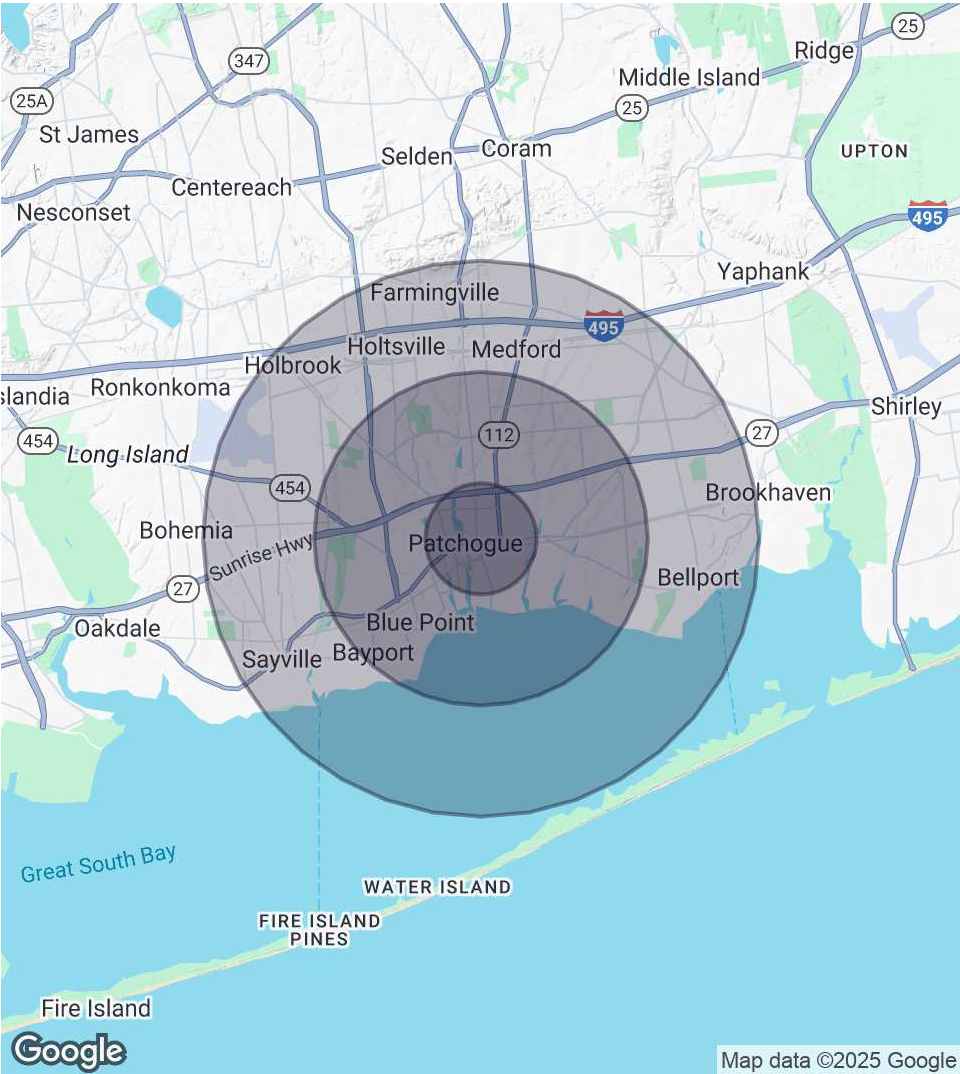
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# DEMOGRAPHICS MAP & REPORT

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+)**  
-

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## **We Are Commercial Real Estate**

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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.