



For lease

Rare Freestanding Building in the Heart of Patchogue Village

1 Terry Street, Patchogue, NY

Executive summary

Jones Lang LaSalle has been retained on an exclusive basis for 1 Terry Street, Patchogue, NY.

The subject property is a unique commercial building nestled within the Incorporated Village of Patchogue. The property is ADA accessible and connected to local sewer allowing for various Professional and Medical uses. The property hosts a combination of offices and bullpen along with exposed ceilings providing for a loft style environment.

Adjacent to a large municipal parking field, 1 Terry Street is steps from the Village's bustling downtown with its many retail restaurant and entertainment venues. Within walking distance of the LIRR station and many MTA bus lines running through the village, 1 Terry Street is the true definition of a transit oriented commercial development.

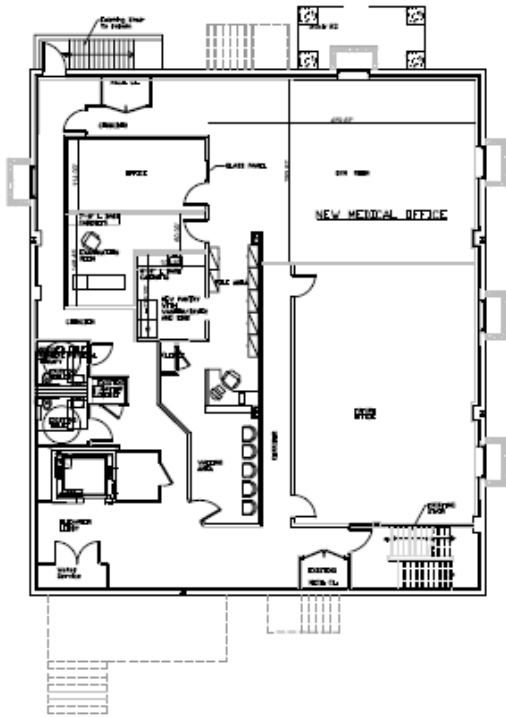
Property specifications

Building size	11,799 square feet
Lot size	0.25 acres
Availability	1st floor: 3,850 square feet 2nd floor: 3,850 square feet Garden level: 900 square feet <ul style="list-style-type: none">includes conference / training center with private lavatory and breakroom
Possession	Immediate
Real estate taxes	Patchogue Village: \$12,190.67 Brookhaven Town: \$31,986.48
Elevator	1 passenger elevator
Parking	Village municipal parking
Sewer	Connected
Rental rate	Upon request

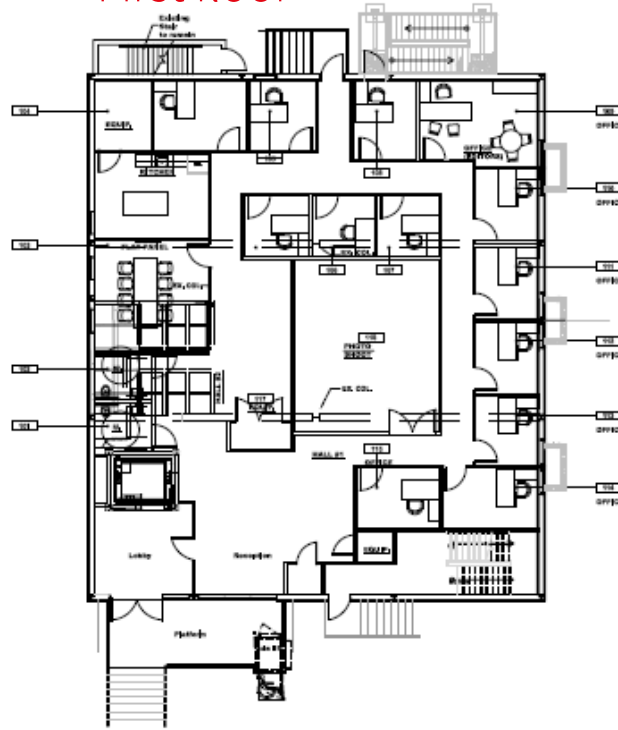


Floorplans

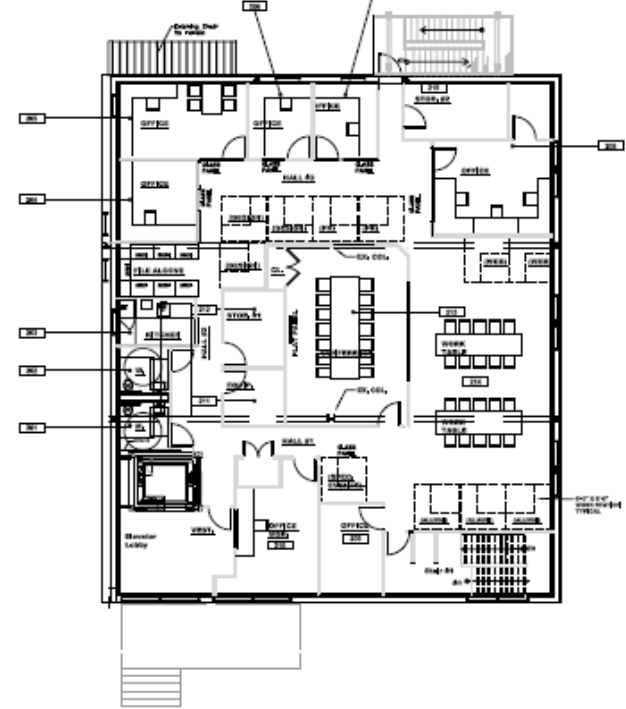
Garden level



First floor



Second floor



Restaurants / Entertainment

1. YMCA
2. Blue Point Brewery
3. Stereo Garden
4. Dirty Taco
5. Del Fuego
6. Reese's 1900
7. Rhum
8. Toast Coffee House
9. Patchogue Theatre for the Performing Arts

Banks

1. Bank of America
2. Dime Community Bank
3. Chase Bank
4. CapitalOne

Retail

1. Record Stop

Hospital

1. Long Island Community Hospital

Institutions / Other

1. Artspace Lofts
2. New Village at Patchogue
3. Village of Patchogue Offices
4. US Post Office
5. Village Walk at Patchogue
6. Patchogue Library



For more information, please contact:

Ray Ruiz

Managing Director
ray.ruiz@jll.com
+ 1 631 962 2890

Marianne Dugan

Vice President
marianne.dugan@jll.com
+1 631 962 2891

John A. Nielsen

Vice President
johna.nielsen@jll.com
+1 631 962 7382