

MEDICAL | PROFESSIONAL OFFICE SPACES FOR LEASE

Colonial Office Building

475 E. Main Street Patchogue NY 11772

589 SF UP TO 2,750 SF AVAILABLE



For More Information:

 **Douglas Elliman**
Commercial



Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.419.2752
steven.bezmen@elliman.com

WWW.ELIMANCOMMERCIAL.COM

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Medical | Professional Offices For Lease

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Offering Summary

Lease Rate:	On Request
Total Building Size:	40,000 SF
Available SF:	890 - 2,750 SF
# of Available Units	(6) SIX
Lot Size:	1.19 Acres
Number of Units:	32
Parking Spaces:	200
Zoning:	Commercial Office

Property Overview

Excellent Opportunity to Lease Professional/Medical Office Space in the Colonial Office Building strategically located on East Main Street, Patchogue. Several Units currently available for lease ranging from 589 SF up to 2,750 SF. This two-story building is under new ownership and offers a Grand Entry, Elevator, Built-out Medical and Professional Office Suites and 200 parking spaces on a 1.19-acre lot. Conveniently located in the heart of Patchogue and close to Long Island Community Hospital. Surrounded by National Retailers and in close proximity to Sunrise Highway, the Long Island Expressway and public transportation. Traffic Counts exceed 23,000 cars passing this site each day. Ideal for Professional or Medical Office Use. For a private tour or more information, contact Michael Murphy.

Property Highlights

- Several Professional/Medical Offices Available for Lease 580 SF up to 2,750 SF
- Highly Visible 2-story Office Building in Heart of Patchogue
- Surrounded By Local + National Retailers
- Just 5 Minute Drive to Long Island Community Hospital

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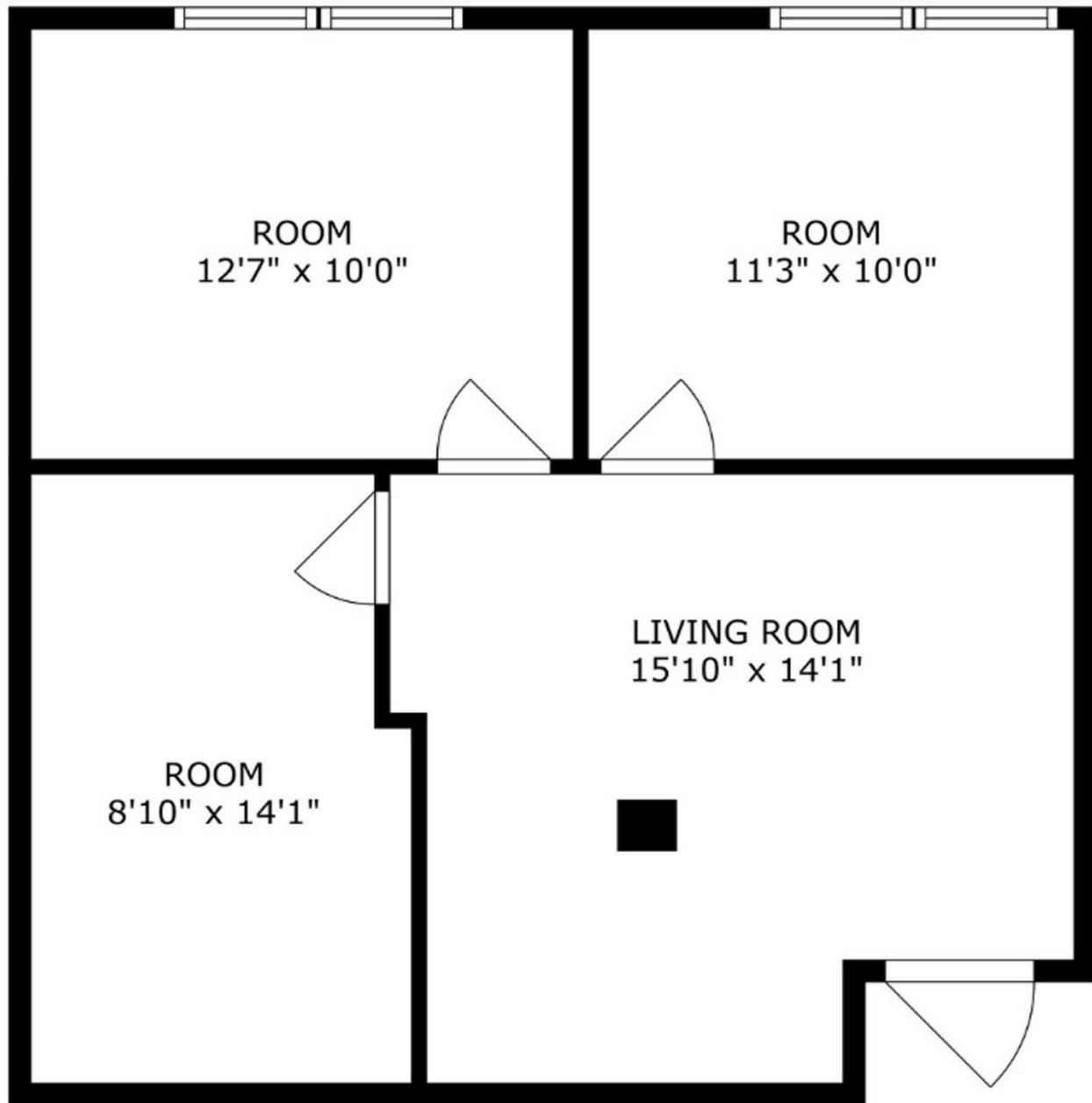
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SUITE 110 | 890 SF

475 E Main St Patchogue, NY 11772



Suite 110, 890 SF

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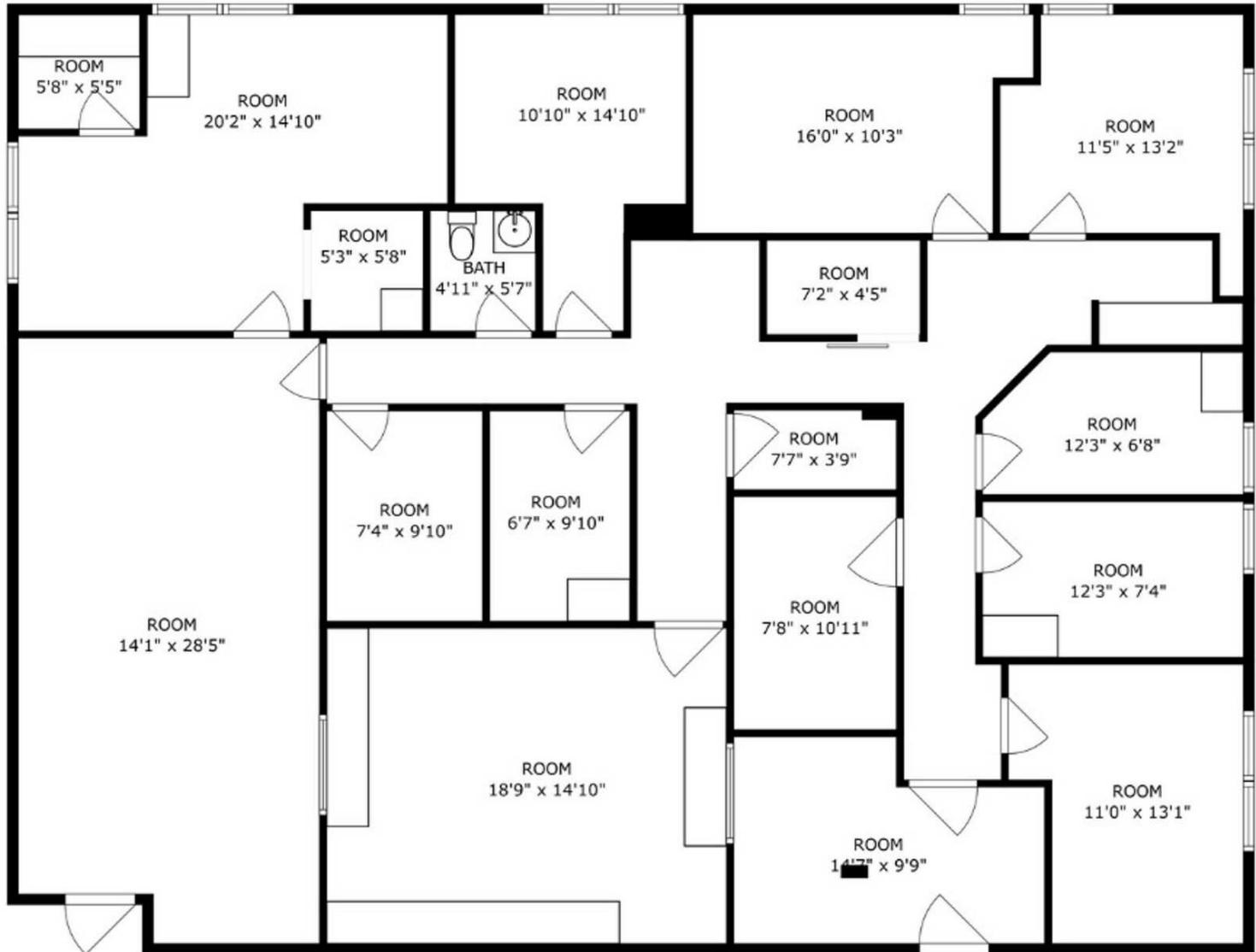
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SUITE 205-207 2,750 SF

475 E Main St Patchogue, NY 11772



Suite 205-207, 2,750 SF

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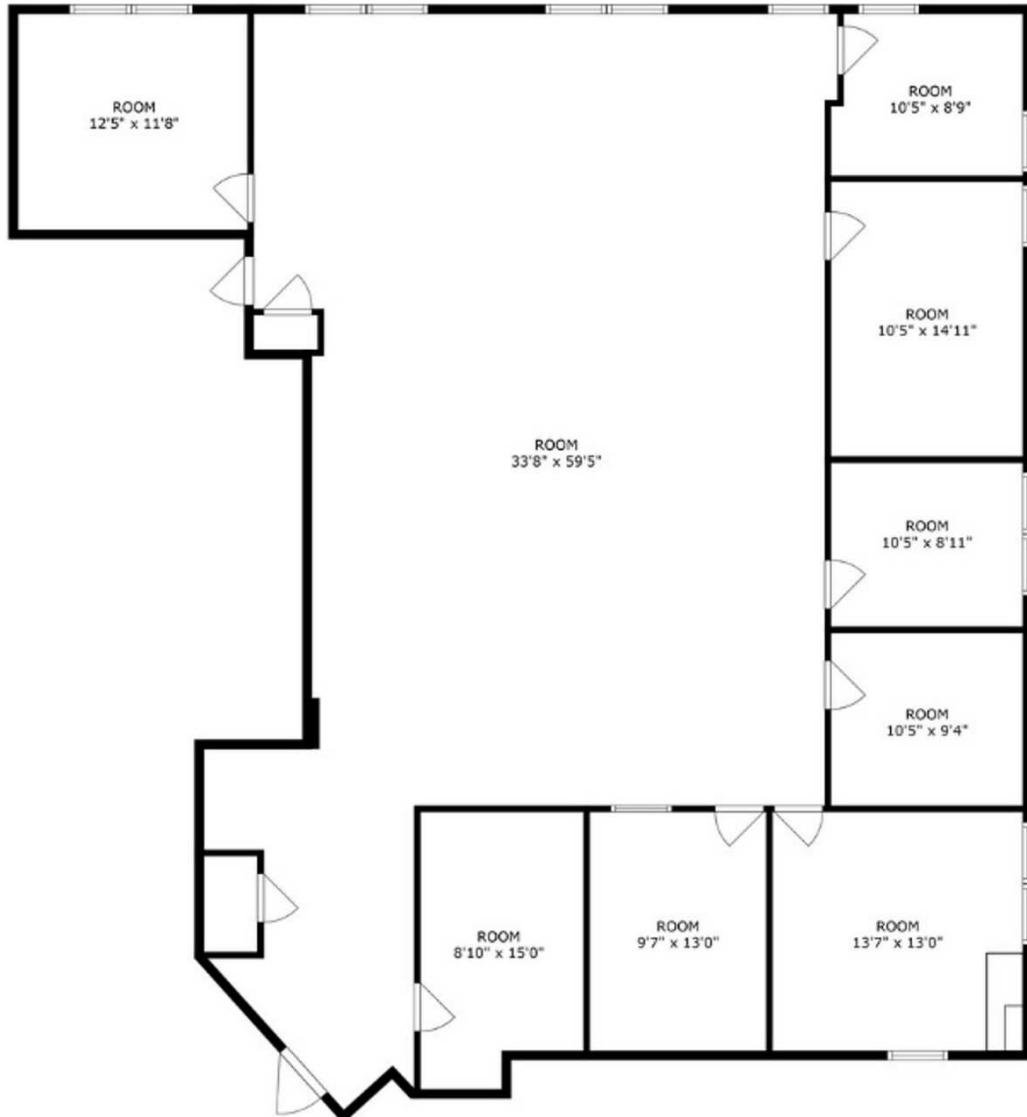
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SUITE 206 | 2,750 SF

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Suite 206, 2,750 SF

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 110 First Floor	Available	890 SF	NNN	On Request
Suite 205 + 207 Second Floor	Available	2,750 SF	NNN	On Request
Suite 206 Second Floor	Available	2,750 SF	NNN	On Request

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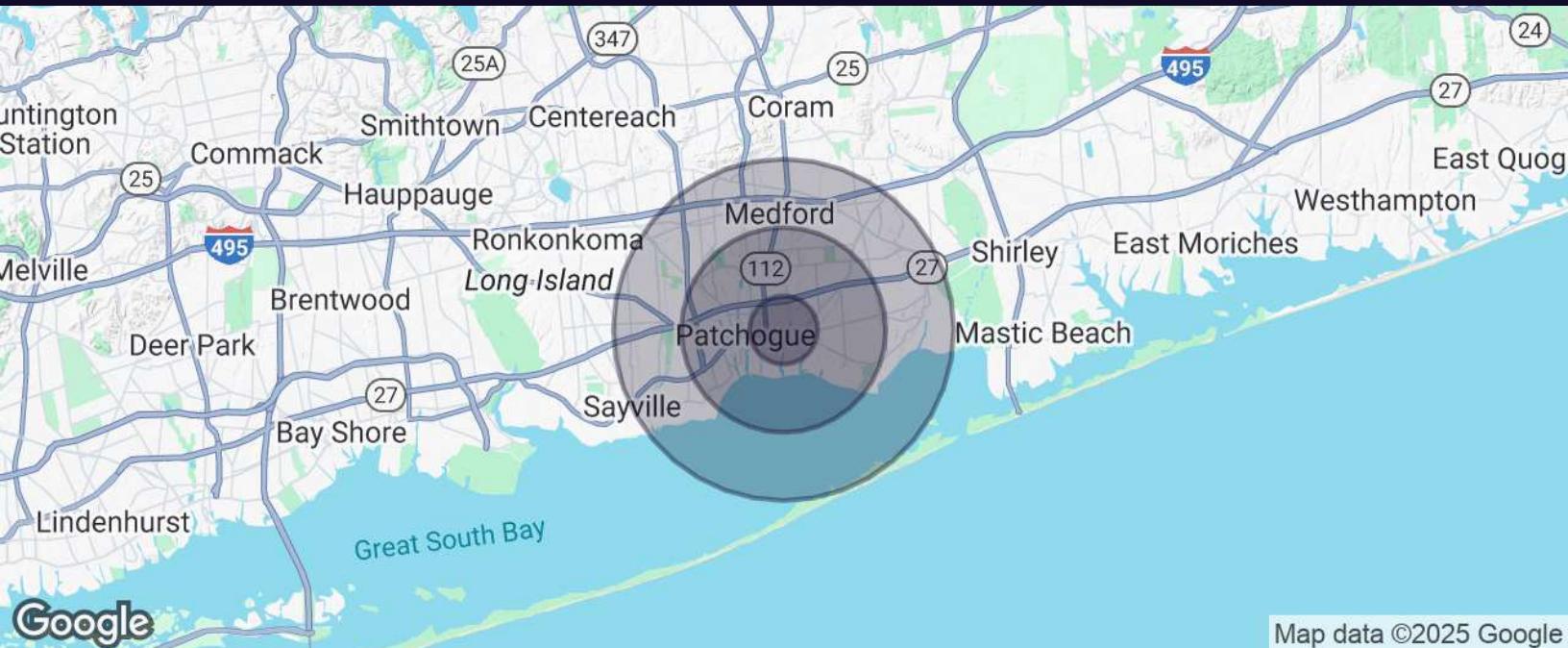
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Property Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	10,756	68,116	141,216
Average Age	39.8	40.6	40.9
Average Age (Male)	38.8	40.6	40.6
Average Age (Female)	40.3	41.2	41.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,545	26,350	53,021
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$91,251	\$106,442	\$113,425
Average House Value	\$338,724	\$348,964	\$372,351

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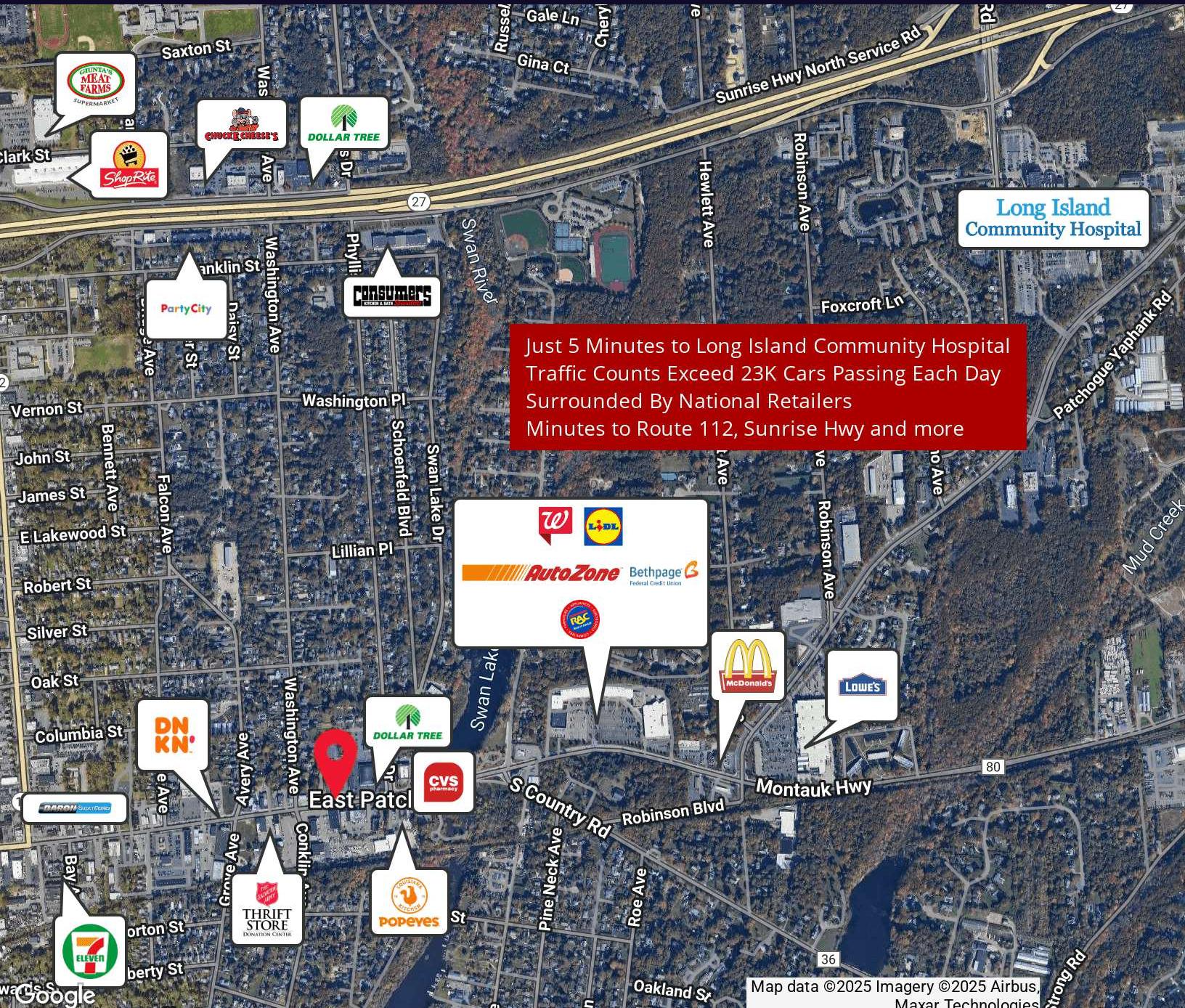
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Local + National Retailer Map

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Exclusively Represented By:



Michael G. Murphy

President | Commercial Division

Direct: 631.858.2460 **Cell:** 631.834.2626
michael.murphy@elliman.com



Steven D. Bezmen

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Direct: 516.419.2752 **Cell:** 516.419.2752
steven.bezmen@elliman.com

NY #10301219256

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Fax: 631.543.0851
550 Smithtown Bypass
Smithtown, NY 11787