

OFFERING MEMORANDUM

Two Fully Leased Office Buildings | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11757



Commercial

MEDICAL PORTFOLIO FOR SALE



ellimancommercial.com

EXECUTIVE SUMMARY | 220 N. BELLE MEAD ROAD



INVESTMENT OPPORTUNITY | MEDICAL OFFICE PORTFOLIO | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11733

Total Building Size:	+/- 11,228 SF	Lot Size:	1.03 Acres
# of Units/Tenants:	One (1)	Parking Spaces:	+/- 40 spaces
Lease Type:	Triple Net (NNN)	Years Remaining on Lease:	Nine (9)

NET OPERATING INCOME: \$330,000.00

Property Overview

This is an excellent opportunity to acquire two fully leased Medical office buildings located in the highly desirable Setauket Technology Park. Positioned at 220 N. Belle Mead Avenue and 226 N. Belle Mead Avenue, the portfolio offers stable tenancy, low operating expenses, and exceptional visibility within one of Long Island's most established medical and technology corridors.

220 N. Belle Mead Avenue totals approximately 11,228 square feet on 1.03 acres with 40 parking spaces. The building is fully leased to Zwanger-Pesiri Radiology, a premier regional medical provider, and the tenant recently executed a brand-new seven-year lease, on their existing lease which has two years remaining, reinforcing their long-term commitment to the site and providing secure, predictable income for an investor.

Both properties benefit from tremendous visibility, excellent signage potential, and close proximity to Stony Brook University, Stony Brook University Hospital, and a wide range of major retailers. The location also provides immediate access to key thoroughfares, including Nicolls Road and nearby regional highways, enhancing convenience for tenants and visitors alike. This portfolio is ideal for investors seeking stability, long-term tenancy, and well-positioned medical and professional assets in a high-demand market.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

220 N. BELLE MEAD RD. -EXTERIOR PHOTOS

INVESTMENT OPPORTUNITY | MEDICAL OFFICE PORTFOLIO | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11733



Exclusively represented by:

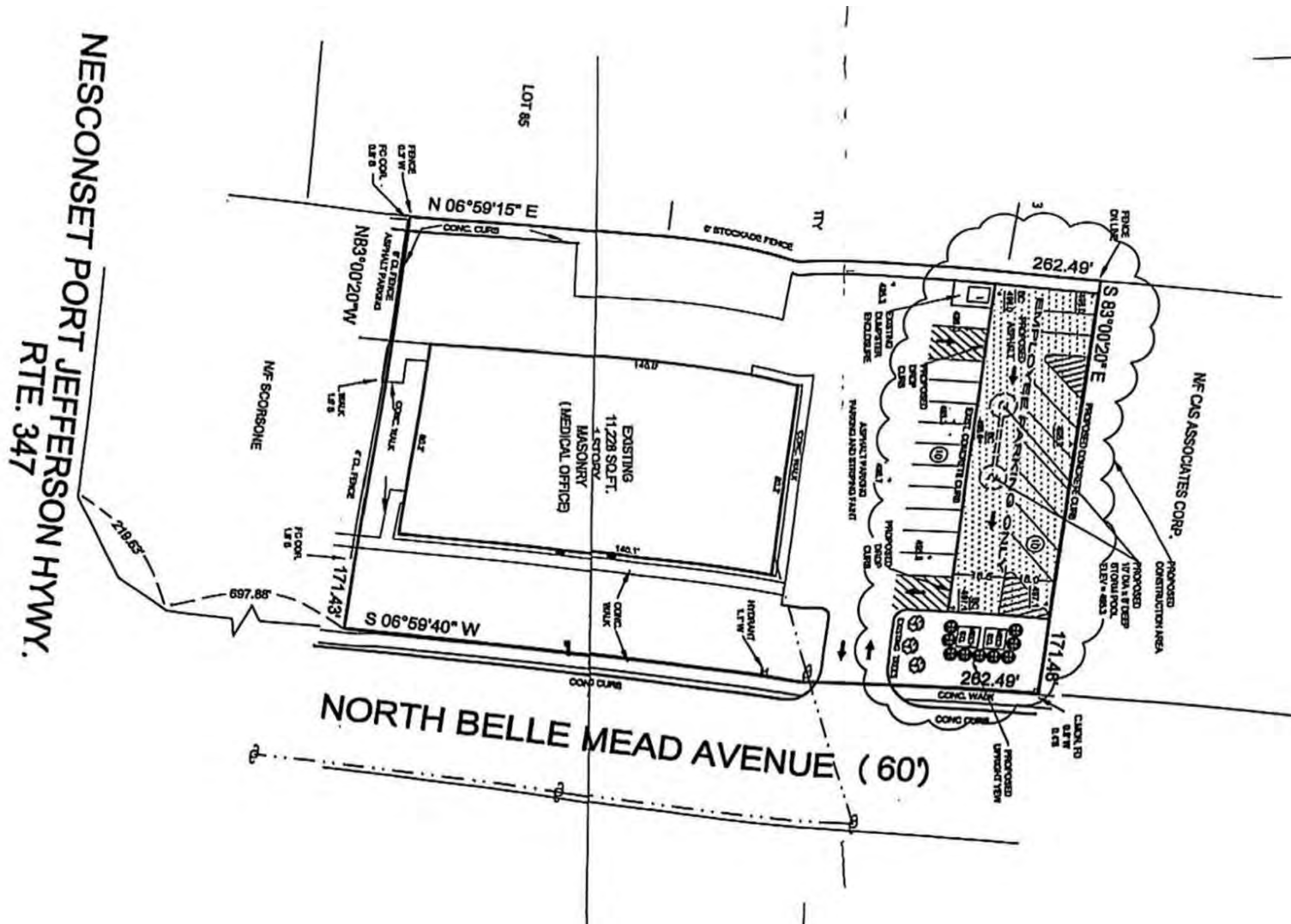
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220 N. BELLE MEAD ROAD | SURVEY

INVESTMENT OPPORTUNITY | MEDICAL OFFICE PORTFOLIO | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11733



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EXECUTIVE SUMMARY | 226 N. BELLE MEAD ROAD



INVESTMENT OPPORTUNITY | MEDICAL OFFICE PORTFOLIO | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11733

Total Building Size:	+/- 11,228 SF	Lot Size:	1.10 Acres
# of Units/Tenants:	Four (4)	Parking Spaces:	+/- 44 Spaces

NET OPERATING INCOME: \$295,321.00

Property Overview

This is an excellent opportunity to acquire two fully leased Medical office buildings located in the highly desirable Setauket Technology Park. Positioned at 220 N. Belle Mead Avenue and 226 N. Belle Mead Avenue, the portfolio offers stable tenancy, low operating expenses, and exceptional visibility within one of Long Island's most established medical and technology corridors.

226 N. Belle Mead Avenue presents an excellent opportunity to acquire a fully leased professional and medical office building in the highly desirable Setauket Technology Park. The property consists of approximately 11,228 square feet on 1.10 acres with 44 parking spaces, offering strong visibility, excellent signage potential, and close proximity to Stony Brook University, Stony Brook University Hospital, major retailers, and key regional thoroughfares. The building is occupied by four established tenants, providing diversified income, low operating expenses, and long-term stability for an investor.

The tenancy includes Just Cats in Suite A under a long-term lease through 2034, responsible for 22.7 percent of CAM charges, real estate taxes, and insurance, with 3 percent rent increases every three years. OneHealth Pharmacy occupies Suite B on a year-to-year basis and pays its proportionate share of CAM charges, real estate taxes, and insurance, with 2.5 percent annual increases. New York Cancer & Blood Specialists occupies Suite C under a lease running through 2032 and is responsible for 50.9 percent of CAM charges, real estate taxes, and insurance, with 2.5 percent annual increases. Envision Marketing occupies the garage space under an annual renewal structure, with utilities included in rent. Together, these tenants create a stable, diversified rent roll with minimal landlord responsibilities.

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226 N. BELLE MEAD RD. -EXTERIOR PHOTOS

INVESTMENT OPPORTUNITY | MEDICAL OFFICE PORTFOLIO | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11733



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220

226

226

COMPLETE HIGHLIGHTS

INVESTMENT OPPORTUNITY | MEDICAL OFFICE PORTFOLIO | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11733



Property Highlights

- Two fully leased professional/medical office buildings in the prestigious Setauket Technology Park
- 220 N. Belle Mead: 11,200 SF on 1.03 acres with 40 parking spaces; brand-new 7-year lease with Zwanger-Pesiri Radiology
- 226 N. Belle Mead: 11,400 SF on 1.10 acres with 44 parking spaces; four established tenants and low operating expenses
- Exceptional visibility with close proximity to Stony Brook University, Stony Brook Hospital, and major retailers
- Ideal long-term investment offering stability, diversified income, and immediate access to key regional thoroughfares
- Net Operating Income Combined is \$625,321.00

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TOTAL RENT ROLL (BOTH BUILDINGS)



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Suite	Tenant Name	Annual Rent	Lease Start	Lease End
226 N. Bell Mead Road - Suite A	Just Cats	\$91,405	8/1/2019	7/31/2034
226 N. Bell Mead Road - Suite B	OneHealth Pharmacy	\$38,254	YEAR TO	YEAR
226 N. Bell Mead Road Suite-C	NY Cancer & Blood Specialists	\$216,817	7/1/2022	6/30/2032
226 N. Bell Mead Road-Garage	Envision Marketing	\$17,500	2/1/2022	ANNUAL RENEWAL
220 N. Belle Mead Road	Zwanger Pesiri	\$330,000	01/01/2026	12/31/2033
Totals		\$693,976		

Just Cats pay 22.7% of the CAM Charges, Real Estate Taxes and Insurance and 3% rent increases every 3 years.
OneHealth Pharmacy LLC. pays their proportionate share of CAM Charges, Real Estate Taxes and Insurance and 2.5% increases per annum.
New York Cancer & Blood pays 50.9% of the CAM Charges, Real Estate Taxes and Insurance and 2.5% rent increases per annum.
Envision Marketing Utilities (Gas, Water, Electric) included in rent.

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INCOME & EXPENSES | 226 N. BELLE MEAD RD.



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Income Summary

Gross Income

\$693,976

Expenses Summary

INSURANCE

\$9,261

ANNUAL TAXES

\$45,394

PROFESSIONAL FEES

\$1,800

REPAIRS AND MAINTENANCE

\$3,650

LAWN CARE

\$6,578

WATER

\$476

EXTERMINATING

\$285

SECURITY

\$1,151

BANK FEES

\$60

Operating Expenses

\$68,655

Net Operating Income

\$625,321

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LOCAL + NATIONAL RETAILER MAP

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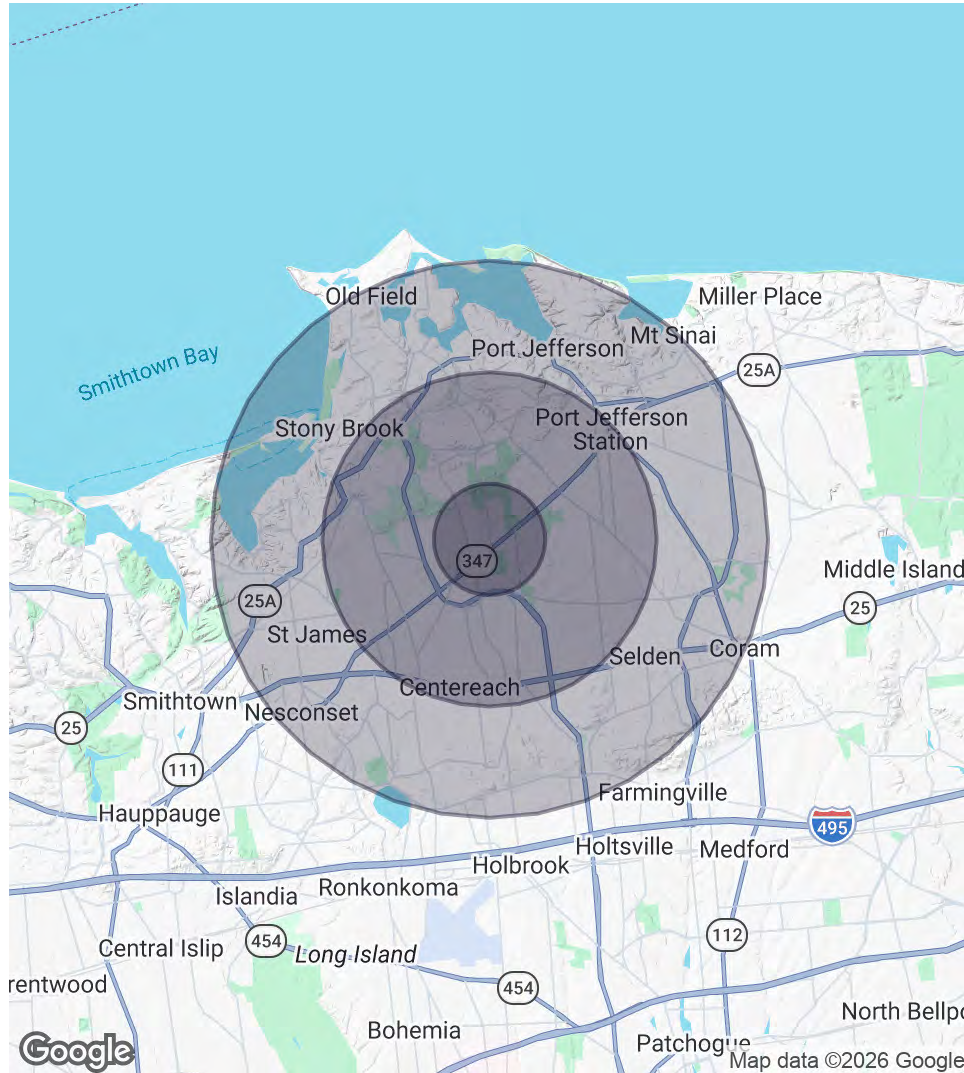
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DEMOGRAPHICS MAP & REPORT

INVESTMENT OPPORTUNITY | MEDICAL OFFICE PORTFOLIO | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11733



1 Mile Radius

Population
8,470
Households
2,817
Average HH Income
\$177,752

3 Miles Radius

Population
88,738
Households
26,848
Average HH Income
\$155,507

5 Miles Radius

Population
211,891
Households
68,973
Average HH Income
\$159,963

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ADVISOR BIO 1

INVESTMENT OPPORTUNITY | MEDICAL OFFICE PORTFOLIO | 220-226 N. Belle Mead Rd. Setauket- East Setauket, NY 11733



Michael G. Murphy

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Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021, 2023 and 2025, and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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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.