



## Portion Road Office Park

1150 Portion Road  
Holtsville, New York 11742

### Property Highlights

- Build to suit turnkey office space and medical space
- Perfect Urgent care /Primary care/ Professional office
- Modern design professional office or call center with large bullpen area and perimeter offices
- Occupancy 30 - 60 Days from lease execution
- Excellent proximity to Nichol's Road

### Property Overview

Two spaces for lease - Professional Office or Medical Office

### Offering Summary

<b>Lease Rate:</b>	\$17.50 - 19.00 SF/yr (Gross)
<b>Building Size:</b>	30,000 SF
<b>Available SF:</b>	2,300 - 2,400 SF
<b>Lot Size:</b>	4 acres

### For More Information

#### Michael Corsello

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#### Marian Campi-Conde

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For Lease

2,300 and 2,400 SF | \$17.50 - 19.00 SF/yr  
Office Space



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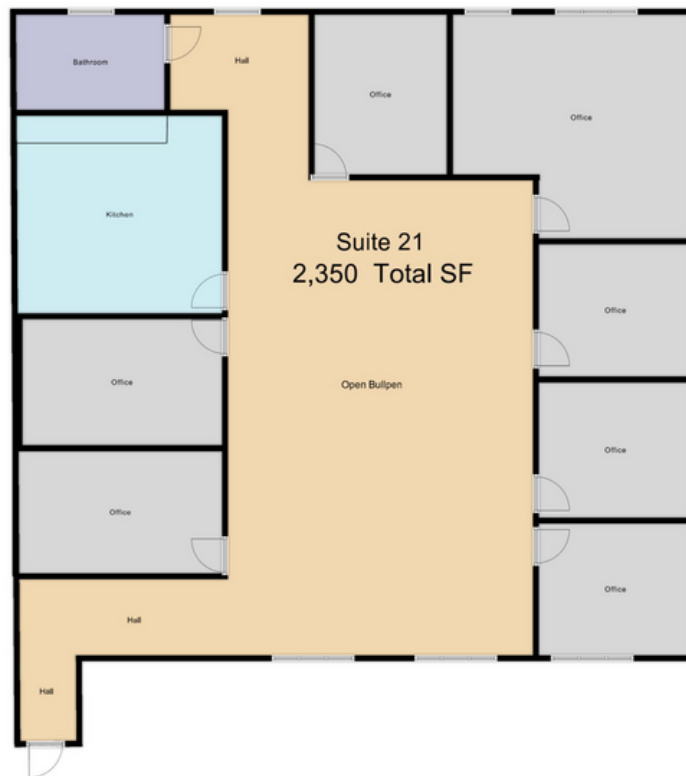




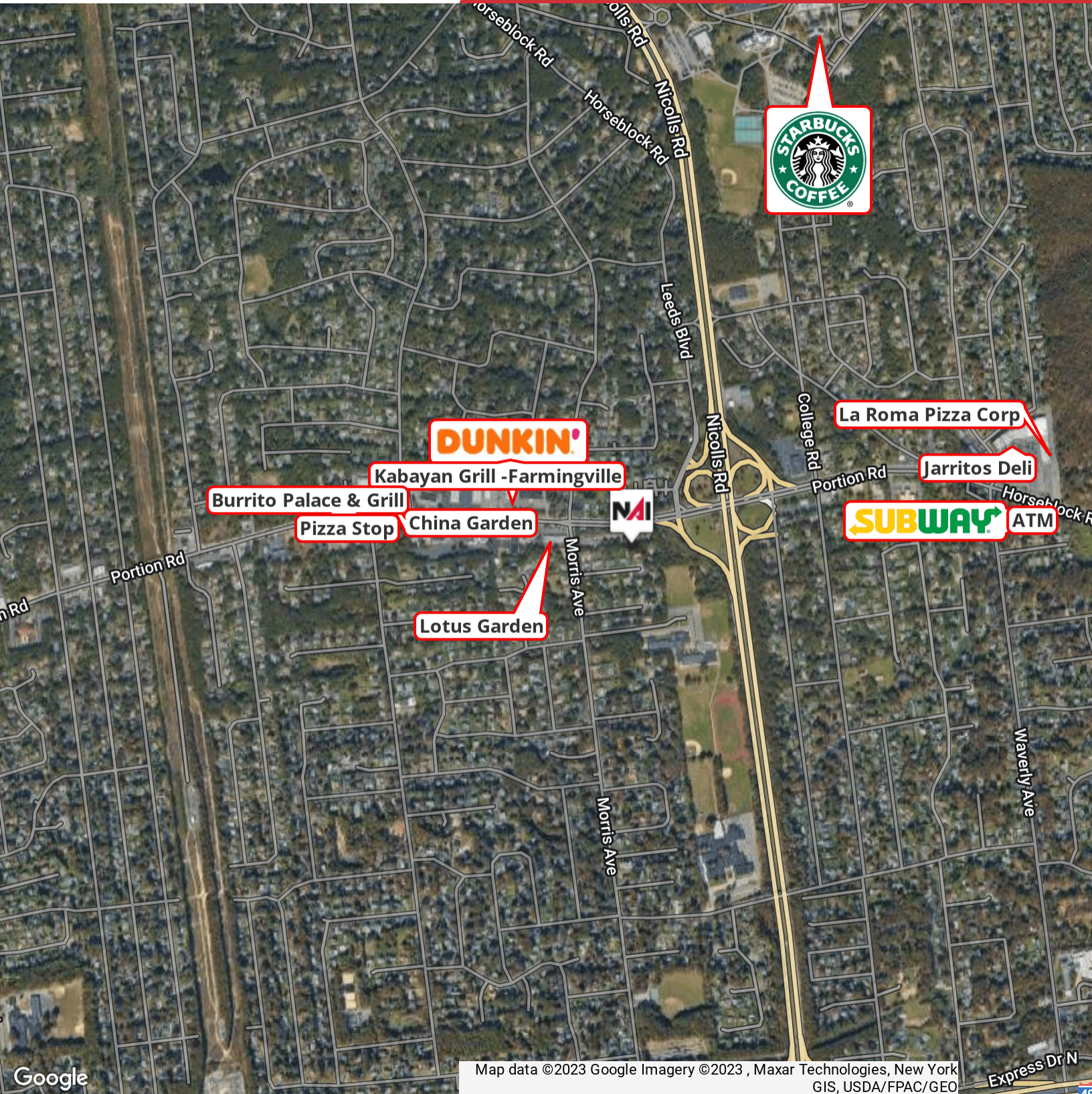
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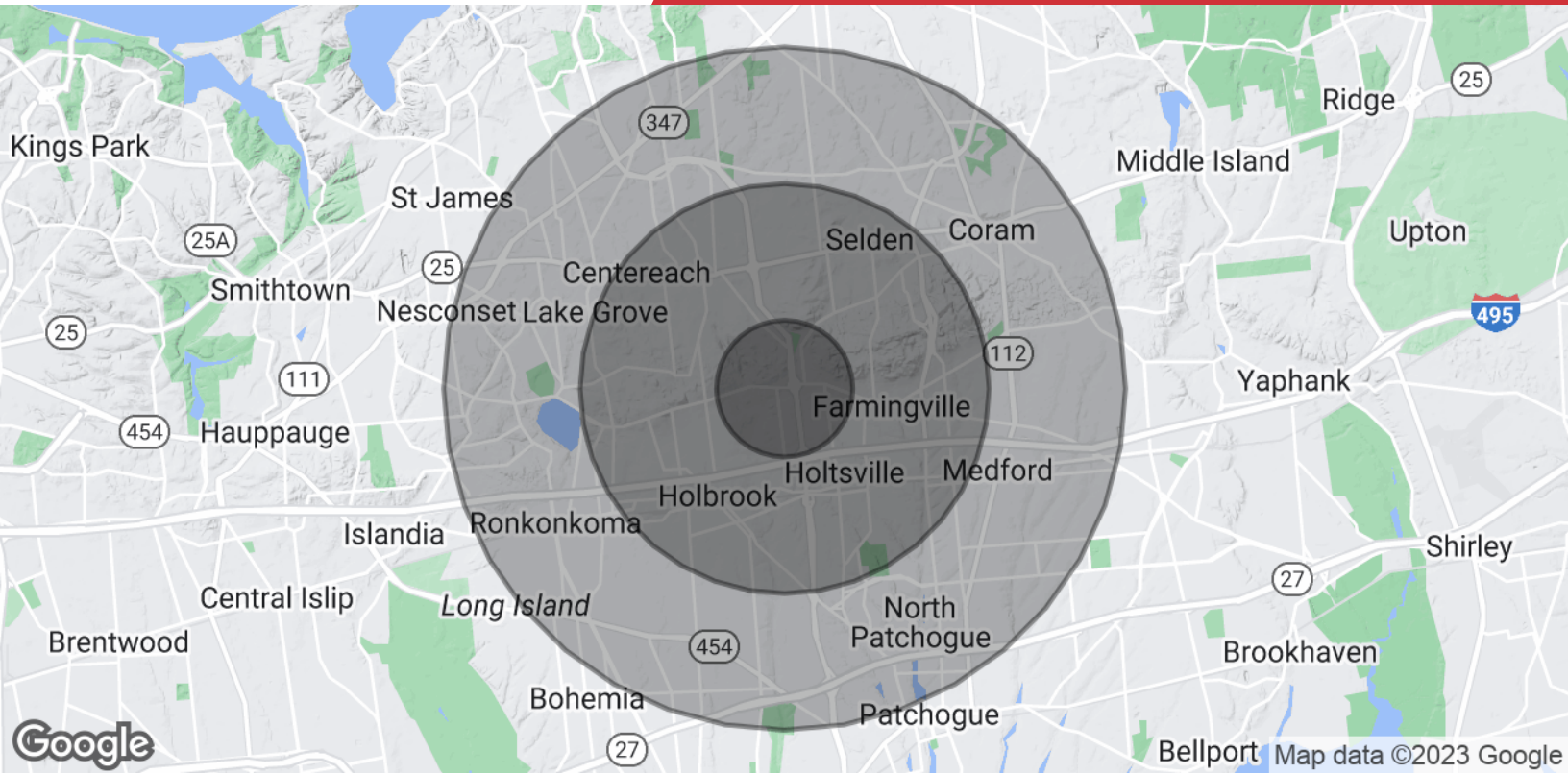


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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	10,327	97,153	250,573
<b>Average Age</b>	39.9	39.3	40.6
<b>Average Age (Male)</b>	36.9	37.3	38.9
<b>Average Age (Female)</b>	40.5	40.8	42.3

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,132	33,015	88,155
<b># of Persons per HH</b>	3.3	2.9	2.8
<b>Average HH Income</b>	\$136,096	\$113,608	\$114,229
<b>Average House Value</b>	\$374,161	\$364,903	\$371,532

\* Demographic data derived from 2020 ACS - US Census





### Michael Corsello

Director

[mcorsello@nailongisland.com](mailto:mcorsello@nailongisland.com)

Direct: **631.761.9627** | Cell: **516.840.4448**

## Professional Background

Michael is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on retail and industrial properties.

Prior to Michael joining NAI Long Island he was President and CEO of Nash Lumber, a building material wholesale distributor and importer for 30 years. The experience gained from owning and operating a business gives him a unique, in-depth perspective of the intricacies that are part of every transaction. Beyond bringing owners, tenants, buyers and sellers together for a transaction, he is able to understand each party's needs and unique perspectives.

Michael's success with national and regional franchise brands has proven invaluable. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and successfully negotiate their leases. Working with retail landlords, he has helped secure quality tenants who not only leased space, but strengthened the property's income and value.

Using his over 30 years of experience developing and managing his own industrial properties, he provides keen insights when assisting industrial property developers and owners.

Additionally, being versed in office properties, he is a team player assisting his long time partner whose expertise is in office property assets.

As an avid skier, Michael routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he has recently taken to hydrofoil kiteboarding. A native Long Islander, he earned degrees both in business and engineering with degrees from Syracuse University and SUNY College of Environmental Science and Forestry.

## Education

Bachelor of Science in Engineering, Syracuse University

Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

## Memberships

Commercial Industrial Brokers Society of Long Island (CIBS)

NYS Commercial Association of Realtors (NYSCAR)





### Marian Campi-Conde

Director

mconde@nailongisland.com

Direct: **631.761.9628** | Cell: **516.474.7199**

NY #10401290062

## Professional Background

Marian Campi-Conde is a licensed Commercial Investment and Real Estate Certified Specialist (CIRES) with NAI Long Island, specializing in office and industrial spaces on Long Island. With a career spanning over 30 years, she has represented owners, investors, tenants, and institutions in diverse commercial real estate asset types nationwide.

Marian's journey in commercial real estate began in Miami, Florida, where she served as Director of Leasing and Managing Director at One Biscayne Tower for Jaymont Properties. Upon her return to New York, she managed office buildings for The Galbreath Company, Metropolitan Life, and Goldman Sachs. She also led development projects in various U.S. markets, including Columbus, OH, and Philadelphia, PA, consistently surpassing client expectations and boosting occupancy rates with prestigious tenants.

A third-generation real estate professional from New Jersey, Marian's unique insight, honed through growing up in the industry, allows her to anticipate real estate trends and amass wealth through commercial real estate acquisition and management. Over her career, she has overseen the development, leasing, and sales of millions of square feet.

Marian has garnered numerous accolades as an industry leader, including her designation as Dade County's CRE industry designee for Leadership Miami, serving on the boards of the Greater Miami Chamber of Commerce and the Beacon Council, and holding leadership positions in industry organizations such as NYSCAR and CN-LIBOR. She is also an active member of CIBS, Long Island's Commercial Industrial Brokers Society.

Outside her commercial endeavors, Marian dedicates time to mentoring aspiring professionals in commercial real estate and advocating for animal rights through work with rescue and adoption groups. Her personal interests include outdoor activities like downhill skiing, equestrian jumping, polo, boating, and surfing.

## Education

Bachelor of Science in Psychology, Hartford University

Bachelor of Arts in Sociology, Hartford University

## Memberships

Commercial Industrial Brokers Society of Long Island (CIBS) and (CIBS-W)

Commercial Network of the Long Island Board of Realtors (CN-LIBOR) - 2019 President Elect

New York State Commercial Association of Realtors (NYSCAR) - Vice President 2018-2020

Long Island Business Development Council (LIBDC)

Long Island Women in Real Estate