

For Lease

1,929 - 8,900 SF | Rate upon request
Medical Office Space



VIDEO

Property Description

Second-generation medical office space.

Space Availability Details:

- 1,929 SF - Building 57, Suite 3
- 8,900 SF - All of Building 59 (Deal Pending)
- 6,019 SF - Building 61, Suites 1-4

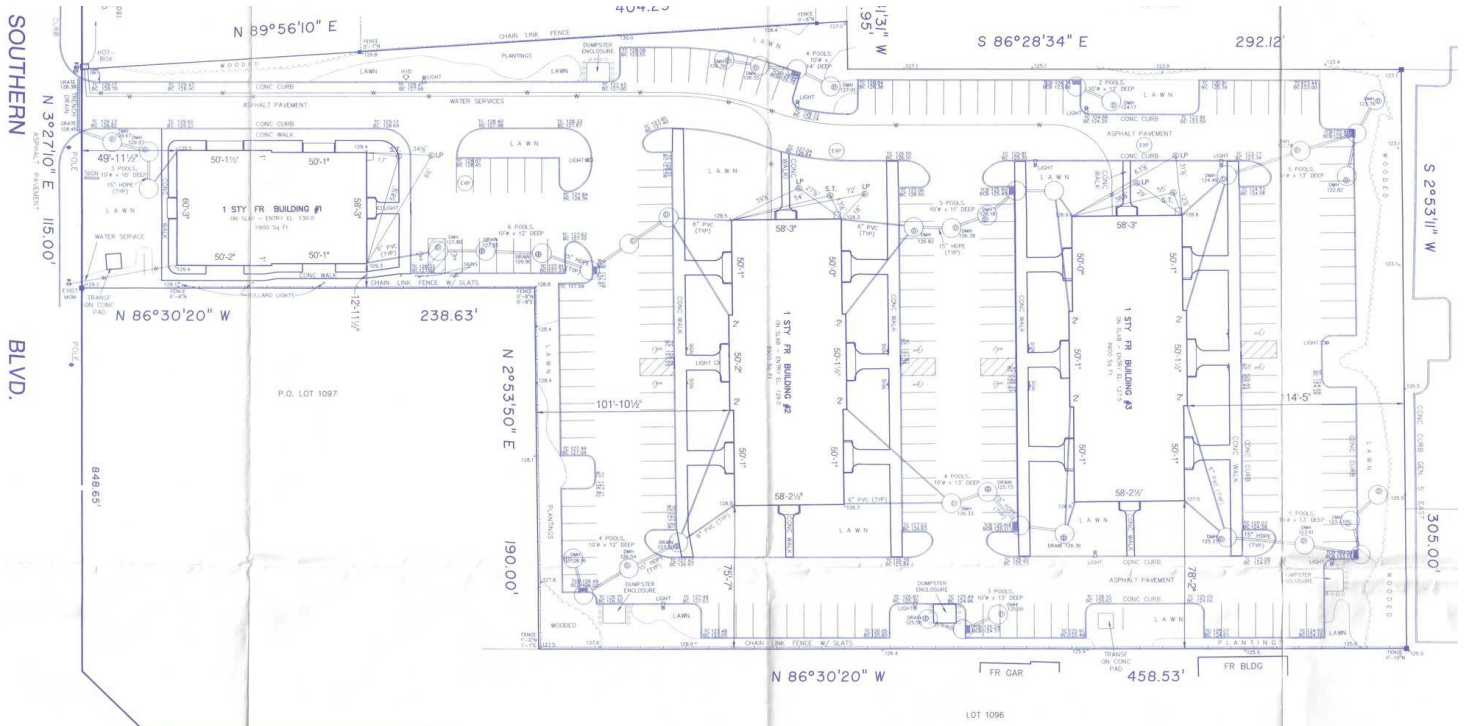
Property Highlights

- Prime medical office space
- Located immediately off of Nesconset Highway (Route 347)
- Close proximity to a number of major hospitals
- Strong demographics and healthcare demand score

Offering Summary

Lease Rate:	Rate upon request
Available SF:	1,929 - 8,900 SF
Lot Size:	3.9 Acres
Building Size:	23,700 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,595	28,417	68,190
Total Population	9,863	79,250	201,962
Average HH Income	\$136,596	\$138,102	\$130,043



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,929 - 8,900 SF	Lease Rate:	Rate upon request

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
59 Southern Blvd	Available	8,900 SF	NNN	Rate upon request	Deal Pending. Fully built out medical office space for internal medicine practice.
61 Southern Blvd	Available	6,019 SF	NNN	Rate upon request	Fully built out medical office space currently configured for a cardiology and gastroenterology practice.
57-3	Available	1,929 SF	NNN	Rate upon request	Fully built-out medical office suite configured for a small cardiology practice.

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Location Description

Immediate access to Nesconset Highway (Rte 347) and Middle Country Road (Rte 25). Only minutes to Stony Brook University Hospital and St. Catherine's Hospital.

Site Description

L-shaped lot. 110' feet of frontage with 305' of width at rear of property.

Exterior Description

Three (3) building medical office park in a park-like setting

Interior Description

Typical medical office configurations throughout

Utilities Description

Separate gas and electric meters to each suite. Common water meter.

Construction Description

Frame construction

Power Description

Separately metered electric service

Gas Description

Separately metered gas service







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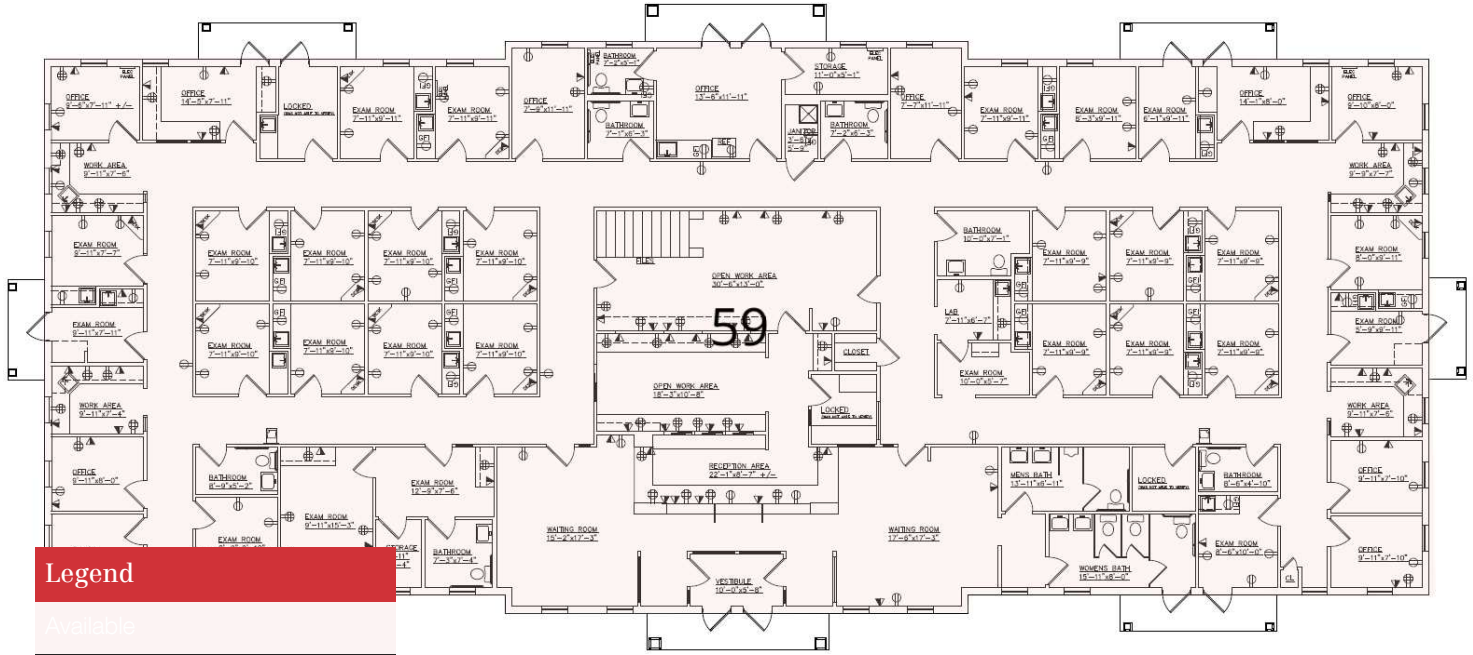


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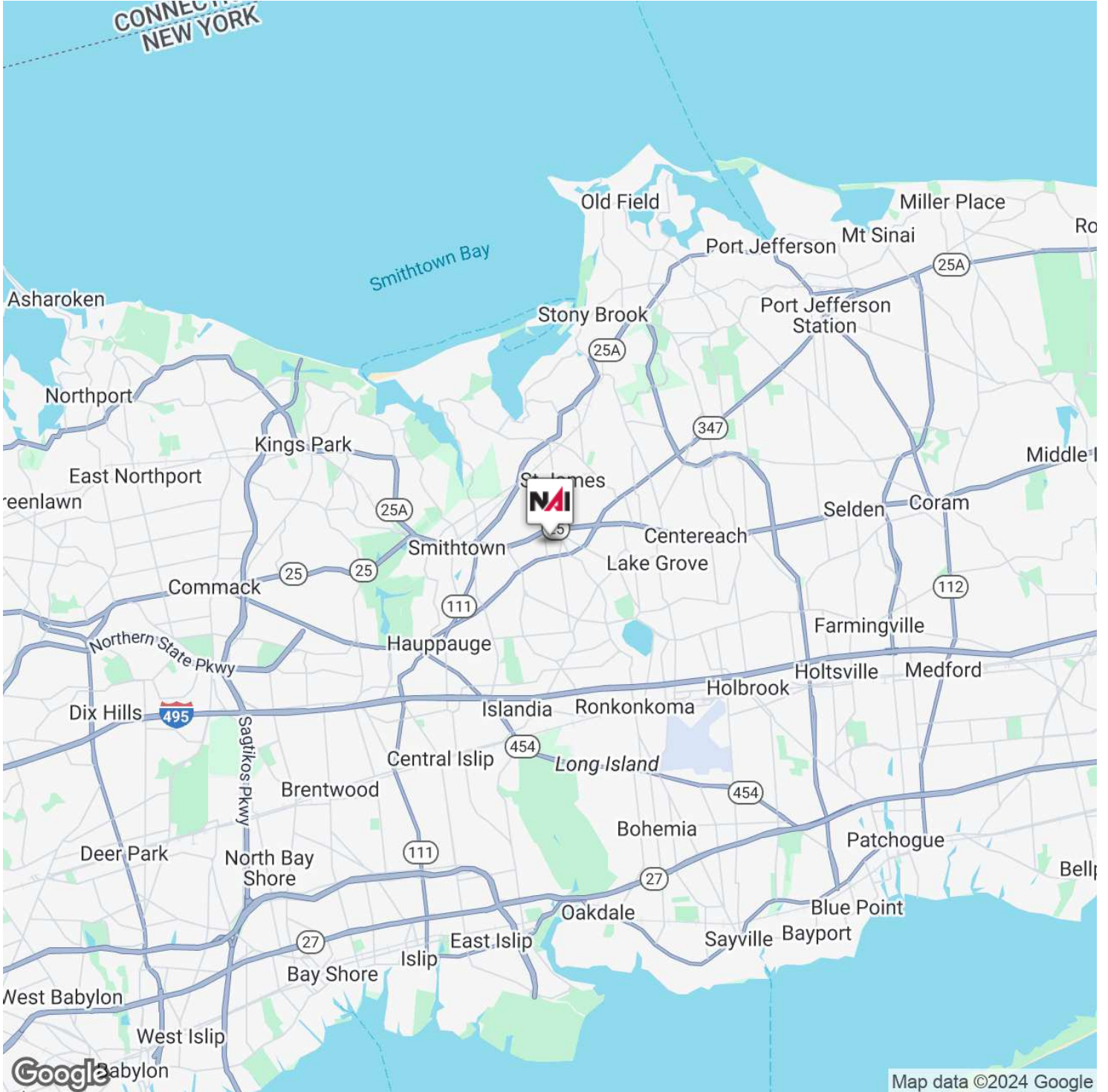


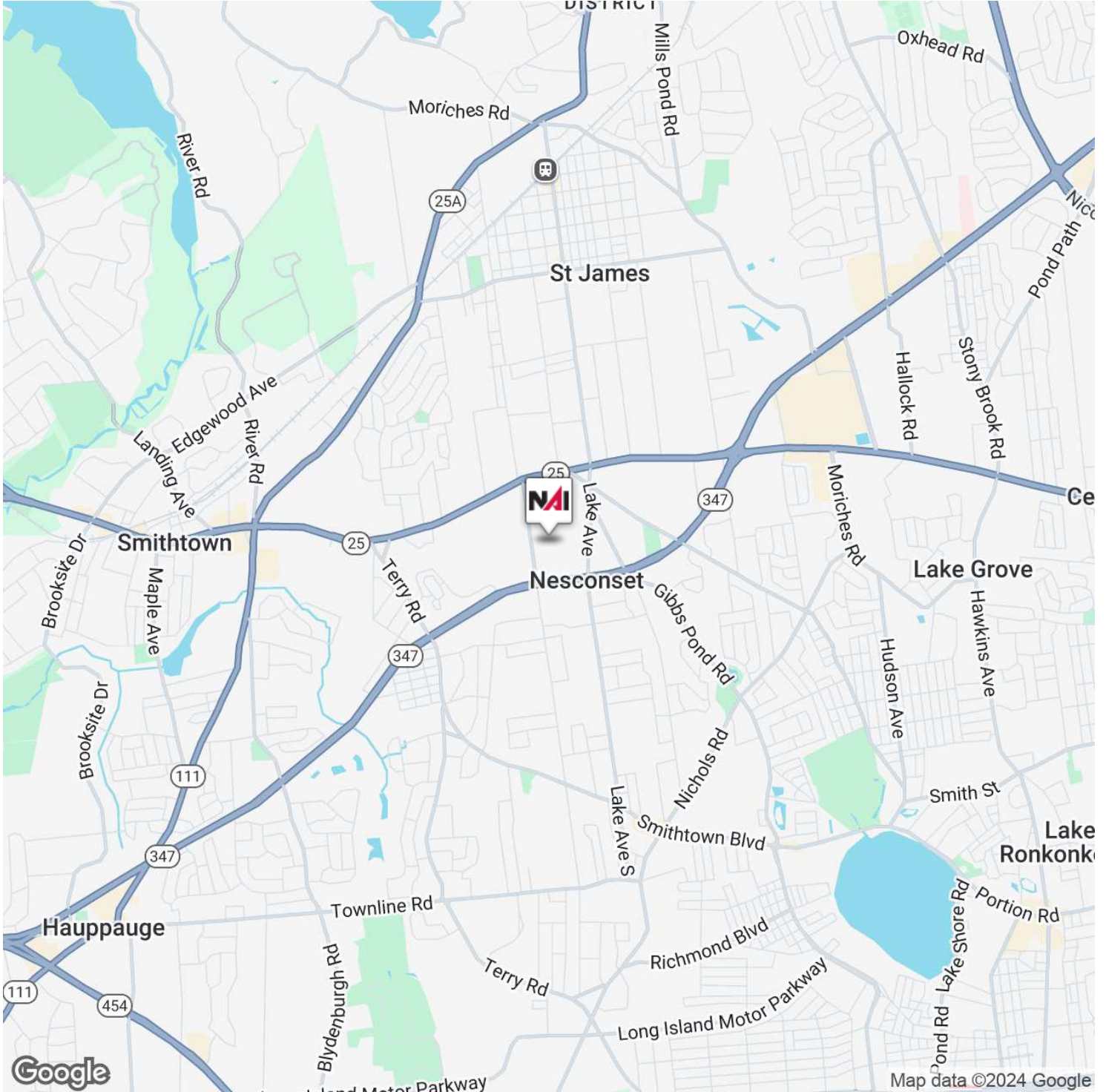
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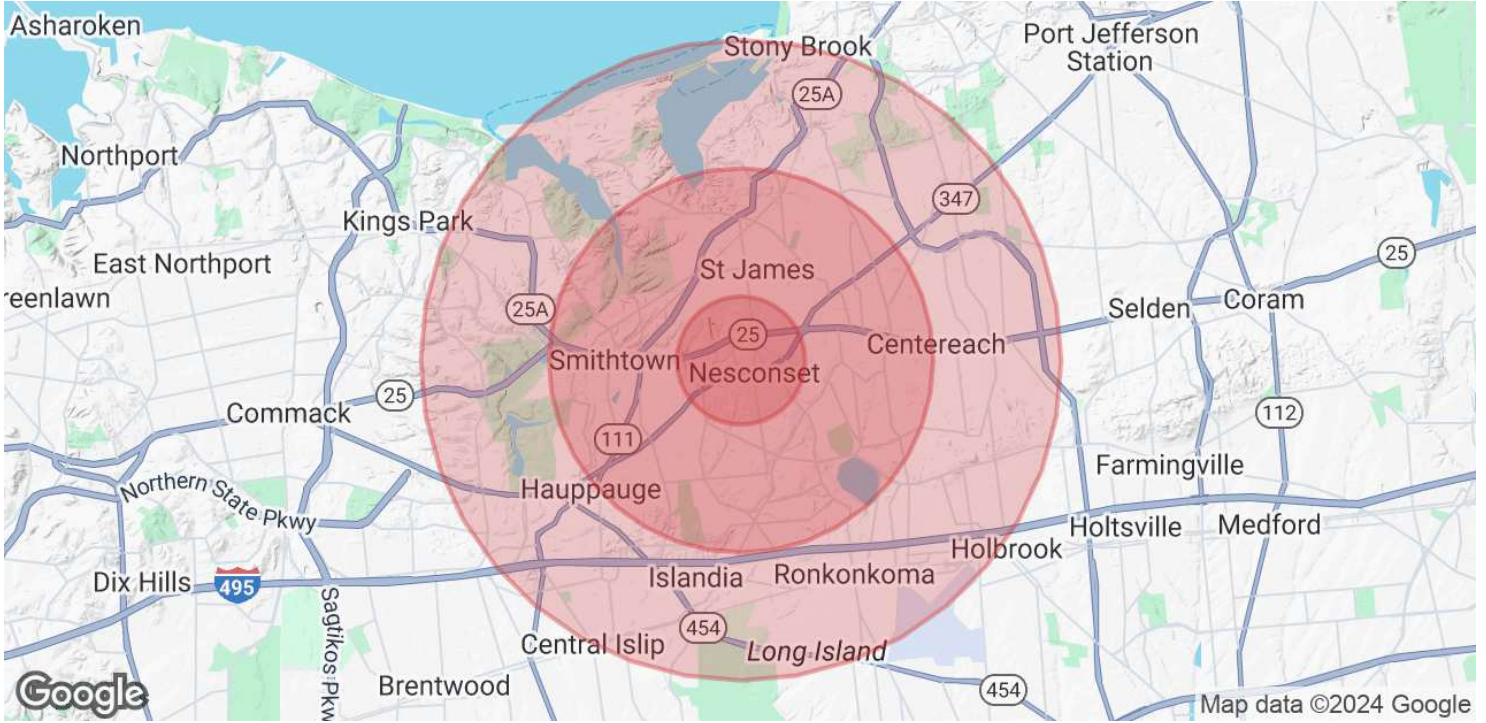
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59 Southern Blvd	Available	8,900 SF	NNN	Rate upon request	Deal Pending. Fully built out medical office space for internal medicine practice.









Population	1 Mile	3 Miles	5 Miles
Total Population	9,863	79,250	201,962
Average Age	42.8	44.1	41.2
Average Age (Male)	40.4	41.3	39.5
Average Age (Female)	43.9	45.3	42.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,595	28,417	68,190
# of Persons per HH	2.7	2.8	3.0
Average HH Income	\$136,596	\$138,102	\$130,043
Average House Value	\$498,704	\$469,628	\$460,150

2020 American Community Survey (ACS)



Lee Rosner

CEO

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Professional Background

Career Summary

A veteran of the commercial real estate industry, Lee's career spans more than 35 years gaining him hands-on experience in nearly every facet of the business including sales, leasing, investment strategies, property management, and ownership. In 1997, Lee launched a commercial real estate brokerage firm that is now NAI Long Island, building on his exceptional depth of industry knowledge and pairing it with his natural leadership style to set a path of growth for the company.

He currently is the Managing Principal of NAI Long Island. He is actively involved, daily, with business development, coaching, transaction management, recruiting, operations, and long-term visioning for the firm. Under Lee's leadership and management, NAI Long Island has grown into one of the leading Long Island-based full-service commercial real estate firms completing over \$1B in transaction values and thousands of transactions over the years. The firm manages more than 1.5M square feet of commercial real estate.

Lee is a current Incorporated Village of Port Jefferson Planning Board Member. He completed two terms as a Trustee of the Incorporated Village of Port Jefferson and was the former Chairman of the Zoning Board of Appeals. From 2010 to 2016 he was an Adjunct Professor at Stony Brook University's College of Business teaching an MBA-level course (traditional and online) in commercial real estate fundamentals, user decision-making, and investment analysis through a case study approach to learning.

Education

Bachelor of Science, Syracuse University

Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

Memberships

SIOR

CCIM

Director and Board Member, Real Estate Institute at Stony Brook University College of Business

Commercial Industrial Brokers Society of Long Island (CIBS)