

**CRA REALTY**

**EXCLUSIVE NNN MEDICAL OFFICE CONDOMINIUM FOR SALE**  
**8 TECHNOLOGY DRIVE SUITE 107, EAST SETAUKET, NY 11733**

**PRICE \$2,000,000**  
**CAP RATE 7%**  
**8 YEARS REMAINING ON TERM!**

Tenant: Long Island Vision Management, LLC







**USE:** MEDICAL OFFICE/SURGICAL PROCEDURES

**TERM:** TEN (10) YEARS

**COMMENCEMENT DATE:** MARCH 27, 2023

**EXPIRATION DATE:** MARCH 26, 2033

<b>BASE RENT:</b> March 27, 2023 thru March 26, 2024	\$132,454.80
March 27, 2024 thru March 26, 2025	\$136,428.44
March 27, 2025 thru March 26, 2026	\$140,521.30
March 27, 2026 thru March 26, 2027	\$144,736.94
March 27, 2027 thru March 26, 2028	\$149,079.04
March 27, 2028 thru March 26, 2029	\$153,551.42
March 27, 2029 thru March 26, 2030	\$158,157.96
March 27, 2030 thru March 26, 2031	\$162,902.70
March 27, 2031 thru March 26, 2032	\$167,789.78
March 27, 2032 thru March 26, 2033	\$172,823.47

#### **ADDITIONAL RENT:**

##### **ABSOLUTE NNN**

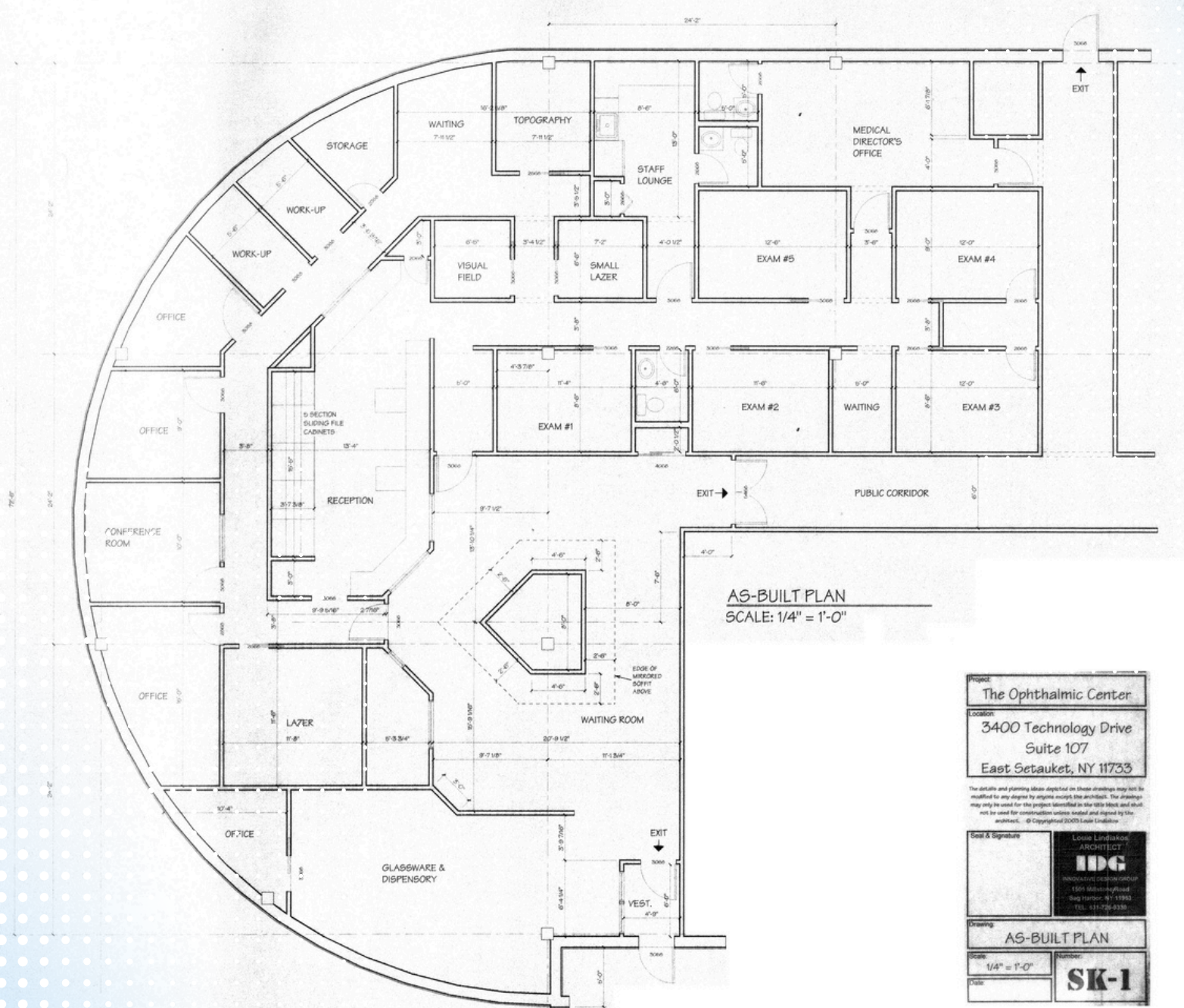
- Operating Costs – 100% Paid by Tenant  
(landscaping/snow/refuse/management fee)
- Real Estate Taxes – 100% Paid by Tenant
- All Utilities – 100% (direct meter) Paid by Tenant
- Insurance – 100% Paid by Tenant
- Roof/Structure – 100% Paid by Tenant





# EXCLUSIVE NNN MEDICAL OFFICE CONDOMINIUM FOR SALE

8 Technology Drive Suite 107, East Setauket, NY 11733



Project:	
The Ophthalmic Center	
Location:	
3400 Technology Drive Suite 107 East Setauket, NY 11733	
The details and planning ideas depicted on these drawings may not be modified to any degree by anyone except the architect. The drawings may only be used for the project identified in the title block and shall not be used for construction unless noted and signed by the architect. © Copyright 2003 Louis Lindholm	
Seal & Signature	Louis Lindholm ARCHITECT <b>IDG</b> INDUSTRIAL DESIGN GROUP 1100 Millers Road Long Island City, NY 11101 TEL: 311.726.4330
Drawing:	
AS-BUILT PLAN	
Scale:	Number:
1/4" = 1'-0"	SK-1





**For further information please contact:**

**BOB DAMON**  
**516-551-3302**  
**bob@cra-realty.com**

**AARON SMILES**  
**631-599-3344**  
**aaron@cra-realty.com**