



## Mt. Sinai Commerce Park Medical Office Building

12 Myrtle Street  
Mount Sinai, New York 11766

### Property Highlights

- Part of a large scale Planned Development which includes a 140 unit multi-family luxury rental complex on the rear 20 acres (under construction)..
- Experienced Master Developer in place.
- Public Sewer Connection Available
- New 4-way signalized intersection at Rte 25A and Myrtle St provided by Master Developer
- Immediately access to Major 4-Lane Highway Running East/West w/40K Plus ADDT Traffic Count
- Immediate proximity to JT. Mather (Northwell), St. Charles (CHS) and Stony Brook University Hospitals.
- Strong Demographics

### Offering Summary

<b>Lease Rate:</b>	Upon request
<b>Building Size:</b>	43,000 SF
<b>Available SF:</b>	10,000 - 43,000 SF
<b>Lot Size:</b>	4.66 Acres

### Demographics 3 Miles 5 Miles 10 Miles

<b>Total Households</b>	24,214	52,644	142,512
<b>Total Population</b>	67,021	149,761	416,224
<b>Average HH Income</b>	\$165,832	\$164,130	\$164,442

### For More Information

**Lee Rosner, SIOR CCIM**

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**BROCHURE**

**12 Myrtle Street, Mount Sinai, NY 11766**

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<b>Building Name</b>	Mt. Sinai Commerce Park - Medical Office Building
<b>Property Type</b>	Medical Office
<b>Property Subtype</b>	Medical
<b>Building Size</b>	43,000 SF
<b>Lot Size</b>	4.66 Acres
<b>Building Class</b>	A
<b>Number of Floors</b>	2
<b>Average Floor Size</b>	21,500 SF
<b>Parking Spaces</b>	283
<b>Construction Status</b>	Proposed
<b>Roof</b>	Flat
<b>Free Standing</b>	Yes
<b>Number of Buildings</b>	1

+/-43,000 SF two story medical office building on 4.55 acres

Located on the south side of four lane Route 25A, 1/2 mile east of Route 112. Development will feature a new 4-way signalized intersection at 25A and Myrtle Street to be constructed by the master developer of the PDD.

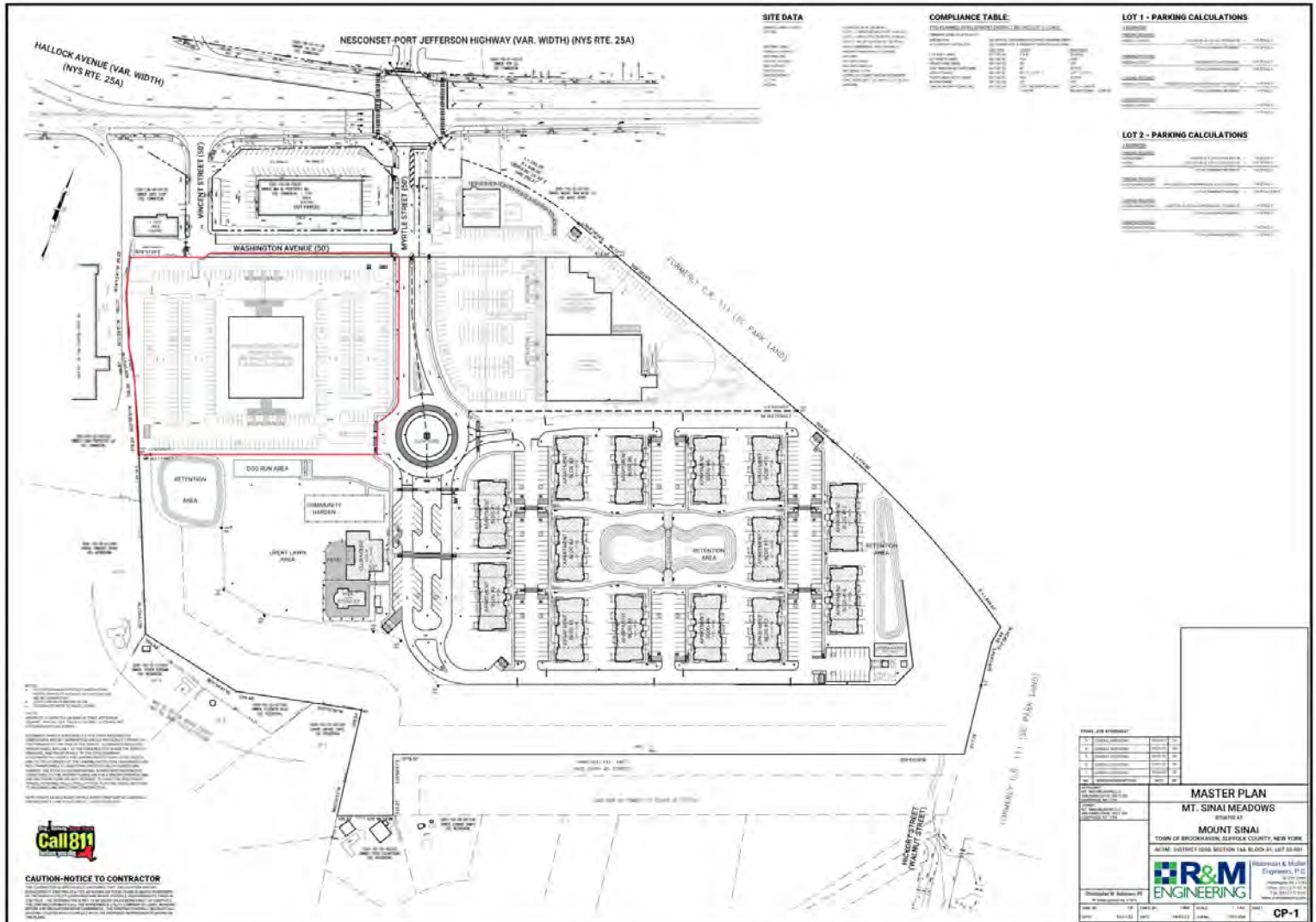


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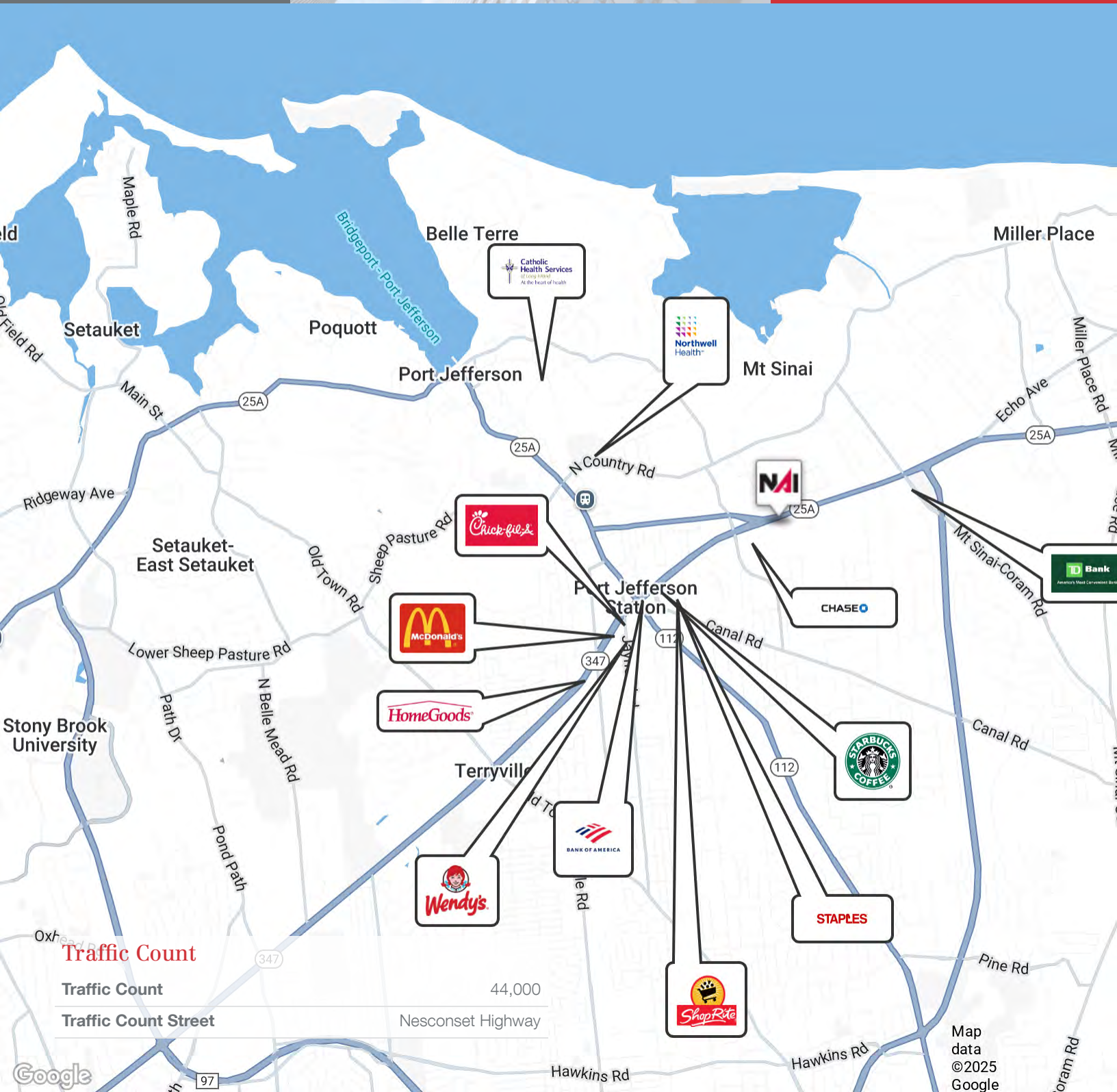


## Lease Information

<b>Lease Type:</b>	Upon request	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	10,000 - 43,000 SF	<b>Lease Rate:</b>	Upon request

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Medical Office	Available	10,000 - 43,000 SF	Upon request	Upon request	Medical Office



## Traffic Count

Traffic Count

44,000

Traffic Count Street

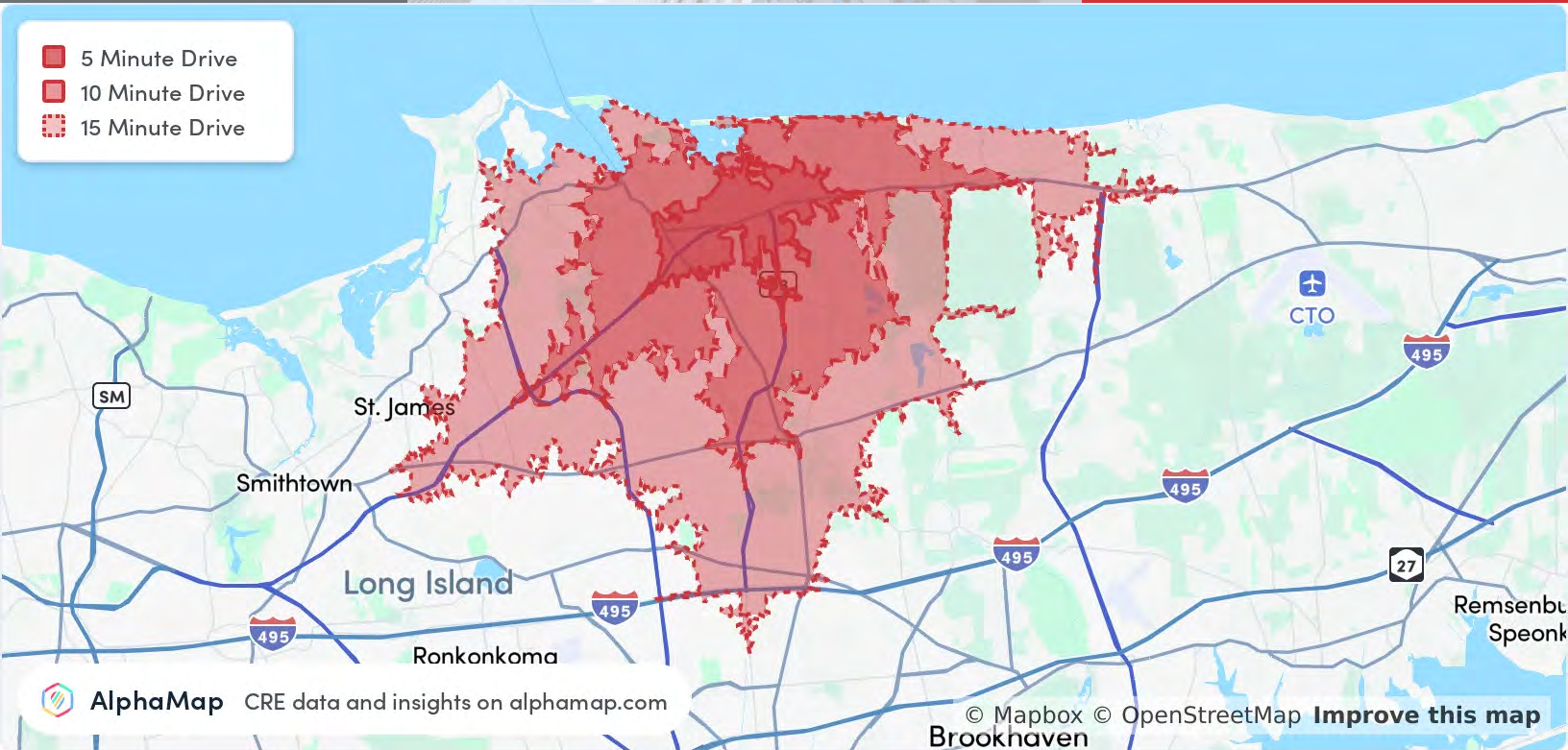
Nesconset Highway

Map  
data  
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Google

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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	14,798	86,969	210,599
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	5,501	31,314	70,794
Persons per HH	2.7	2.8	3
Average HH Income	\$173,781	\$163,487	\$159,006
Average House Value	\$675,918	\$578,707	\$552,029
Per Capita Income	\$64,363	\$58,388	\$53,002

Map and demographics data derived from AlphaMap

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