



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

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

Demographics	3 Miles	5 Miles	10 Miles
Total Households	24,214	52,644	142,512
Total Population	67,021	149,761	416,224
Average HH Income	\$165,832	\$164,130	\$164,442

For More Information

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12 Myrtle Street, Mount Sinai, NY 11766

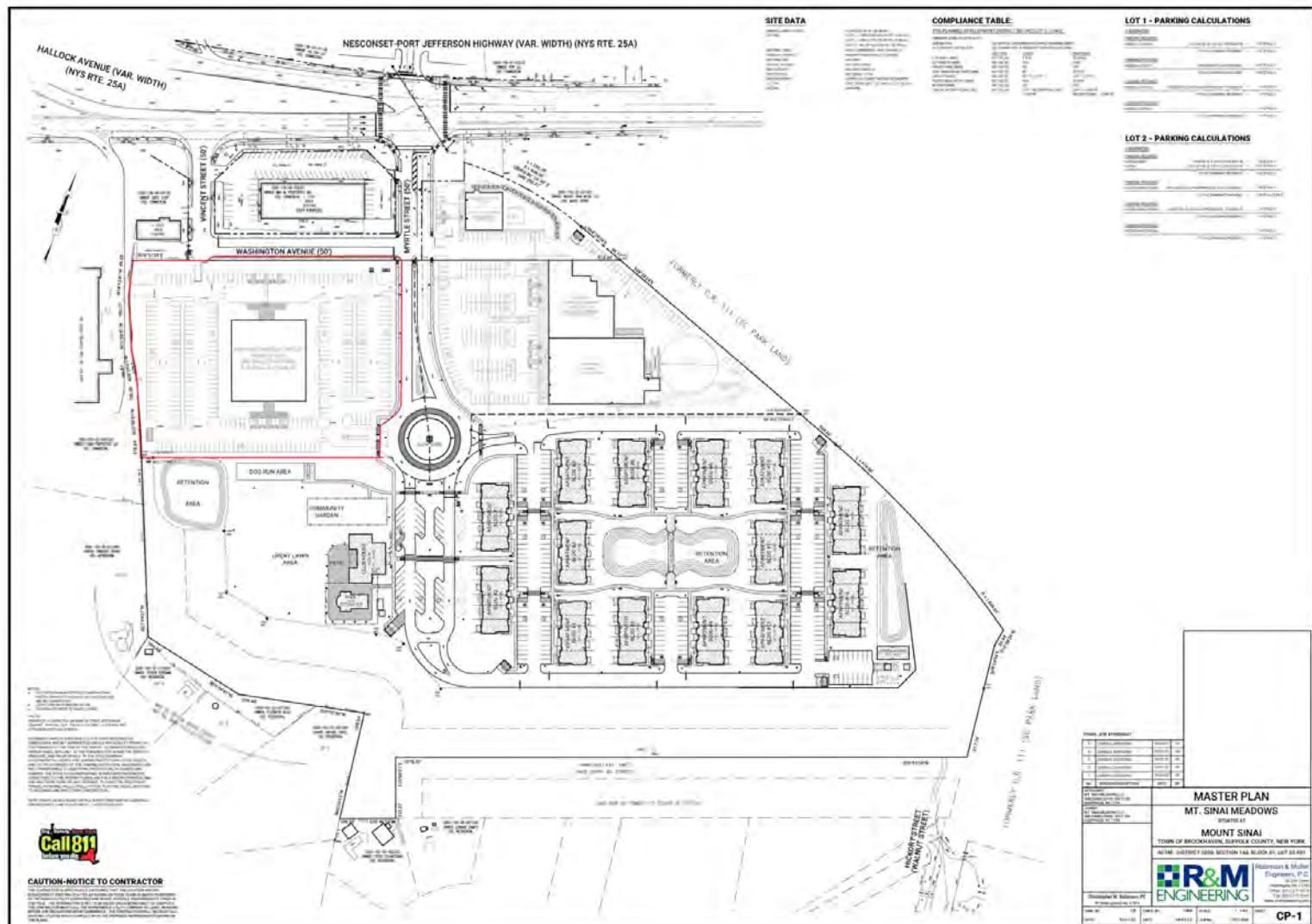
Building Name	Mt. Sinai Commerce Park - Medical Office Building
Property Type	Medical Office
Property Subtype	Medical
Building Size	43,000 SF
Lot Size	4.66 Acres
Building Class	A
Number of Floors	2
Average Floor Size	21,500 SF
Parking Spaces	283
Construction Status	Proposed
Roof	Flat
Free Standing	Yes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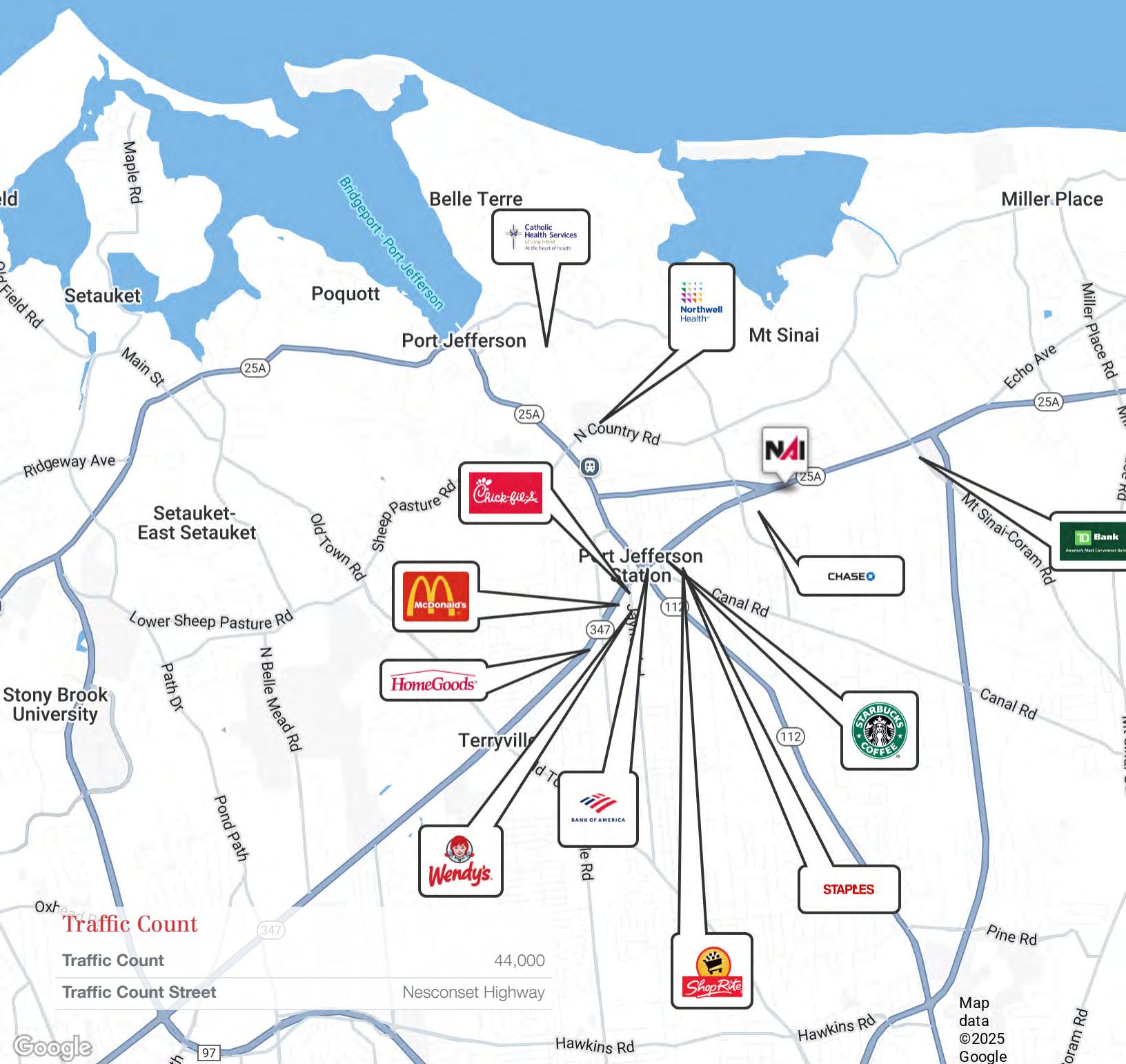
Lease Information

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

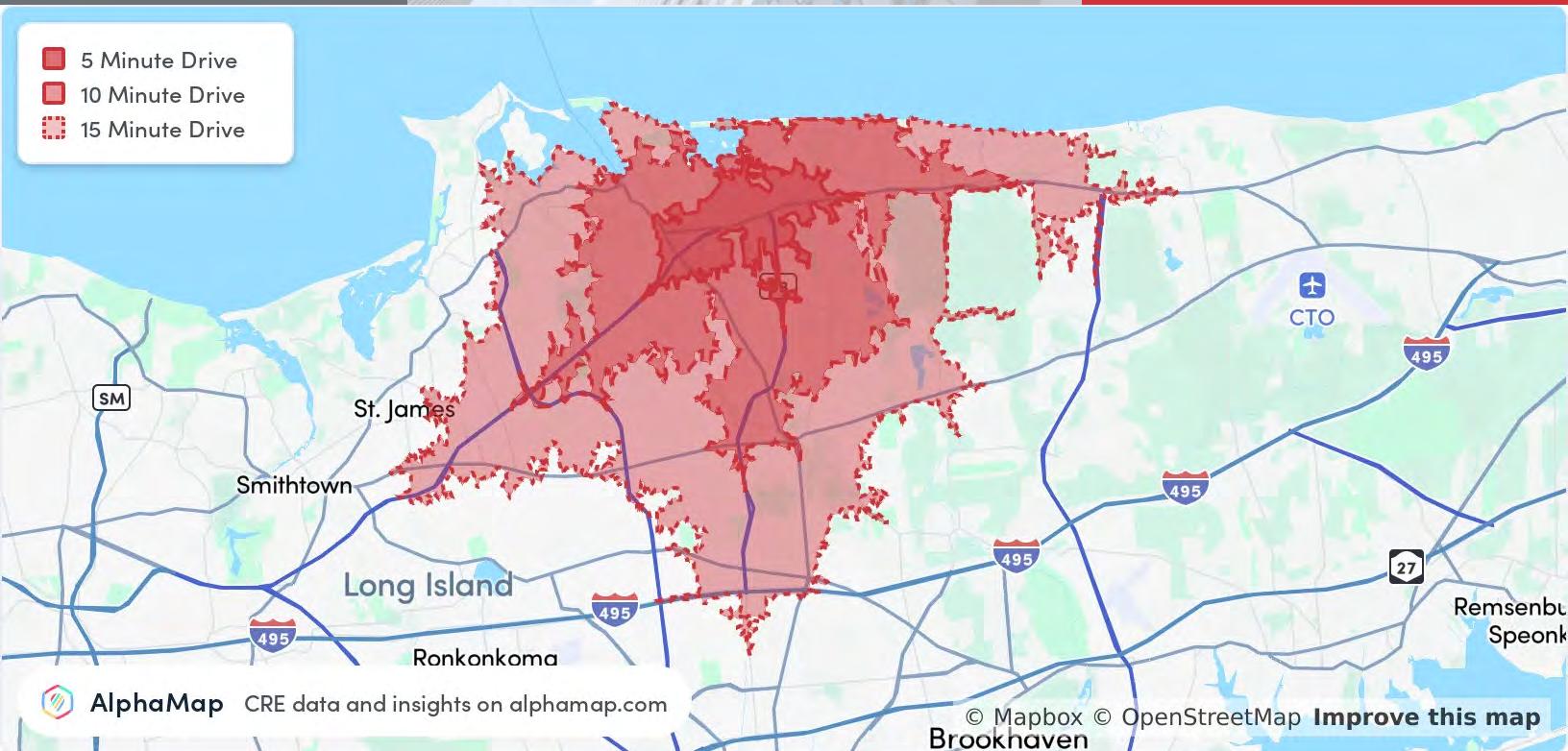
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**Population****5 Minutes****10 Minutes****15 Minutes**

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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