

308 W Main Street

Premium Office Suites for Lease

Smithtown, New York



Newly Renovated Professional Office Space

Welcome to 308 West Main Street, where modern sophistication meets professional functionality. This premier Smithtown property offers three exceptional second-floor office suites, each meticulously renovated to meet the demands of today's discerning professionals.

Bathed in natural light and featuring contemporary finishes throughout, these office suites provide the perfect environment for your practice or business. With over 40 parking spaces available for tenants and clients, accessibility is never a concern. Each suite showcases brand-new flooring, state-of-the-art lighting systems, and thoughtfully designed private office layouts that maximize both productivity and client comfort.

The building's prominent West Main Street location offers exceptional visibility and convenience, placing your business at the heart of Smithtown's thriving commercial corridor. Whether you're an established practice looking to upgrade or a growing business seeking the perfect home, 308 West Main Street delivers the professional environment you need to succeed.



Available Suite Options

Three versatile office suites are currently available, each offering unique advantages to suit your specific business needs. All suites feature modern renovations and flexible layouts ideal for professional use.

Suite 204

538 Square Feet

- Ideal for solo practitioners or small teams
- Private office configuration
- Natural sunlight throughout
- New flooring and LED lighting
- Perfect for therapy, consulting, or professional services



Suite 203

678 Square Feet

- Mid-size professional suite
- Multiple office layout options
- Excellent natural light exposure
- Contemporary finishes throughout
- Flexible space for various business types



Suite 201

776 Square Feet

- Largest available suite
- Spacious multi-room layout
- Abundant natural sunlight
- Premium lighting and flooring
- Ideal for growing practices or teams



Suite Features & Finishes

Modern Renovations

Every suite has been completely renovated with attention to detail and quality. New luxury vinyl plank flooring provides durability and elegance, while energy-efficient LED lighting creates a bright, welcoming atmosphere for staff and clients alike.

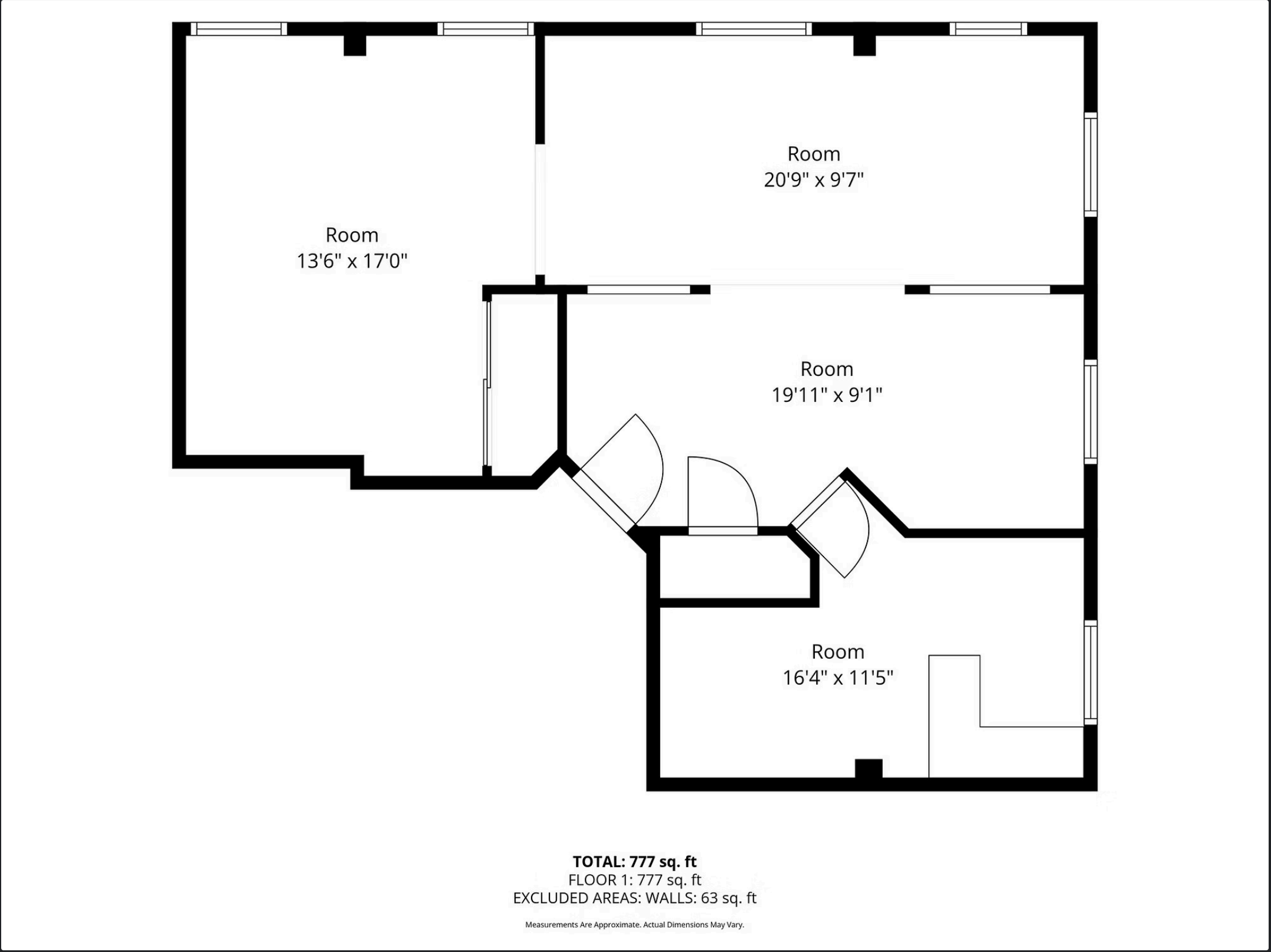
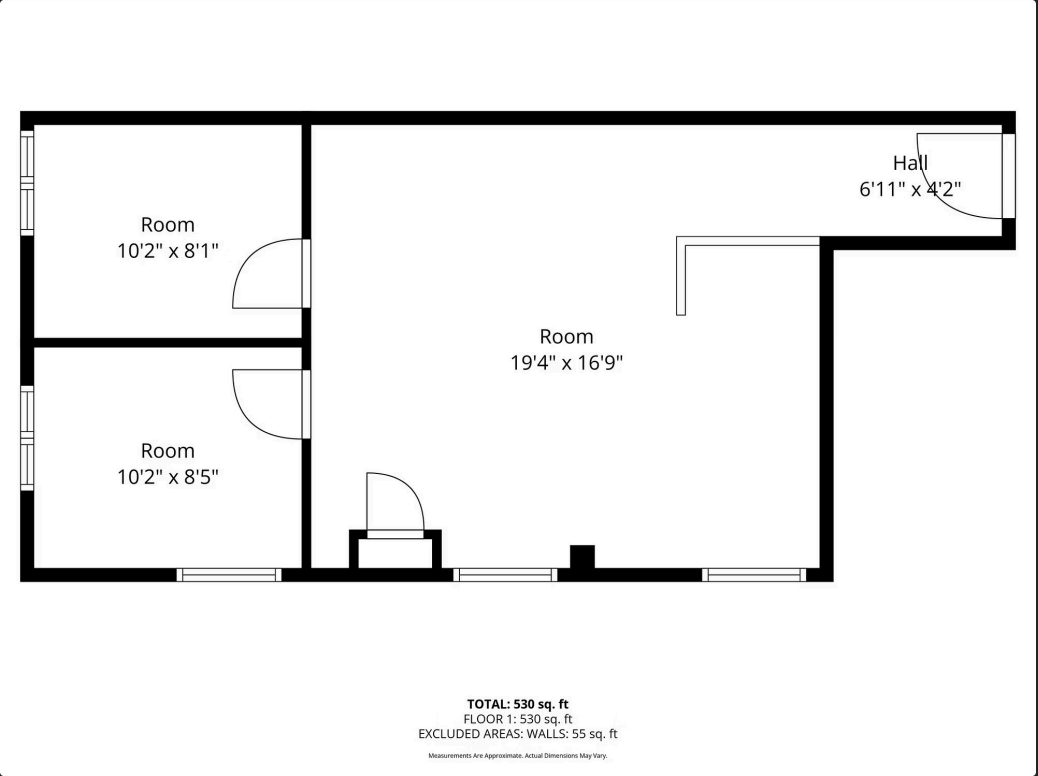
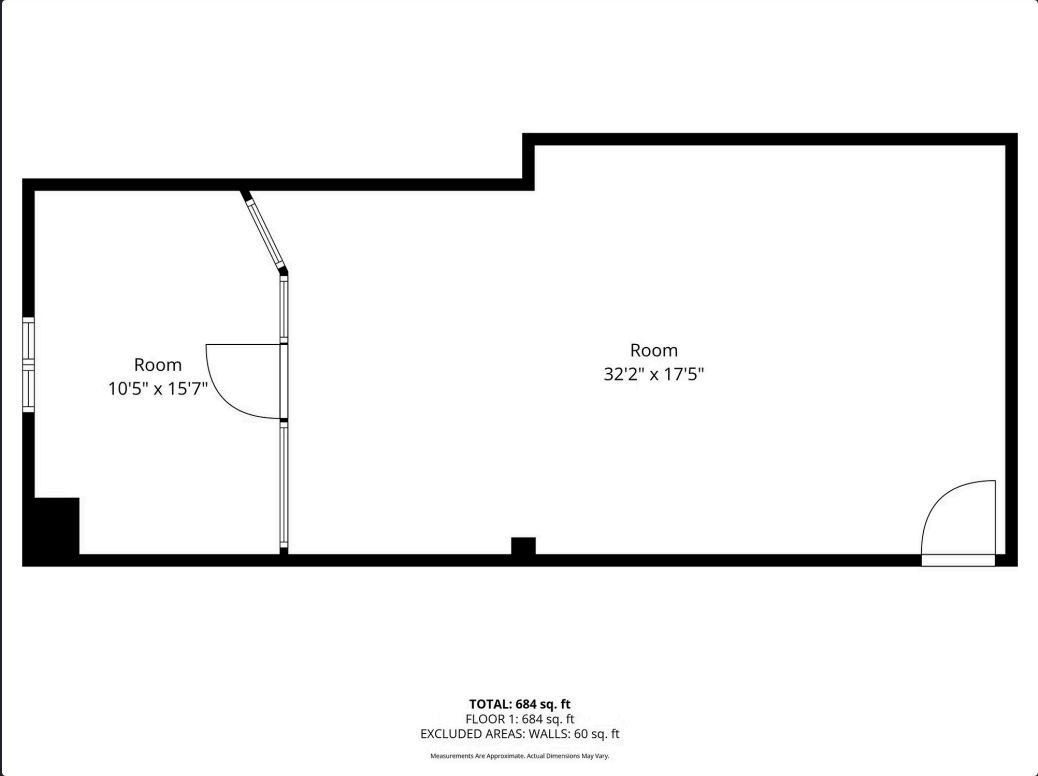
Private office configurations offer flexibility for various professional needs, from individual consultation rooms to collaborative workspace areas. Large windows flood each suite with natural light, creating an inviting environment that promotes productivity and well-being.

Professional Amenities

Climate control systems ensure year-round comfort, while modern electrical infrastructure supports today's technology demands. Each suite includes dedicated restroom facilities on the floor, and the building maintains professional common areas that leave a lasting impression on clients.



Floor Plans



Exceptional Building Features

40+ Parking Spaces

Ample on-site parking ensures convenience for both your staff and clients. Never worry about parking availability—one of the most valuable amenities in any commercial location. The spacious parking area accommodates peak business hours with ease.

High Visibility Location

Your business benefits from prominent exposure on West Main Street, one of Smithtown's busiest commercial corridors. Drive-by visibility helps build brand recognition and attracts walk-in clients to professional service providers.

Newly Renovated Interiors

Move-in ready suites feature contemporary finishes that project professionalism and quality. From the moment clients enter the building, they experience the elevated standards that define your practice or business.

Signage Opportunities

Excellent interior signage helps establish your presence in the Smithtown business community. Visibility equals credibility, and this property delivers both in abundance.

Ideal for Established Professionals

308 West Main Street caters to discerning professionals who understand that location and presentation matter. The property's sophisticated environment and convenient amenities make it the perfect choice for a wide range of professional service providers.



Legal Professionals

Attorneys and legal practitioners will appreciate the professional atmosphere, private consultation spaces, and accessible location that clients expect from established law practices.



Healthcare & Wellness

Therapists, counselors, and alternative medicine practitioners benefit from the calming environment, privacy, and comfortable spaces that support healing and wellness services.



Financial Services

Accountants, financial advisors, and insurance professionals gain credibility from the prestigious address and professional setting that instills confidence in clients.



Business Consultants

Management consultants, business advisors, and professional service firms enjoy flexible spaces that accommodate client meetings, presentations, and collaborative work.



Small Business Owners

Entrepreneurs and growing businesses find the perfect balance of professionalism, affordability, and convenience to establish or expand their operations in a prime location.

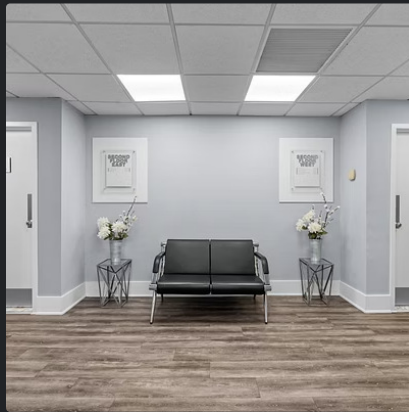
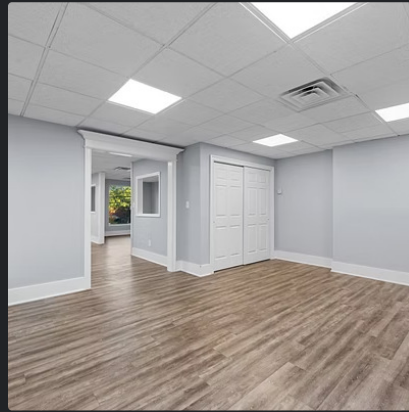


Professional Services

Real estate agents, mortgage brokers, and other service professionals appreciate the accessible location and professional environment that supports client relationships.

Property Gallery

Experience the quality and attention to detail that defines 308 West Main Street. From the welcoming exterior to the professionally finished interiors, every aspect of this property has been designed with your success in mind.



Schedule a private tour today to see how these exceptional office suites can elevate your professional practice or business. Our team is ready to answer your questions and help you envision your future at this premier Smithtown address.

Why Choose 308 West Main Street?

Move-In Ready Excellence

Don't waste time and money on renovations. These completely updated suites are ready for immediate occupancy, allowing you to focus on your business from day one. The modern finishes and professional environment create the perfect first impression for clients.

Unmatched Convenience

With 40+ parking spaces and a location at the heart of Smithtown's commercial district, accessibility is never an issue. Your clients will appreciate the easy access and available parking, while you'll enjoy proximity to restaurants, banks, and professional services.

Professional Community

Join a building occupied by respected professionals and businesses. The quality of your neighbors reflects on your practice, and this property maintains high standards that attract established, successful tenants.

Flexible Space Options

Whether you need a compact 538 sq. ft. suite or a spacious 776 sq. ft. layout, you'll find the perfect fit for your current needs with room to grow. Multiple available suites mean you can expand within the same building as your business flourishes.

Investment in Quality

The extensive renovations completed throughout the building demonstrate a commitment to maintaining premium standards. New flooring, lighting, and finishes ensure you're leasing space that will remain impressive and functional for years to come.

Visibility & Credibility

A West Main Street address carries weight in the Smithtown business community. The property's prominent location and signage opportunities help establish your brand and attract new clients through visibility alone.

Schedule Your Private Tour

Discover why discerning professionals choose 308 West Main Street for their practice or business. Contact Frontline Realty Group today to arrange a private showing and explore how these exceptional office suites can support your success.

Frontline Realty Group

Agent Name: Kyle Pena

Direct: 631-552-8763

Email: kylepena@frontline-realty.com

Property Address

308 West Main Street

Smithtown, NY 11787

Second Floor Suites

Available for Immediate Occupancy

Available Suites

Suite 204: 538 sq. ft.

Suite 203: 660 sq. ft.

Suite 201: 776 sq. ft.

Multiple suites available for expanding businesses

We look forward to welcoming you to 308 West Main Street, where professional excellence meets modern convenience in the heart of Smithtown.