



## Nicolls Professional Park

23 S. Howell Avenue  
Centereach, New York 11720

### Property Highlights

- Turn-key Medical Space. Ready for Immediate Occupancy
- Join Stony Brook Internal Medicine/Immediate Care, SB Vascular Surgery & Prominent Asthma/Allergy and Urology Practices at the new Nicolls Professional Park in Centereach, NY.
- Ideal for Dentist, Podiatrist, PT, Chiropractor, Ophthalmologist, Clinical Lab
- 22,000 SF Medical Office Park on 4 acres. Constructed in 2014-15
- Strategic location between five (5) major hospitals in Central Suffolk County
- Easy access to Routes 97, 347, 25 & Long Island Expressway - 495
- Shorter drive time to SB University Hospital than Stony Brook Tech Park - Belle Mead Rd
- High parking ratio: 6.67 spaces per 1,000 SF
- Column-free space. Separate entrance and HVAC System
- Strong demographics and high healthcare spending potential index score
- Built, owned, and managed by an experienced medical park owner/developer

### Offering Summary

Lease Rate:	\$26.95 SF/yr (NNN)
Building Size:	21,958 SF
Available SF:	2,136 SF
Lot Size:	3.66 Acres

### VIDEO

### For More Information

#### Lee Rosner

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#### Brian McGuire

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## For Lease

2,136 SF | \$26.95 SF/yr  
Office Space



### Property Description

Presenting a prime medical space at 23 S. Howell Avenue, Centereach, NY, located in the new Nicolls Professional Park. The park includes three one-story buildings (5,508, 8,000, and 8,450 square feet) and is situated on 3.66 acres at the southwest corner of Middle Country Road (Route 25) and Nicolls Road (Route 97) in Centereach, NY. The site is positioned at a highly visible four-way signalized intersection with stacking lanes, just over five minutes from University Hospital - Stony Brook. The location experiences significant traffic, with a count of 40,300 AADT on Route 25 and 76,800 AADT on Route 97.

This turn-key office is ready for immediate occupancy and offers a prestigious setting alongside established medical practices. The property is part of a 22,000 square foot medical office park, featuring a high parking ratio, separate entrances and HVAC systems, and column-free spaces. Ideal for medical professionals looking for a strategic location in Central Suffolk County, the buildings were constructed between 2014 and 2015 and are owned by an experienced medical park developer. The space benefits from strong local demographics and high healthcare spending potential. Don't miss the opportunity to join this thriving medical community.

### Location Description

Immediate access to Nicolls Road (Rte 97), Middle Country Road (Rte 25) and the Long Island Expressway (Rte 495). Only minutes to Stony Brook University Hospital.

Strategically located between five (5) major hospitals in Central Suffolk County, Stony Brook University Hospital, JT Mather (Northwell), St. Charles (CHS), St. Catherine's (CHS) and Long Island Community Hospital.

Three one-story buildings (5,508, 8,000 & 8,450 SF). Situated on 3.66 Acres - SW Corner of Middle Country Rd. (Rte. 25) & Nicolls Rd. (Rte. 97), Centereach, NY @ 4-way signalized intersection w/stacking lanes. High Visibility Location just over five minutes to University Hospital - Stony Brook. 40,300 AADT count on Route 25 (Middle Country Road). 76,800 AADT count on Route 97 (\*Nicolls Road).

### Parking Description

High parking ratio: 6.67 spaces per 1,000 SF

### Utilities Description

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

### Power Description

Separate electric service and meters to 16 units creating easy divisions

### Gas Description

Separate gas service and meters to 11 units creating easy divisions

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### Lease Information

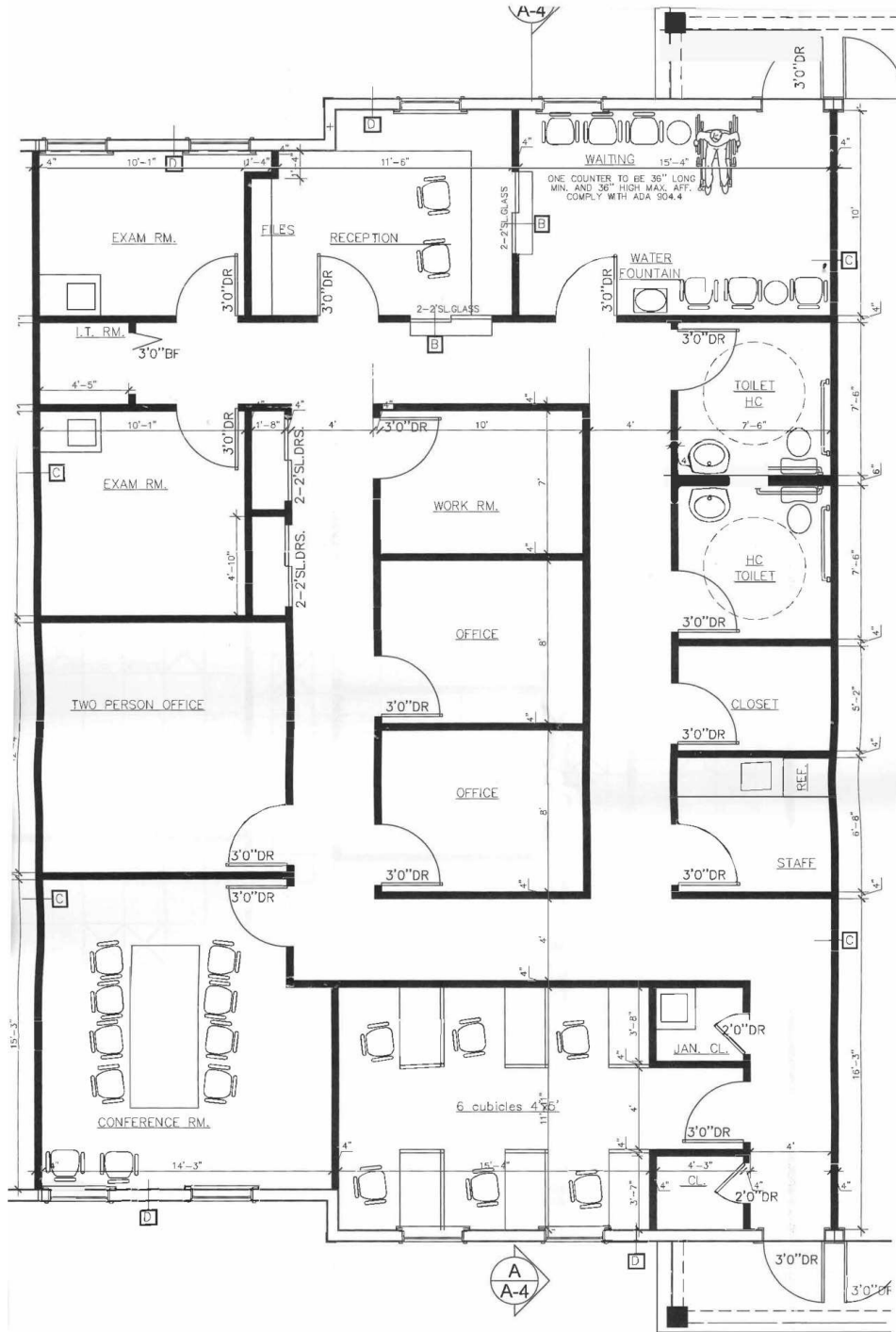
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,136 SF	Lease Rate:	\$26.95 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite M	Available	2,136 SF	NNN	\$26.95 SF/yr	Existing medical office space buildout with 2 (two) exam rooms, 3 (three) private offices (consultation rooms), a 6 cubical bullpen, column free space, separate entrance, separate HVAC, conference room, private bathrooms, reception area, and a breakroom for staff.

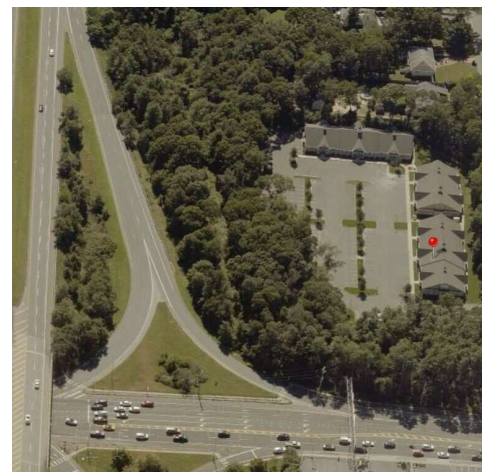
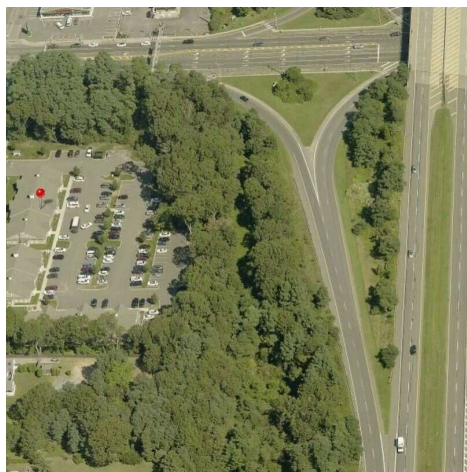
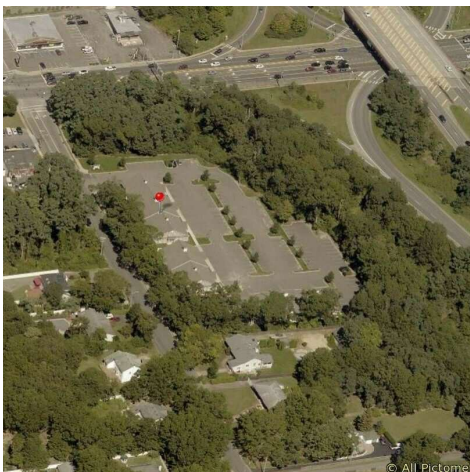
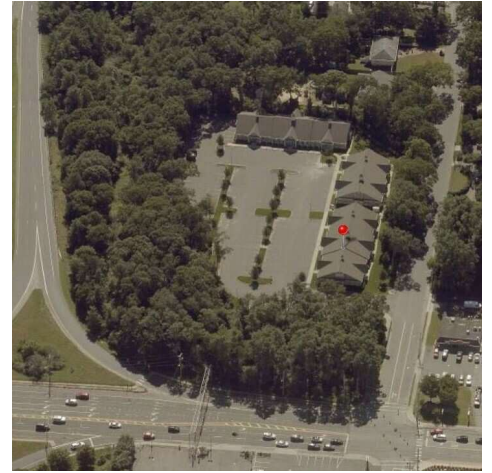
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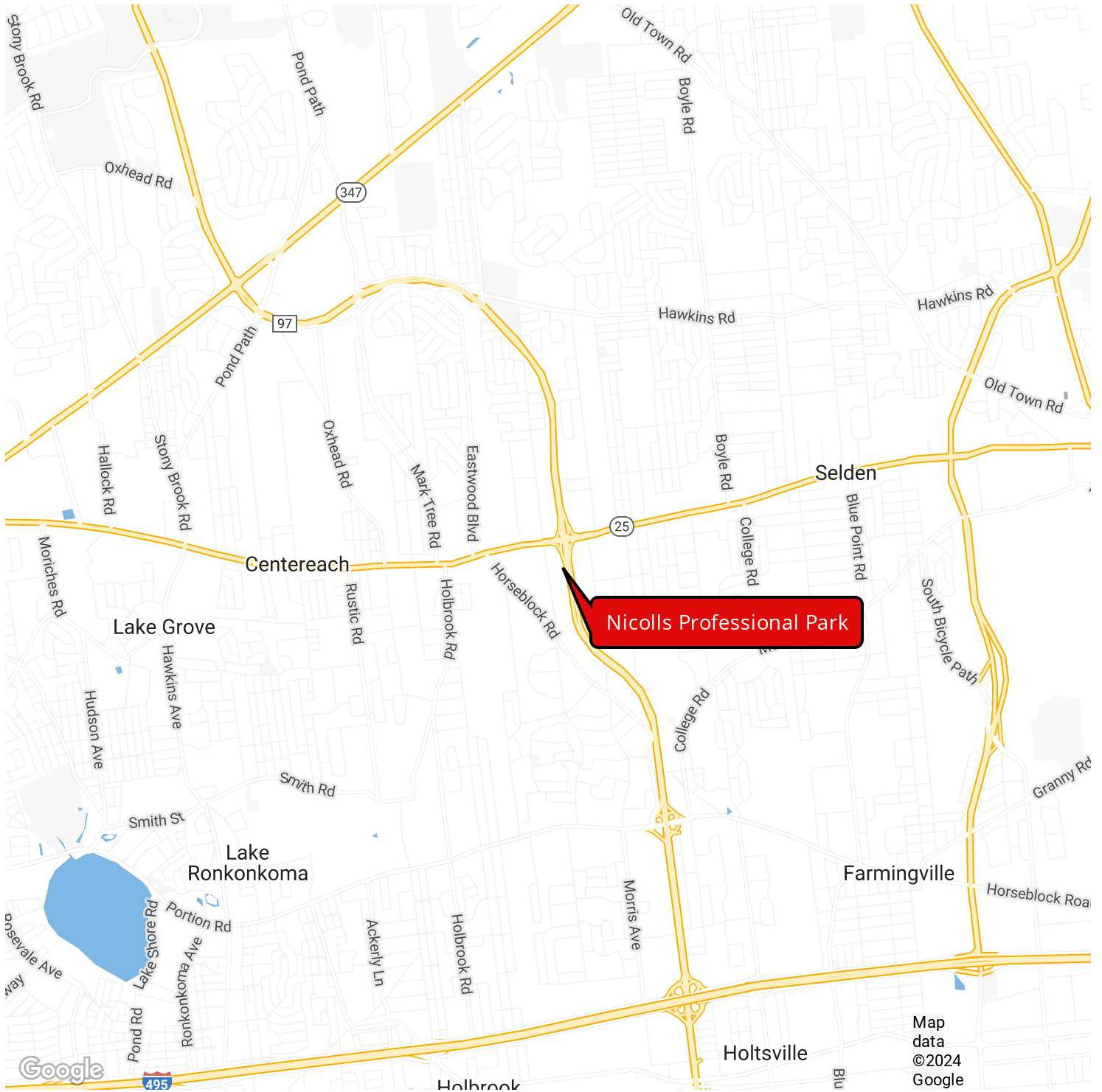
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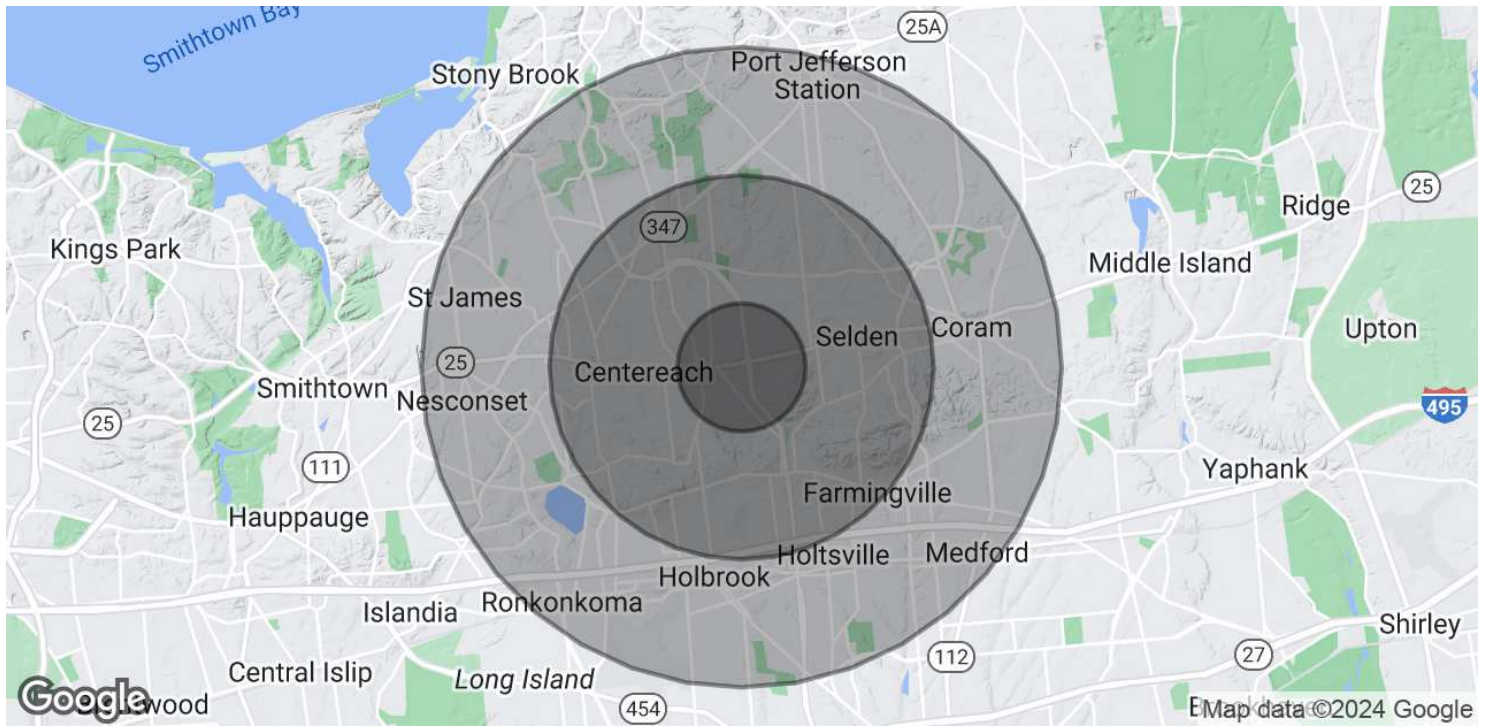
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For Lease

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Office Space





Population	1 Mile	3 Miles	5 Miles
Total Population	10,279	105,395	248,378
Average Age	36.6	39.7	40.9
Average Age (Male)	37.0	37.9	39.1
Average Age (Female)	37.9	41.3	42.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,298	35,659	86,236
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$116,980	\$113,304	\$115,908
Average House Value	\$361,840	\$373,067	\$380,542

2020 American Community Survey (ACS)



**Lee Rosner**

**Managing Principal**

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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)





**Brian McGuire**

Senior Director

bmcguire@nailongisland.com

Direct: **631.761.9403** | Cell: **516.779.8184**

### Professional Background

Brian McGuire has been a prominent licensed real estate broker for over fifteen years and his extensive portfolio is focused on industrial manufacturing, distribution, and R&D facilities as well as professional office space.

Prior to joining NAI Long Island as Senior Director, Brian accomplished six high-performing years at Corporate Realty Services. Throughout that time period, he had represented a diverse portfolio of tenants including regional and national companies as well as startups and small businesses, while setting new sales records. However, before launching his career in commercial real estate, Brian was also a successful small business owner for over 20 years and had over 1000 accounts, which has given him insightful information to help other small business owners, alike.

Right from the start of his Real Estate career, Brian has always provided the best service to all parties involved in each Real Estate transaction that he completed. Because of this he has established many long lasting relationships and repeat customers with tenants, buyers and property owners. He specializes in managing leases, building and property ownership representation, and full ground-up build-to-suit facilities. Brian also has an extensive portfolio of tenant relationships that he has earned throughout his career. Since Brian has a significant portfolio of tenant relationships, he has procured clients for 90% of the properties that he exclusively represented ownership for. Also, with his vast experience and knowledge within commercial real estate, he also works very closely with private landlords to increase their portfolios by locating and identifying additional investment properties.

Outside of the office Brian typically spends much of his time off engaged in many athletic and physical fitness activities. He enjoys biking ,hiking, lifting weights and open water long distance swimming in the summer.

### Education

Bachelor's Degree, Management and Mathematics, Dowling College

### Memberships

CIBS