

FOR LEASE

Offices For Lease

930 - 1,700 SF



1300 Veterans Memorial Hwy.

1300 Veterans Memorial Highway

Hauppauge, New York 11788

Property Description:

A professional office building with an excellent window line and abundant natural light. Ample parking, with direct access from Veterans Memorial Highway. The property is centrally located just off the Long Island Expressway at Exit 57. An atrium lobby accentuates the building's well-appointed common areas, highlighting the building's modern design. 24/7 tenant access. The property is well landscaped, with elevator service to all floors, and on-site parking with immediate access to the main lobby.

Details:

Min Available SF	930 SF
Max Available SF	1,700 SF
Total Available SF	2,630 SF
Sale Price	\$0
Sale Price PSF	\$0.00
Lease Rate PSF	\$23.95
Lease Type	Modified Gross
Ceiling Height	9 ft

OFFERING SUMMARY

Available SF	930 - 1700 RSF
Lease Rate	\$23.95 per RSF
Lease Type	Modified Gross
Building Size	25,200 SF
Utility Rate	\$3.50 PSF

For more information

Lee Rosner, SIOR CCIM

O: 631 761 6886
lrosner@nailongisland.com

Marian Campi-Conde

O: 631 761 9628
mconde@nailongisland.com



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1601 Veterans Memorial Highway
Islandia, NY 11749
631 232 4400 tel
www.nailongisland.com



Property Features:

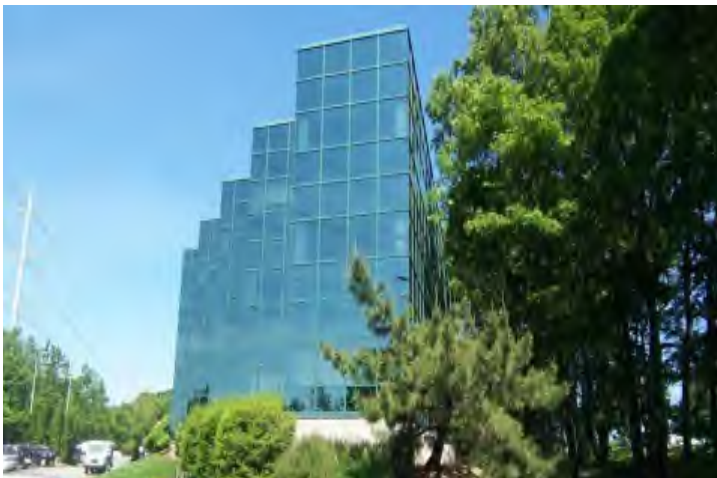
- Centrally located with easy access to & from the Long Island Expressway at Exit 57 and prominently visible from Veterans Memorial Highway.
- Updated lobby, common corridors, and restrooms.
- Abundant parking, with direct access to and from the building's Main Lobby entrance.
- Great window line with plenty of natural sunlight throughout
- 24/7 Tenant access
- Locally owned and managed property

Available Suites:

Suite 330 at 930 RSF: A well-appointed suite with an open reception area, three private offices and storage. Available: August 1, 2025

Suite 340 at 1,700 RSF: Beautifully appointed suite with a full kitchen, reception area, 2 windowed offices, and a large open bullpen area. A corner unit with many windows and plenty of natural light. Available Immediately

Please inquire about other upcoming availabilities.



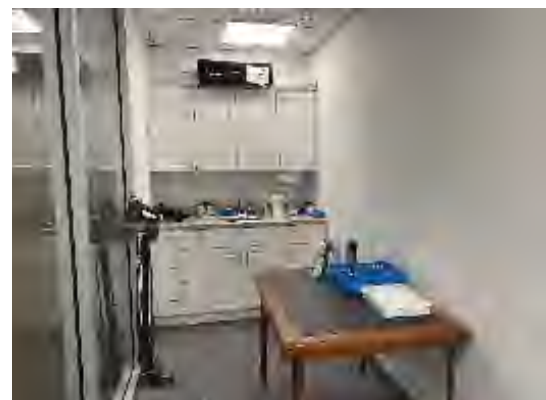
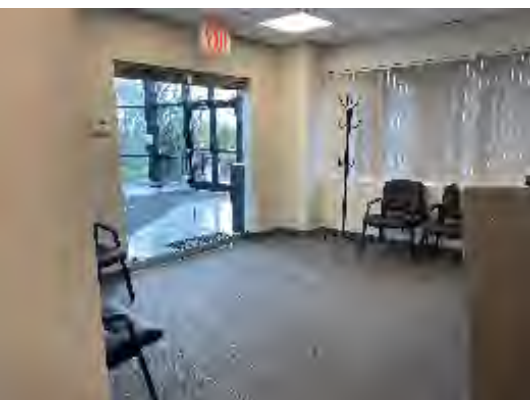
For Lease - Available Suites

Offices for Lease

930 - 1700 SF



For Lease - Available Suites
Offices for Lease
 930 - 1700 SF



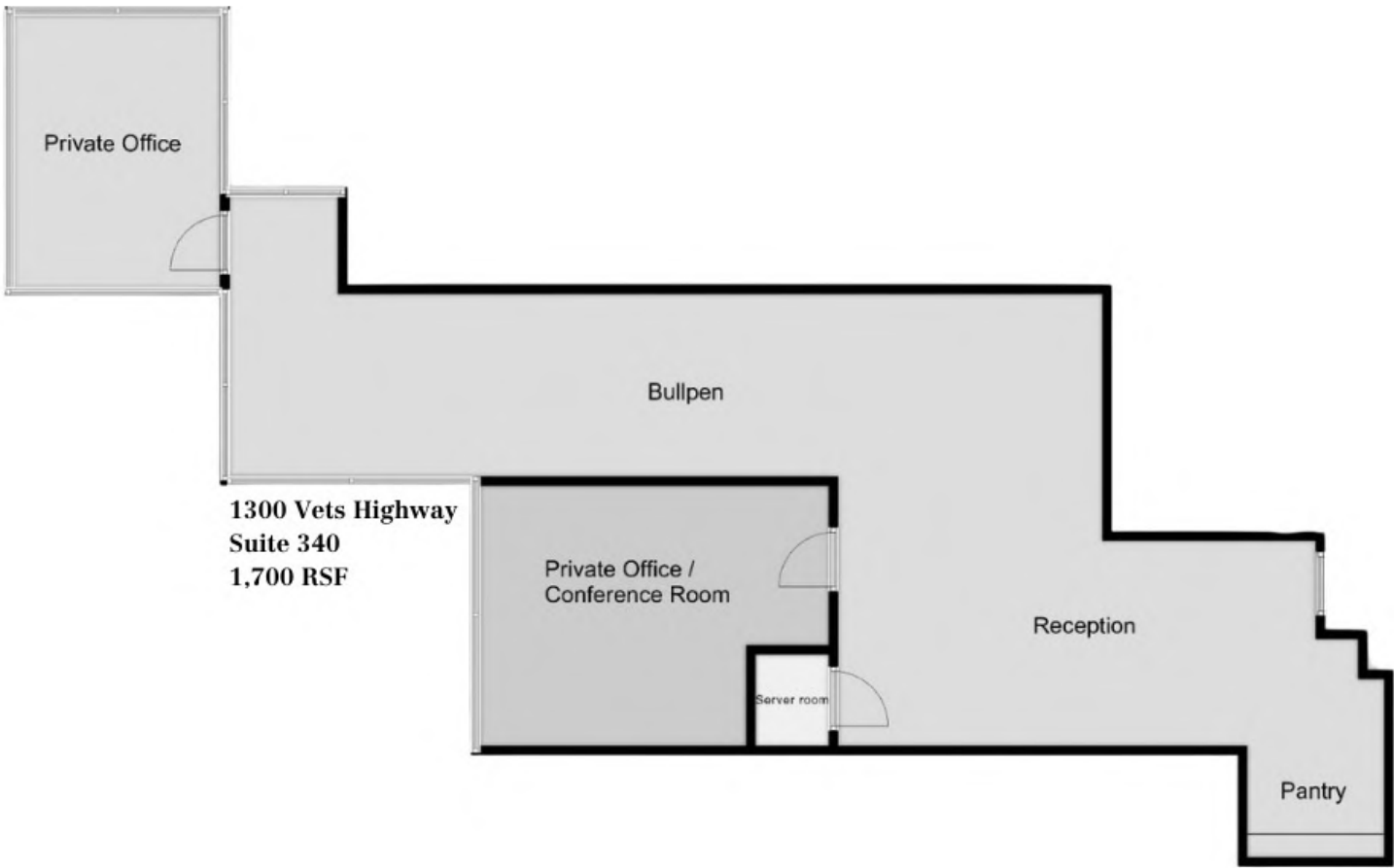
NAI Long Island

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For Lease - Available Suites
Offices for Lease
930 - 1700 SF



LEGEND

Lease Information

Lease Type:	MG	Lease Rate:	\$23.95
Total Space:	1,700 SF	Utilities:	\$ 3.50

For Lease - Available Suites

Offices for Lease

930 - 1700 SF



LEGEND

Lease Information

Lease Type:	MG	Lease Rate:	\$23.95
Total Space:	930 SF	Utilities:	\$ 3.50

For Lease - Available Suites

Offices for Lease

930 - 1700 SF



Google

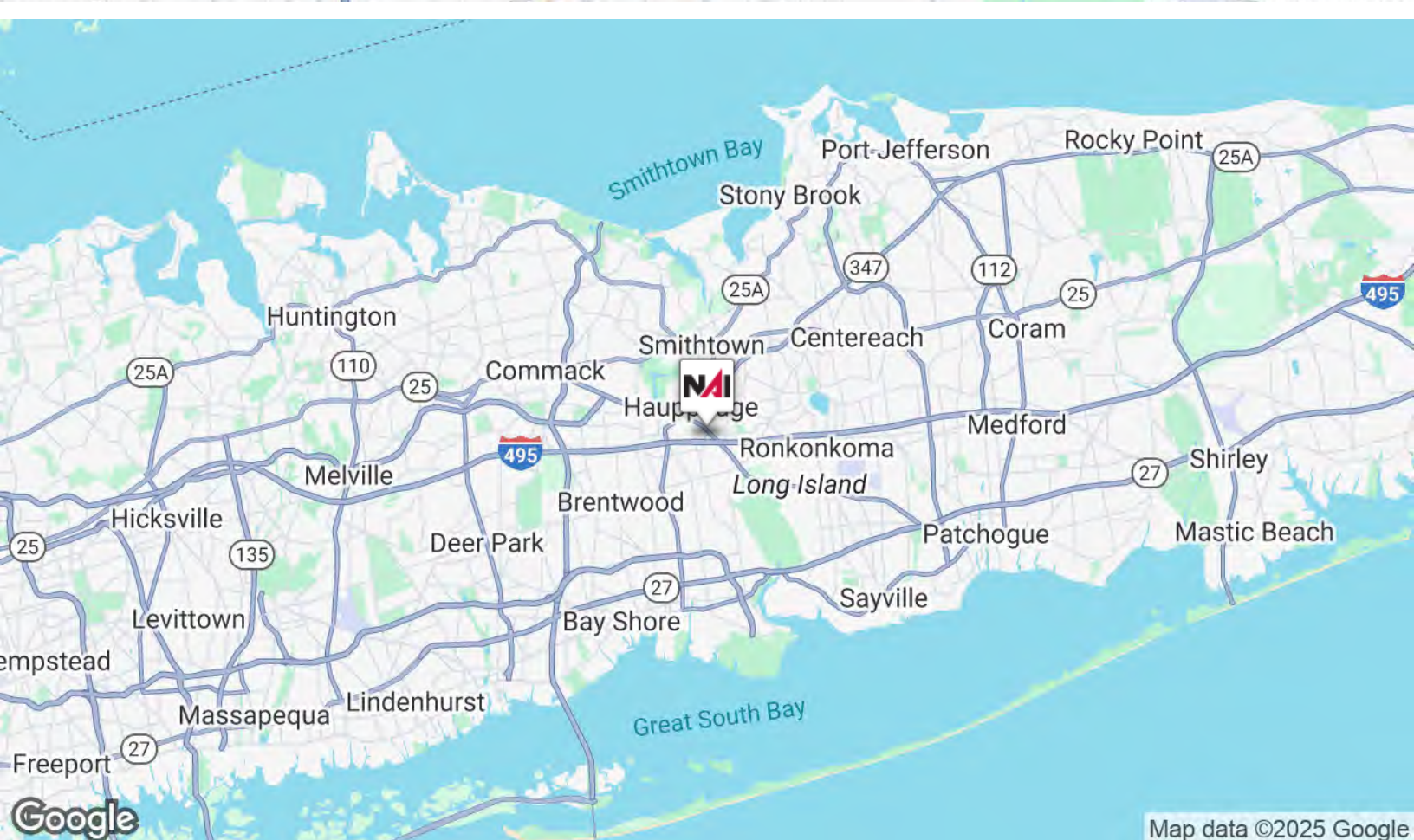
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NAI Long Island

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Lee Rosner, SIOR CCIM

CEO

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Memberships & Affiliations

SIOR
CCIM
Director and Board Member, Real Estate Institute at Stony Brook University College of Business
Commercial Industrial Brokers Society of Long Island (CIBS)

Education

Bachelor of Science, Syracuse University
Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

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 CEO 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.



Marian Campi-Conde

Managing Director

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Memberships & Affiliations

Marian is an active leader in the Long Island commercial real estate community, holding key affiliations including:

- CIBS (Commercial Industrial Brokers Society) CIBS W Board Member & Associate CIBS Executive Board Member
- LIREG (Long Island Real Estate Group) Member
- ALBI (Association for a Better Long Island) Associate Member
- LIBDC (Long Island Business Development Corporation)
- NAI Global Healthcare Advisory Group
- NAI Global Veterans Council
- NAI Global Women's Alliance

Professional Background

Marian Campi-Conde is a Commercial Investment and Real Estate Certified Specialist (CIREC) and Managing Director at NAI Long Island, specializing in office and medical office spaces. With over 30 years of experience, she has successfully represented owners, investors, tenants, and institutions, providing expert guidance in leasing, sales, and project development. Marian has worked with prominent local clients such as Long Island Select Health Care, Monahan & Co. CPA's, and countless landlords. Helping them secure strategic locations that support their organizations long-term success. She has also played a key role in representing and marketing significant office and medical office properties, including:

- 1300 Veterans Memorial Highway, Hauppauge, NY
- 207 Hallock Rd, Stony Brook, NY
- 28 N Country Rd, Mount Sinai, NY
- 1601 Veterans Memorial Highway
- 2929 Expressway Drive S

Additionally, she facilitated the successful sales of 60 N Country Rd, Port Jefferson, NY and 28 N. Country Rd, Mt. Sinai, NY, demonstrating her ability to maximize property value for owners.

Marian's career began in Miami, Florida, where she served as Director of Leasing and as a Managing Director at One Biscayne Tower and Rivergate Plaza for Jaymont Properties. After returning to New York, she managed office buildings for The Galbreath Company, Metropolitan Life, and Goldman Sachs. She has also led development projects in major U.S. markets, including Columbus, OH, and Philadelphia, PA, consistently surpassing client expectations and securing high