

3,900 SF MEDICAL | PROFESSIONAL OFFICE

150 E. Sunrise Hwy Lindenhurst, NY 11757

FOR LEASE



Commercial



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EXECUTIVE SUMMARY



3,900 SF Medical/Professional Office For Lease | 150 E. Sunrise Hwy Lindenhurst, NY 11757

Total Building Size:	36,801 SF	Lot Size:	1.38 Acres
Available SF:	3,900 SF	Parking:	+/- 110 Spaces
Floor:	First Floor	Zoning:	EB
Number of Units Available:	One (1)	Lease Rate:	\$30.00 PSF NNN

**For more information or to schedule a showing, contact Michael Murphy.*

Property Overview

Excellent opportunity to lease a beautifully renovated 3,900-square-foot former medical office located on the first floor within a prominent 25,212-square-foot office building on East Sunrise Highway in Lindenhurst. Positioned along one of Long Island's busiest commercial corridors with traffic counts exceeding 61,000 vehicles per day, the property offers outstanding visibility and exposure. Surrounded by national retailers and supported by strong demographics and consumer spending, the location is ideal for medical, healthcare, or professional office users seeking a highly accessible and established business environment.

The building has been completely remodeled inside and out and features abundant natural light, central air conditioning, 24/7 access, ADA accessibility, monument signage, and ample parking with 119 surface spaces on a 1.3-acre site. Conveniently located just minutes from the Lindenhurst and Copiague LIRR stations and less than 30 minutes from both Long Island MacArthur Airport and JFK Airport, this move-in-ready space offers exceptional convenience for both employees and clients.

Exclusively represented by:

Michael G. Murphy

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Christopher Mauriello

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COMPLETE HIGHLIGHTS

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Property Highlights

- 3,900 SF Former Medical Office | Move-in-ready medical office space on 1st Floor featuring a functional layout ideal for healthcare providers, wellness operators, or professional office users.
- Exceptional Visibility & Traffic Counts | Located on East Sunrise Highway with exposure to more than 61,000 vehicles per day, providing outstanding visibility and branding opportunities.
- Recently Renovated Building | The 25,212-square-foot office building has been completely remodeled inside and out and offers modern finishes, central air conditioning, and abundant natural light.
- Ample On-Site Parking | Situated on a 1.3-acre parcel with 119 surface parking spaces, including ADA-accessible parking for employees and visitors.
- Strategic Long Island Location | Conveniently located minutes from the Lindenhurst and Copiague LIRR stations and less than 30 minutes from Long Island MacArthur Airport and JFK Airport.

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ZWANGER-PESIRI
RADIOLOGY GROUP

150 EAST

150



EXTERIOR PHOTOS



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INTERIOR PHOTOS



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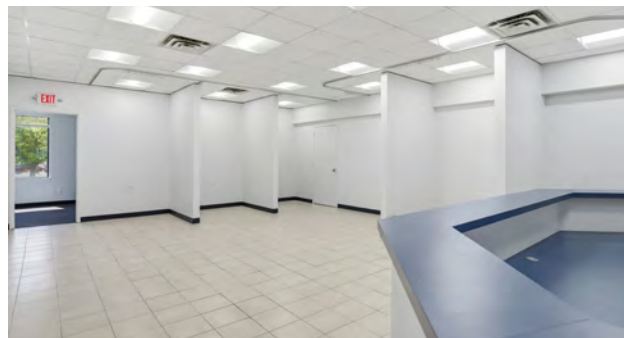
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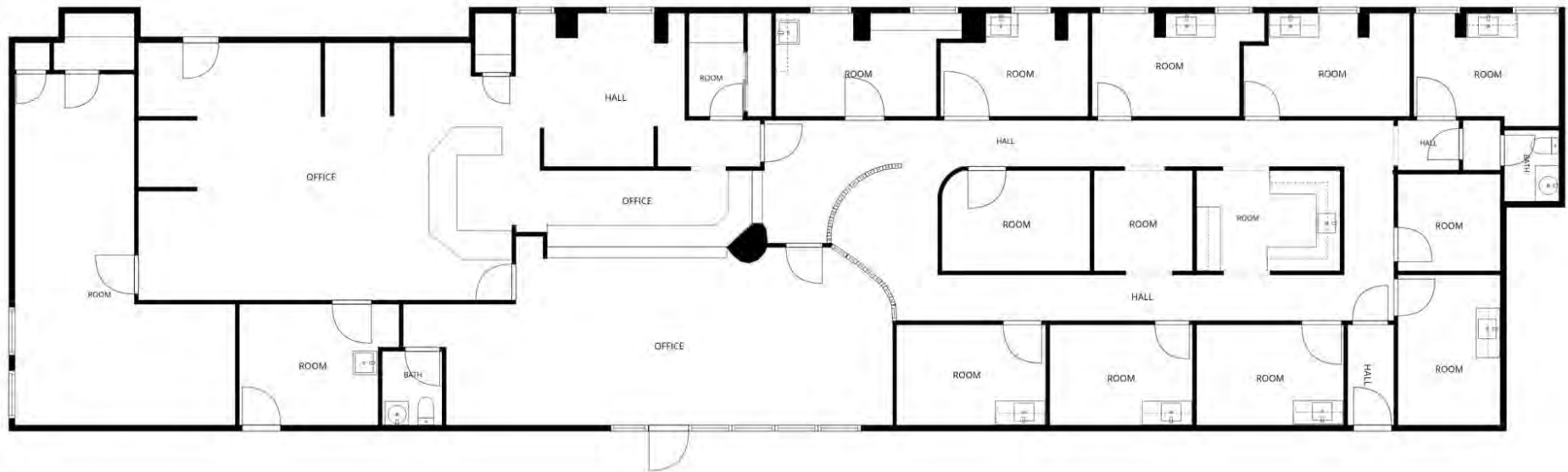
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FLOOR PLAN

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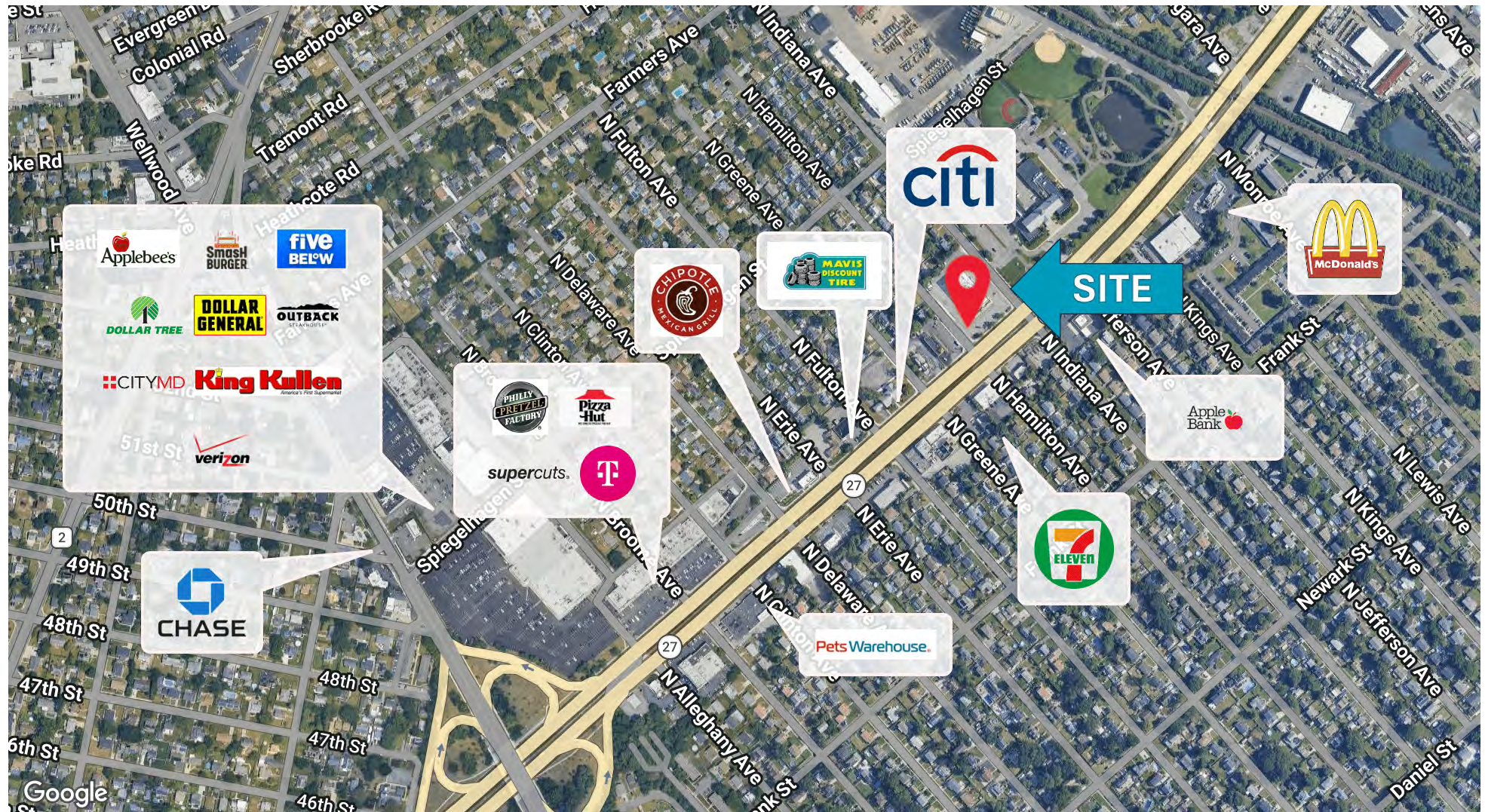
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RETAILER MAP



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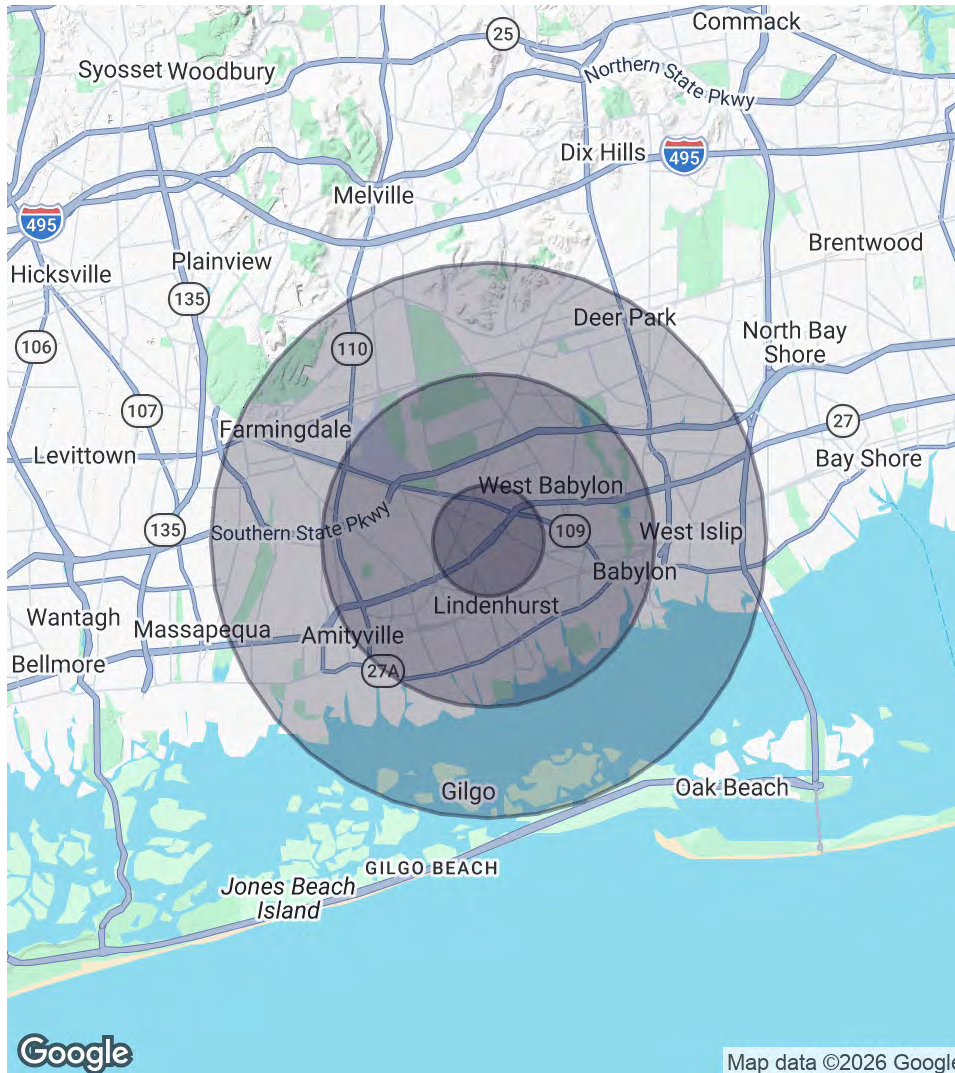
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

22,444

Households

7,166

Average HH Income

\$150,430

3 Miles Radius

Population

145,433

Households

45,769

Average HH Income

\$146,446

5 Miles Radius

Population

298,457

Households

97,220

Average HH Income

\$163,348

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We Are Commercial Real Estate

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