



201 Portion Rd, Unit A

201 Portion Rd, Ronkonkoma, NY 11779



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201 Portion Rd, Unit A

\$32.25 /SF/YR

*Turnkey Medical OR Professional Office Space on Prime Portion Rd Location. Move-in ready and full of opportunity~ 1600 SF of office or medical space This former chiropractic office offers a fantastic future for accounting, legal, medical, wellness, or professional office use, with convenient first-floor access with an efficient, functional layout already in place. The space features five exam rooms, two private offices, a spacious sitting/reception area, HUGE reception area, break room (kitchenette)and two bathrooms, including a handicap-accessible bathroom — everything needed to hit the ground running. Situated on high-traffic, high-visibility Portion Rd in the Sachem Community, this location offers excellent exposure to daily commuter and local traffic, making it ideal for a practice or business looking to build visibility. Fully furnished option also available. This is a NNN property -Tenant responsible for their portion of taxes, trash, insurance and separately metered utilities *Some photos have been photoshopped to show removal of furniture and autos on the exterior...

- Turn Key Medical OR Office Space
- Highly Traveled Portion Road in heart of Sachem Community



Rental Rate:	\$32.25 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	C
Rentable Building Area:	5,682 SF
Year Built:	2001
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$585.14 USD/SF/MO
Operating Expenses:	\$199.66 USD/SF/MO
Rental Rate Mo:	\$2.69 /SF/MO

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1st Floor Ste A

Space Available	1,600 SF
Rental Rate	\$32.25 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

*Turnkey Medical OR Professional Office on Prime Portion Rd Location
Move-in ready and full of possibility!
First Floor Medical or Professional office space ~1600 sq ft

Five exam rooms or private rooms, two private offices, a spacious sitting/reception area, and two bathrooms, including a handicap-accessible bathroom
Perfect location for accountants, attorneys, or any business with a layout that adapts easily to client meeting rooms, consultation offices or exam space.

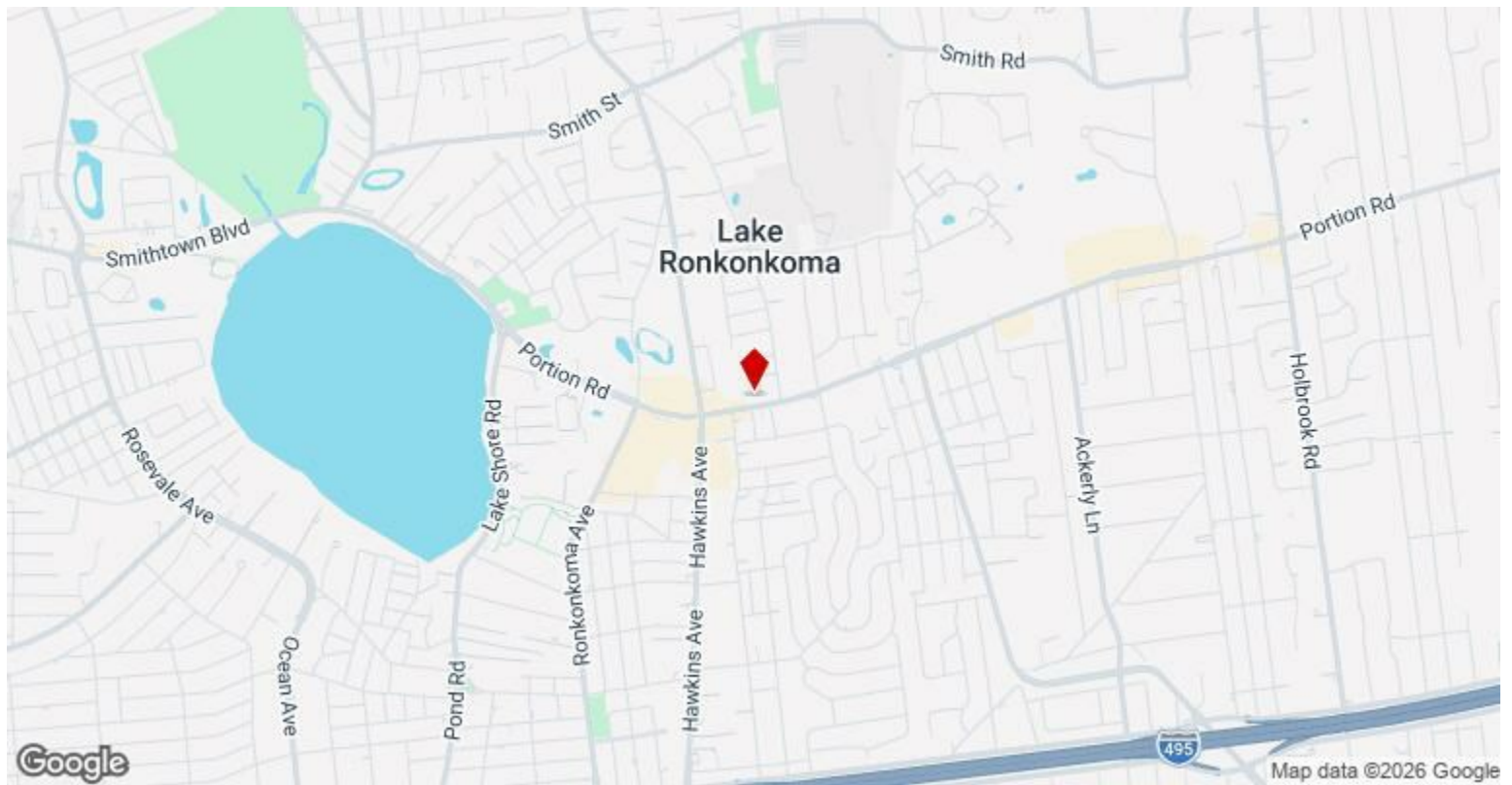
Situated on high-traffic, high-visibility Portion Rd in the Sachem Community

Fully furnished option also, for a seamless, hassle-free transition.

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Major Tenant Information

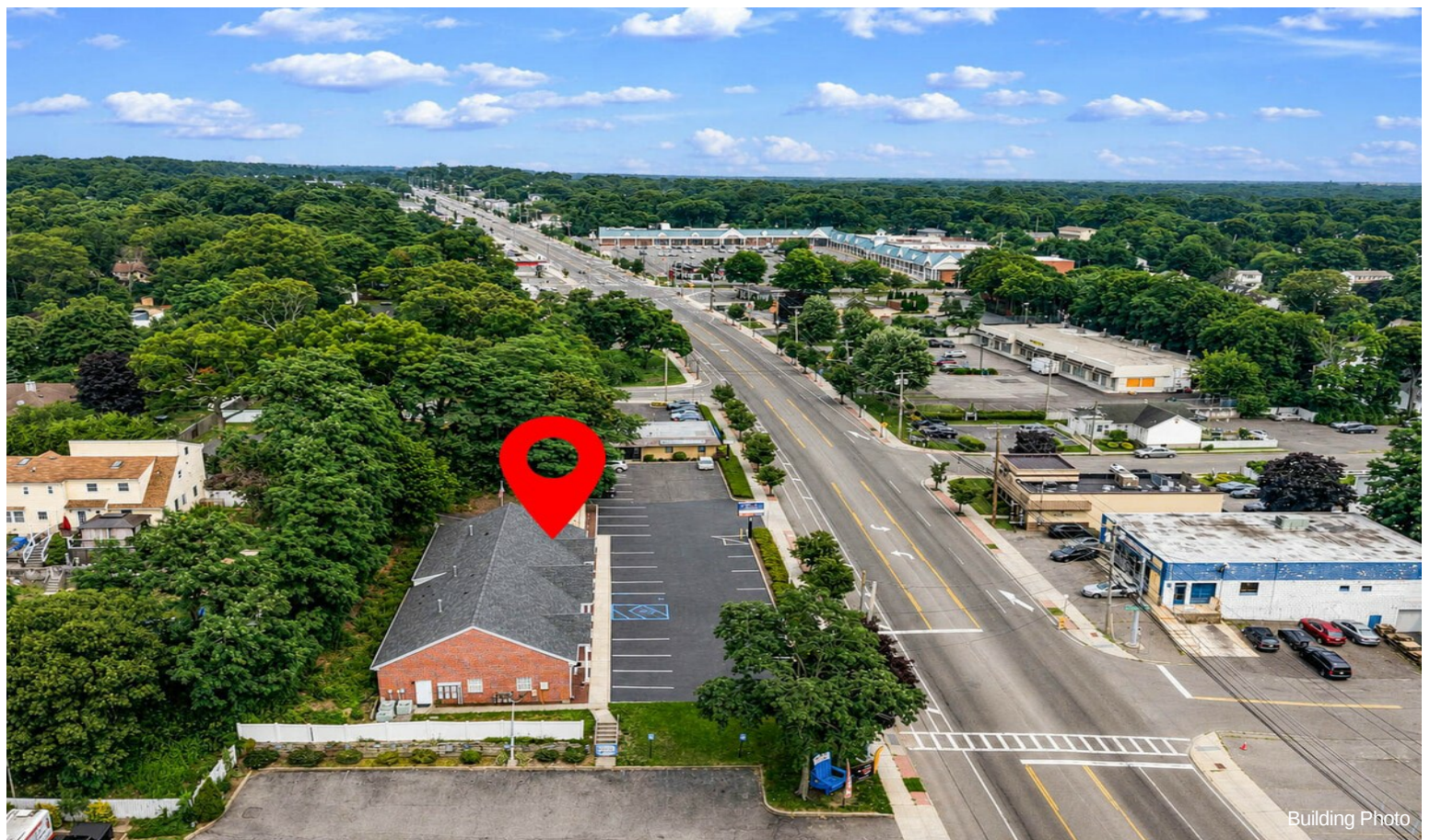
Tenant	SF Occupied	Lease Expired
Desire Perfection Med Spa And Laser Center	-	
DIn Med Spa Prfct	-	
Quality Foot Care	-	



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Property Photos



Property Photos



Property Photos



Building Photo



Reception Area

Property Photos



Property Photos



Property Photos



Building Photo



Main Office/conference

Property Photos



Property Photos



Property Photos



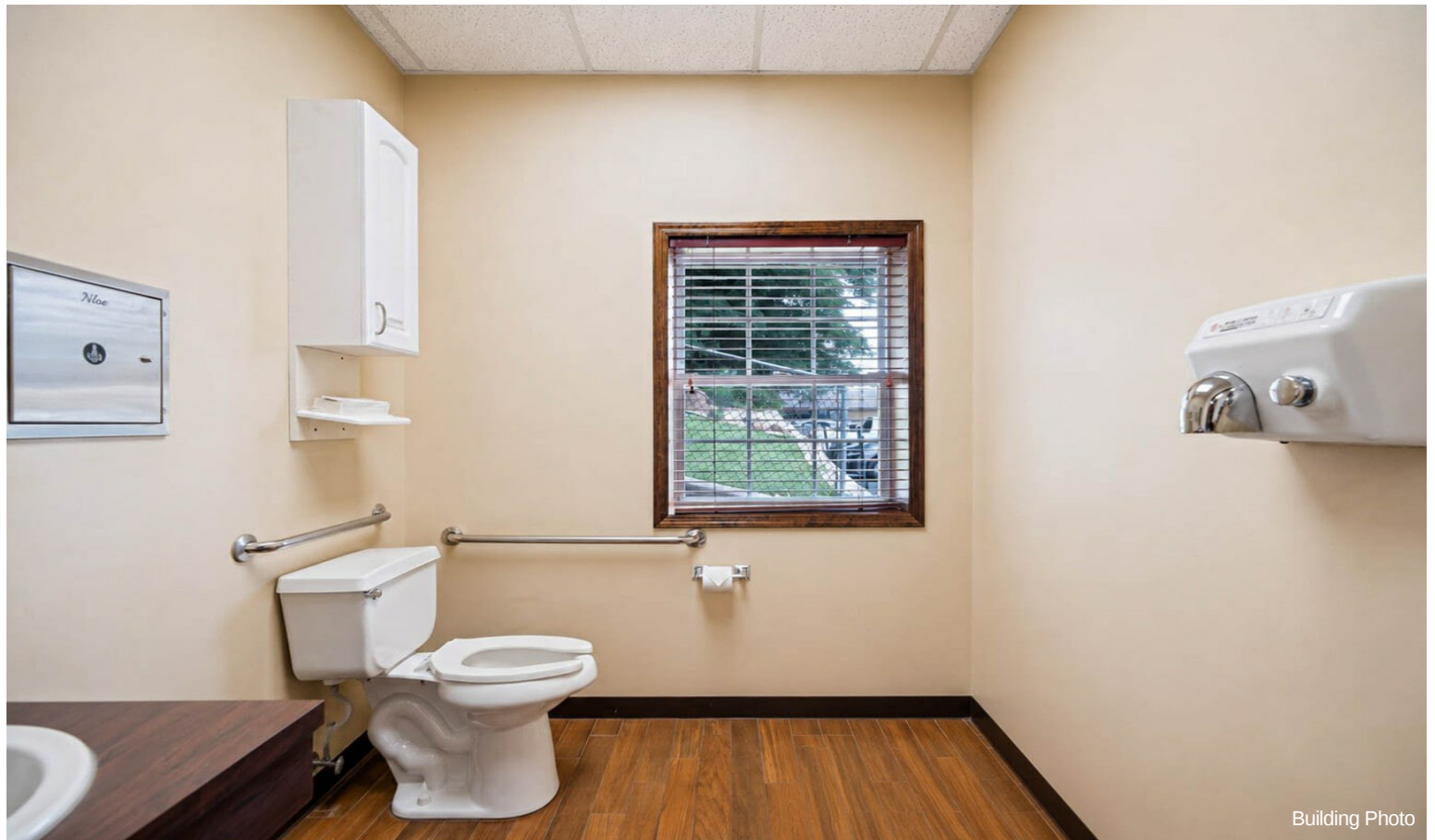
Property Photos



Property Photos



Shared Restroom



Building Photo

Property Photos



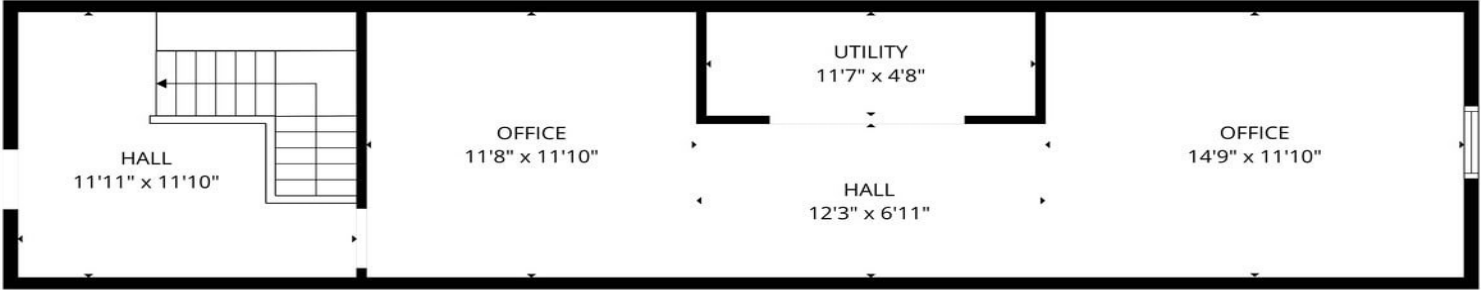
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Total GLA: 725 sq. ft | Total: 779 sq. ft
Floor 1: 175 sq. ft
Floor 2: 550 sq. ft (Excluded areas 54 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Property Photos

