

Property Summary



Brookhaven Professional Center

3231-3253 Route 112
Medford, New York 11763

Property Description

Brookhaven Professional Center (BPC) offers non-medical space ranging from 1,205 to 9,970 RSF. BPC consists of 10 single-story, well-maintained office buildings. Recent improvements include new common areas, roofs, landscaping, signage/lighting and parking lots.

Non-Medical Office Space Leasing Rates start at \$19.95 PSF plus cleaning and electric (\$3.75 psf).

OFFERING SUMMARY

Available SF	1,205 - 9,970 SF
Lease Rate	\$19.95 SF/yr (MG)
Lot Size	15.0 Acres
Building Size	155,079 SF
Electric Rate	\$ 3.75

PROPERTY WEBSITE

For more information

Lee Rosner, SIOR CCIM

O: 631 761 6886
lrosner@nailongisland.com

Yesenia Gonzaga

O: 631 761 9404
ygonzaga@nailongisland.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

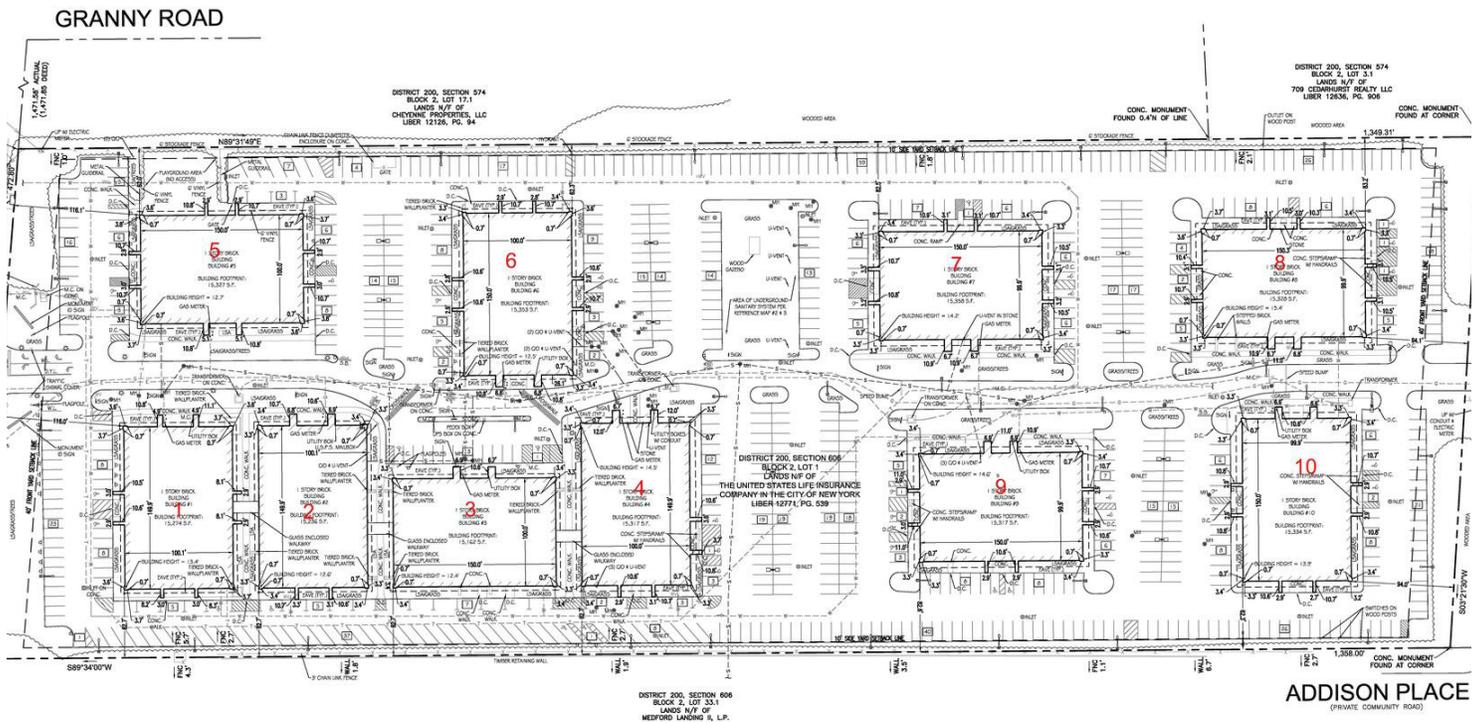


Property Details

PROPERTY NAME:	Brookhaven Professional Center
PROPERTY ADDRESS:	3231-3253 Route 112 Medford, NY 11763
PROPERTY TYPE:	Office
LOT SIZE:	15 Acres
ZONING:	J4
PARKING SPACES:	950
PARKING RATIO:	6.2
YEAR BUILT:	1970
CONSTRUCTION TYPE:	Steel & Masonry
NUMBER OF STORIES:	1
AVERAGE FLOOR SIZE:	15,000 SF



Lease Spaces



Available Spaces

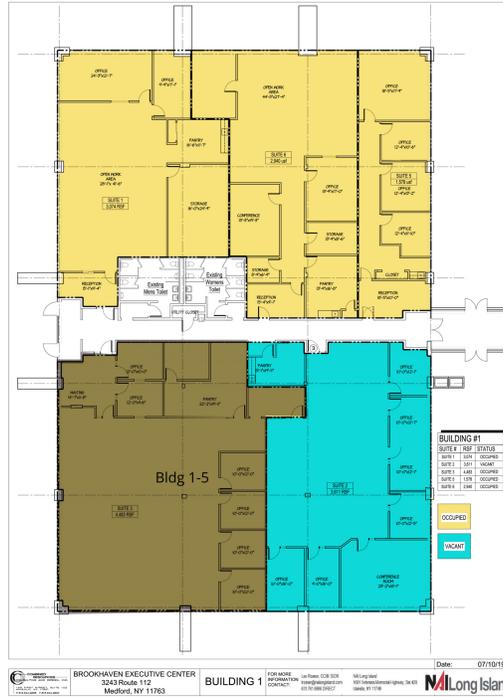
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 1-5	Available	4,483 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 1 - 6	Available	2,939 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 2 - 1	Available	2,626 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 4-1,2,5	Available	2,000 - 9,970 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 6 - 1	Available	1,205 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 6-5	Available	1,501 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 9-3	Available	1,841 SF	Modified Gross	\$19.95 SF/yr	-

Additional Photos



Additional Photos





LEGEND

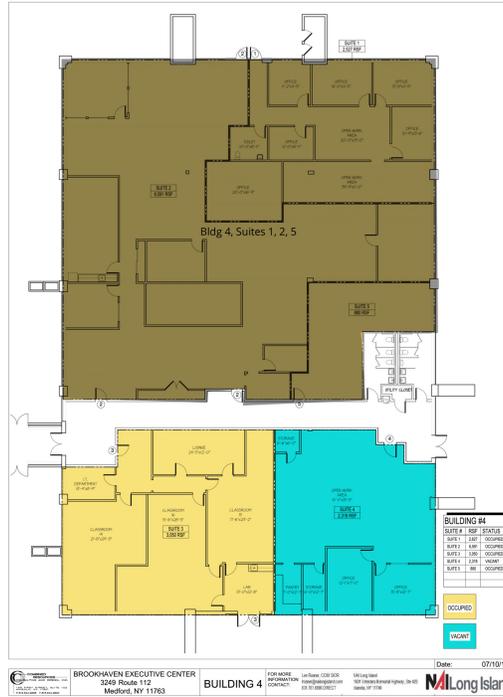
Available

Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,205 - 9,970 SF	Lease Rate:	\$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 1-5	Available	4,483 SF	Modified Gross	\$19.95 SF/yr	-



LEGEND

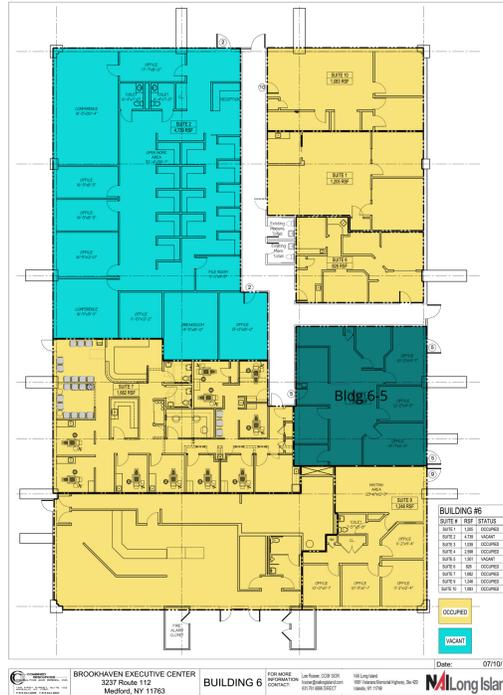
Available

Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,205 - 9,970 SF	Lease Rate:	\$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 4-1,2,5	Available	2,000 - 9,970 SF	Modified Gross	\$19.95 SF/yr	-



LEGEND

Available

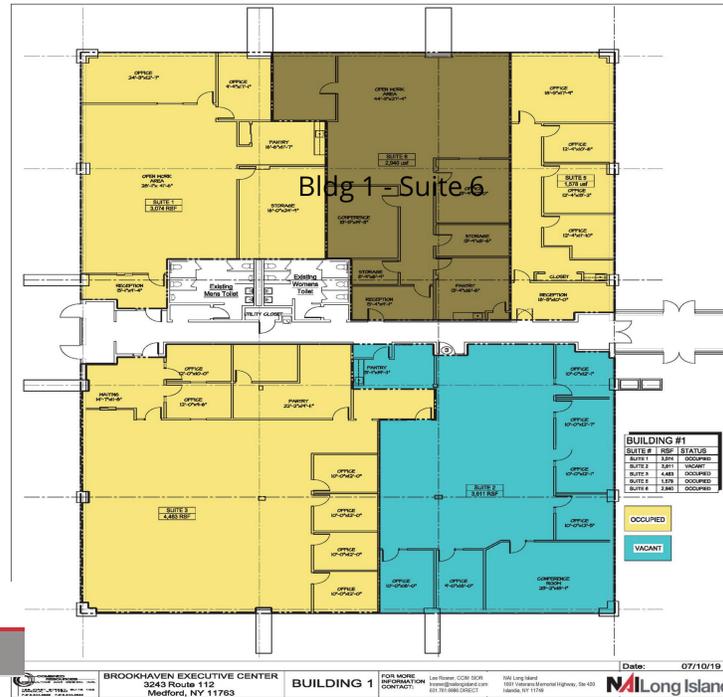
Lease Information

Lease Type: MG
 Total Space: 1,205 - 9,970 SF

Lease Term: Negotiable
 Lease Rate: \$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 6-5	Available	1,501 SF	Modified Gross	\$19.95 SF/yr	-



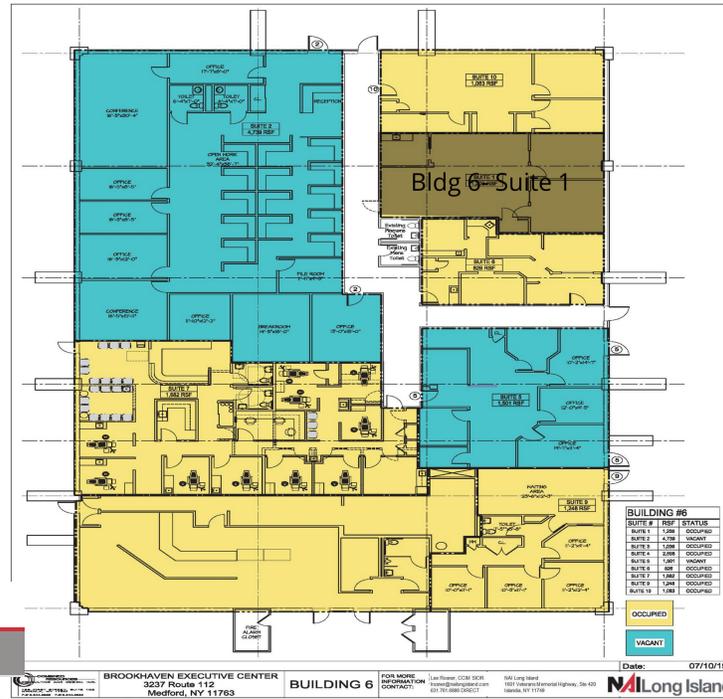
Lease Information

Lease Type:	MG
Total Space:	1,205 - 9,970 SF

Lease Term:	Negotiable
Lease Rate:	\$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 1 - 6	Available	2,939 SF	Modified Gross	\$19.95 SF/yr	-



LEGEND

Available

Lease Information

Lease Type: MG
 Total Space: 1,205 - 9,970 SF

Lease Term: Negotiable
 Lease Rate: \$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 6 - 1	Available	1,205 SF	Modified Gross	\$19.95 SF/yr	-



LEGEND

Available

Lease Information

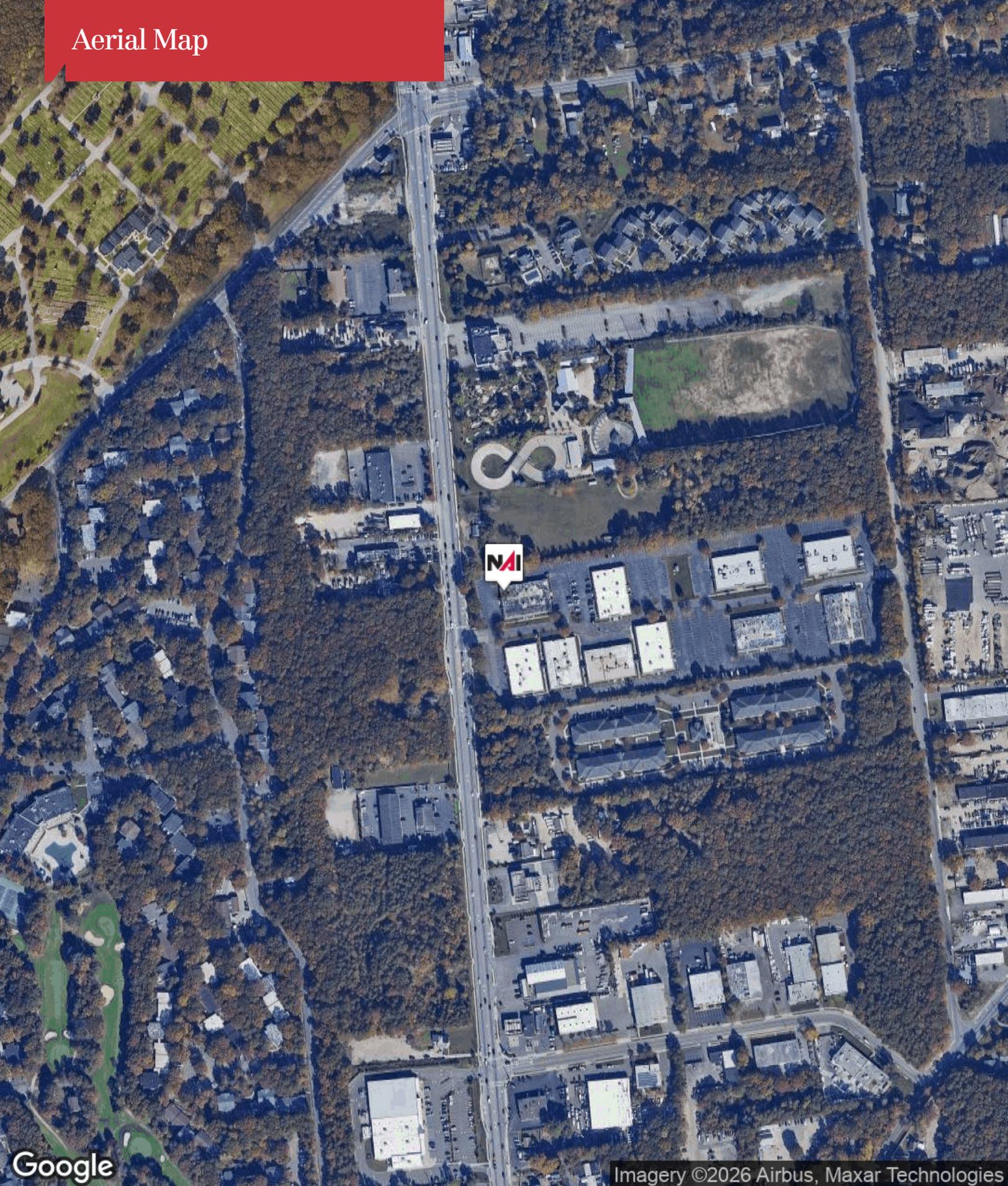
Lease Type:	MG
Total Space:	1,205 - 9,970 SF

Lease Term:	Negotiable
Lease Rate:	\$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 2 - 1	Available	2,626 SF	Modified Gross	\$19.95 SF/yr	-

Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

NAI Long Island

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

 [in](#)
 [f](#)

Location Maps

