

Multiple Suites Available | One-538 SF + One-678 SF

Luxury Executive Office Suites Available For Lease

308 W. Main Street | Smithtown, NY 11787



For More Information:



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Office Property For Lease

308 W. Main Street Smithtown, NY 11787



Newly Renovated Welcoming Facade



Convenient + Highly Visible Location - Minutes to Village

Offering Summary

Lease Rate:	\$1700-\$2200 per month
Building Size:	22,651 SF
Available SF:	538 - 678 SF
Lot Size:	0.52 Acres
Number of Available Units:	2
Parking Spaces:	40
Year Renovated:	2023
Zoning:	Commercial Business (CB)

Property Overview

Luxury Executive Offices Now Available for Lease in This Newly Renovated 3-story Professional Office Building. Strategically Located at 308 W. Main Street in Smithtown Within Minutes of the Village of the Branch and All of its Amenities. Renovations Completed In 2023 Include All New Central Air and Heat, New Flooring, New Ceilings, All New Paint, Moldings, Finishes and Keyless Card Entry. 24 Hour Access, Ample Parking for 40 Vehicles in Front and Rear Lots, Building Management on Site. Landlord Is Offering Incentives for the Right Tenants. The Building Is Wired for Verizon and Optimum. Ample Parking in Large Rear Lot Plus Additional Spaces in Front. Tremendous Visibility on Heavily Traveled W. Main Street with Nearly 40,000 Cars Passing Per Day! Ideal For ANY Professional Office Use.

Property Highlights

- One 538 SF Unit + One 678 SF Unit Available
- Beautifully Renovated Inside + Out
- Central Air & Heat
- Wired for Verizon or Optimum Wi-fi
- Keyless Card Entry

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Lease Information

Lease Type:	+CAM	Lease Term:	2 year minimum
Total Space:	538 - 678 SF	Lease Rate:	\$1,700.00 - \$2,200.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Rate
Suite 203	Available	678 SF	\$2,200.00 SF/yr
Suite 204	Available	538 SF	\$1,700.00 SF/yr

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Building Photos

308 W. Main Street Smithtown, NY 11787



Highly Visible Location



Welcoming Facade



Rear Parking + Rear Entry



Ample Parking + ADA Spaces



Entry Directory



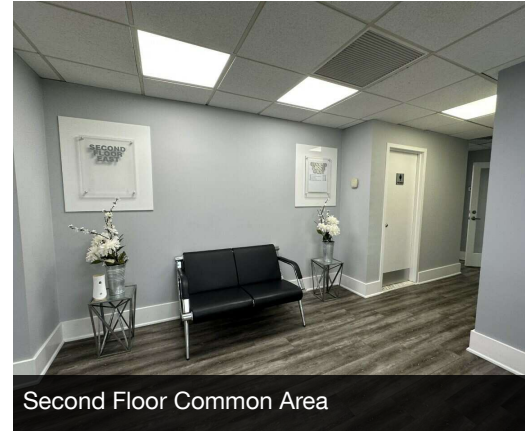
Welcoming Building Lobby



Bright Entry



Second Floor Common Area



Second Floor Common Area

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Office Space For Lease

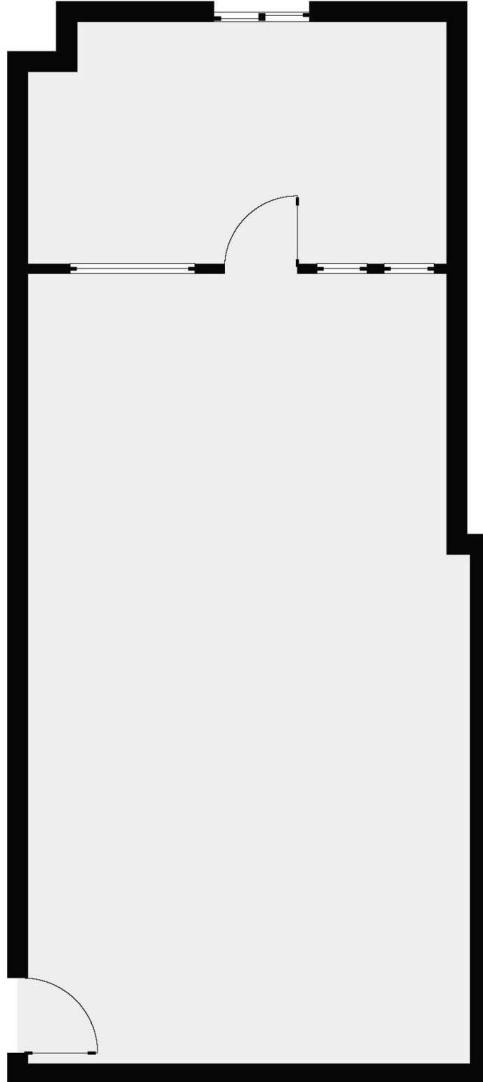
308 W. Main Street Smithtown, NY 11787

308 W Main St, Suite 203, Smithtown, NY

308 W Main St, 11778 Smithtown, NY

FLOORS: 1

▼ 2nd Floor



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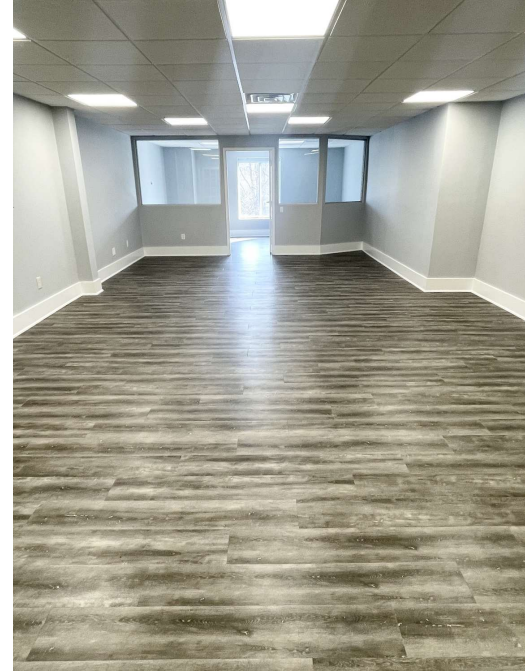
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Suite 203 Photos | 678 Square Feet

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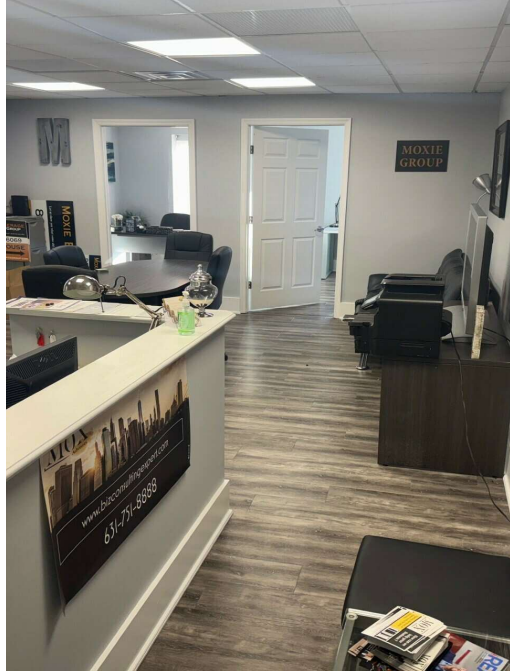
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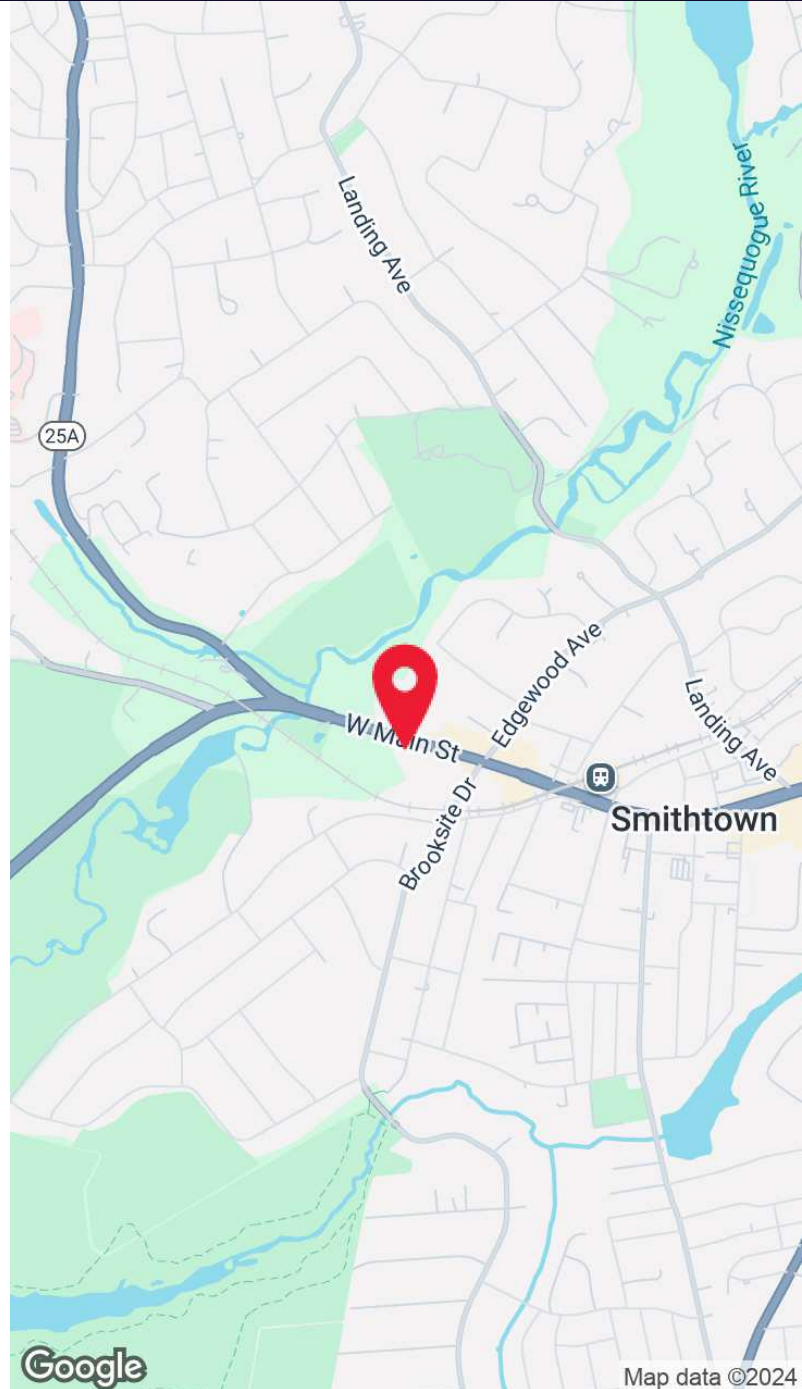
Property Demographics

308 W. Main Street Smithtown, NY 11787

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,560	6,017	13,508
Average Age	44.4	44.8	46.2
Average Age (Male)	44.4	44.2	45.0
Average Age (Female)	42.2	43.9	46.9

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	540	2,088	4,815
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$171,709	\$171,198	\$167,915
Average House Value	\$551,841	\$554,409	\$558,993

Traffic Counts	
# of Vehicles Passing	29,000/day



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Retailer Map

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Google

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