

# OFFERING MEMORANDUM

PROFESSIONAL OFFICE SPACE | 22 W Main St Patchogue, NY 11772

**FOR LEASE**



Commercial



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# EXECUTIVE SUMMARY



## PROFESSIONAL OFFICE SPACE | 22 W Main St Patchogue, NY 11772

Building Size:	18,976 SF	Zoning:	D3
Available SF:	205 - 496 SF	Parking:	Street + Municipal Lots
# of Available Units:	Three (3)	Lease Rate:	Price on Request

Contact Thomas and Michael for more information

### Property Overview

22 West Main Street offers three second-floor office suites available for lease in the heart of vibrant Patchogue Village. Surrounded by local restaurants, retailers, and amenities, this location provides unmatched convenience just minutes from Sunrise Highway and Nicholls Road.

- Suite 3: 205 SF
- Suite 4: 496 SF
- Suites 3 & 4 Combined: 701 SF
- Suite 5: 220 SF

Each space features new carpet and fresh paint, ideal for small office use such as therapists, CPAs, insurance professionals, attorneys, and other service providers. The building offers ample municipal parking plus street parking, making it easy for clients and staff alike. Located in a bustling downtown setting, this is a prime opportunity for professionals seeking a central, accessible, and well-maintained office environment.

Exclusively represented by:

Michael G. Murphy

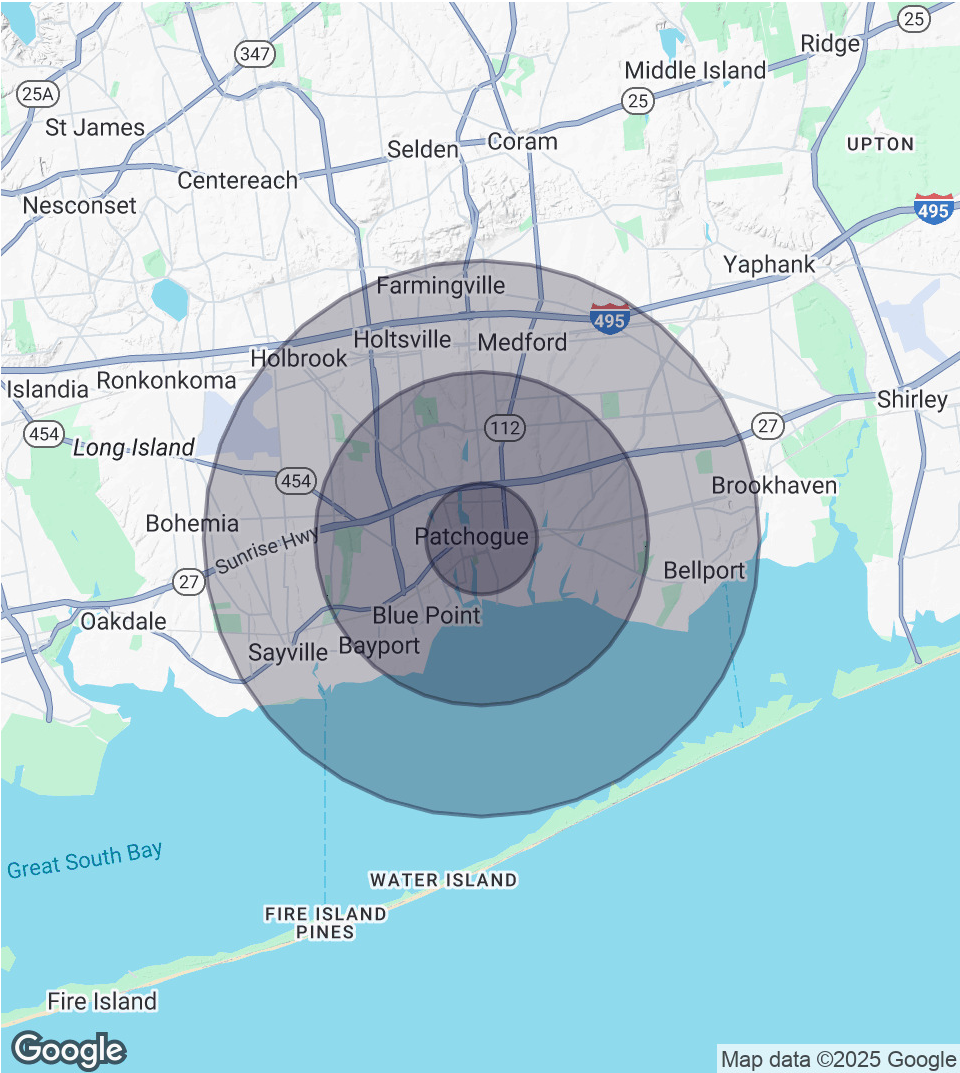
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Thomas Tortorici

Licensed Real Estate Salesperson  
631.885.5017 Email: thomas.tortorici2@elliman.com

# DEMOGRAPHICS MAP & REPORT

PROFESSIONAL OFFICE SPACE | 22 W Main St Patchogue, NY 11772



### 1 Mile Radius

**Population**  
14,783  
**Households**  
6,125  
**Average HH Income**  
\$132,296

### 3 Miles Radius

**Population**  
69,041  
**Households**  
26,480  
**Average HH Income**  
\$150,555

### 5 Miles Radius

**Population**  
154,168  
**Households**  
55,530  
**Average HH Income**  
\$155,523

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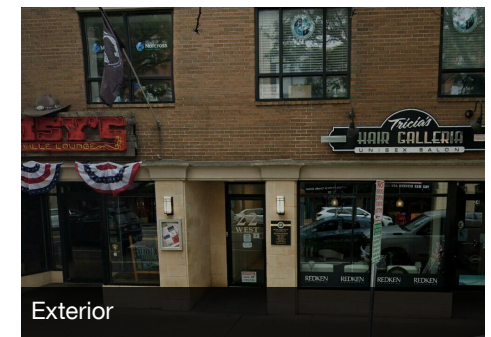
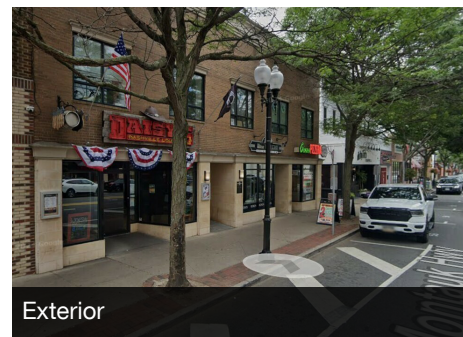
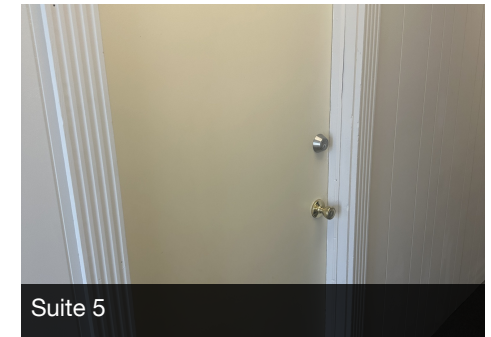
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# ADDITIONAL PHOTOS

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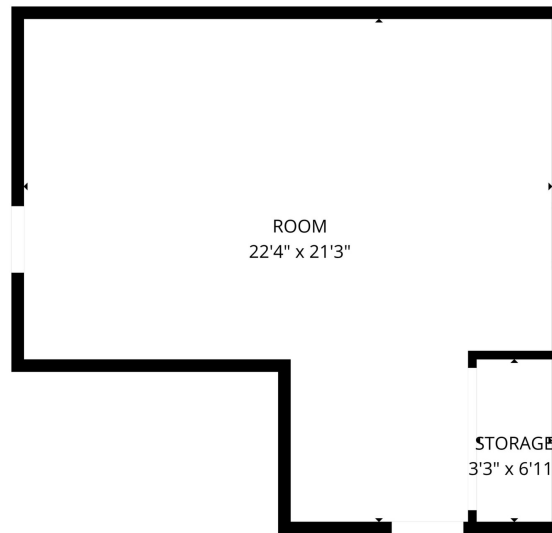
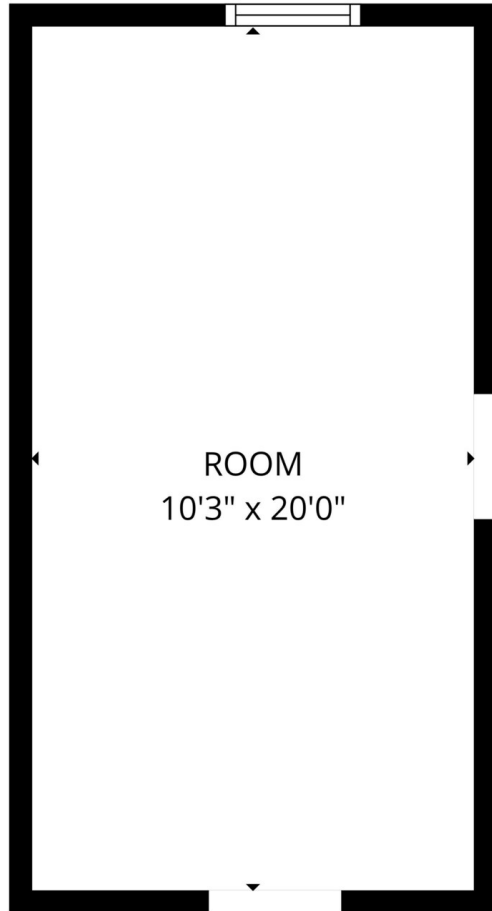
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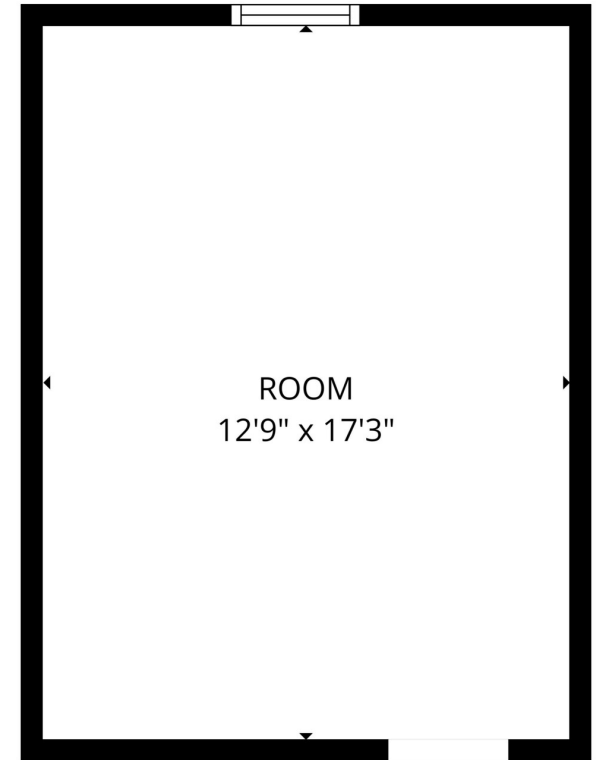


# FLOOR PLANS

PROFESSIONAL OFFICE SPACE | 22 W Main St Patchogue, NY 11772



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



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

Suite 3 CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 4

Suite 5

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# PATCHOGUE MAP-OMSTYLE

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## **We Are Commercial Real Estate**

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.