

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 833 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	833 - 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

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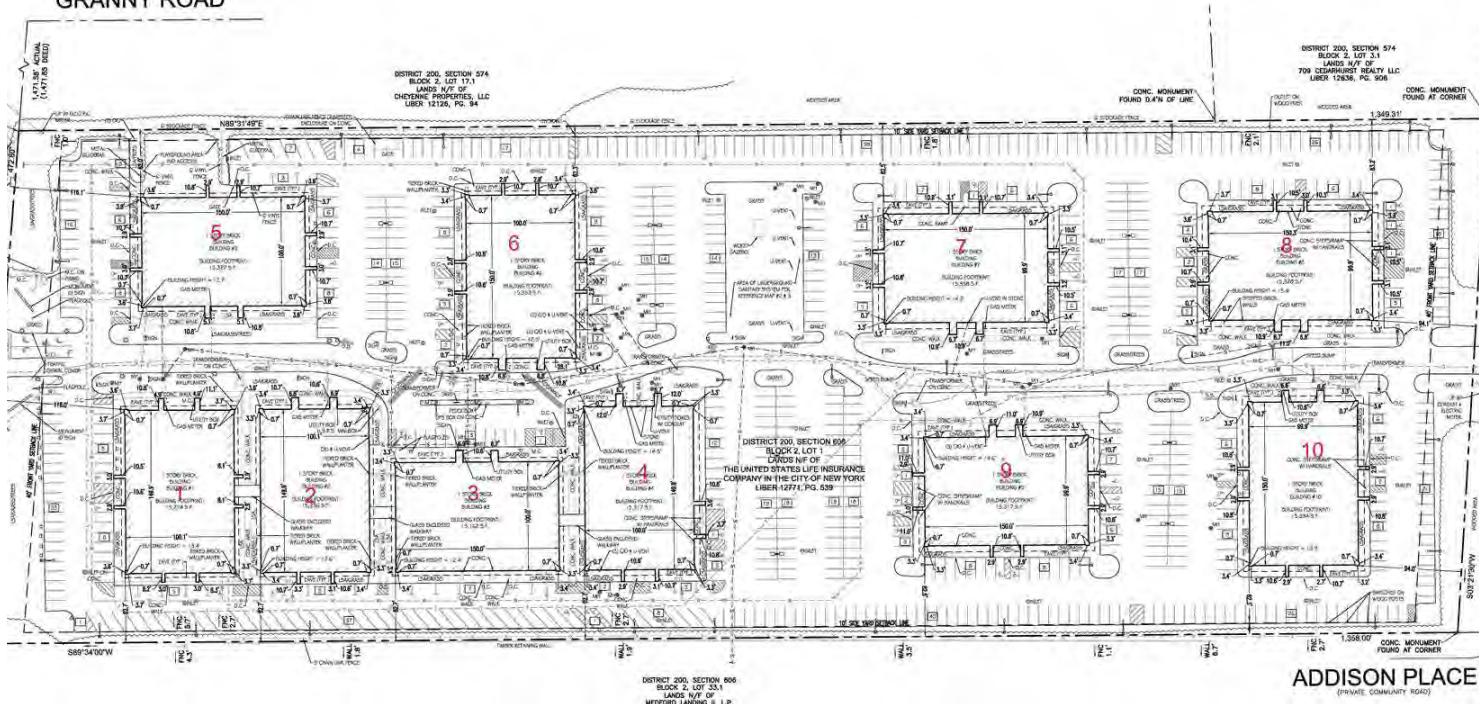
Property Details

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

GRANNY ROAD



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 2,939	Available	2,939 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 2 - 1	Available	2,626 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 2-4	-	2,032 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 8 - 9	Available	833 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 9-3	Available	1,841 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 9-4	-	5,125 SF	Modified Gross	\$19.95 SF/yr	Medical office space

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Additional Photos



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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	833 - 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	-

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LEGEND

Available

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Total Space:	833 - 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	-

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

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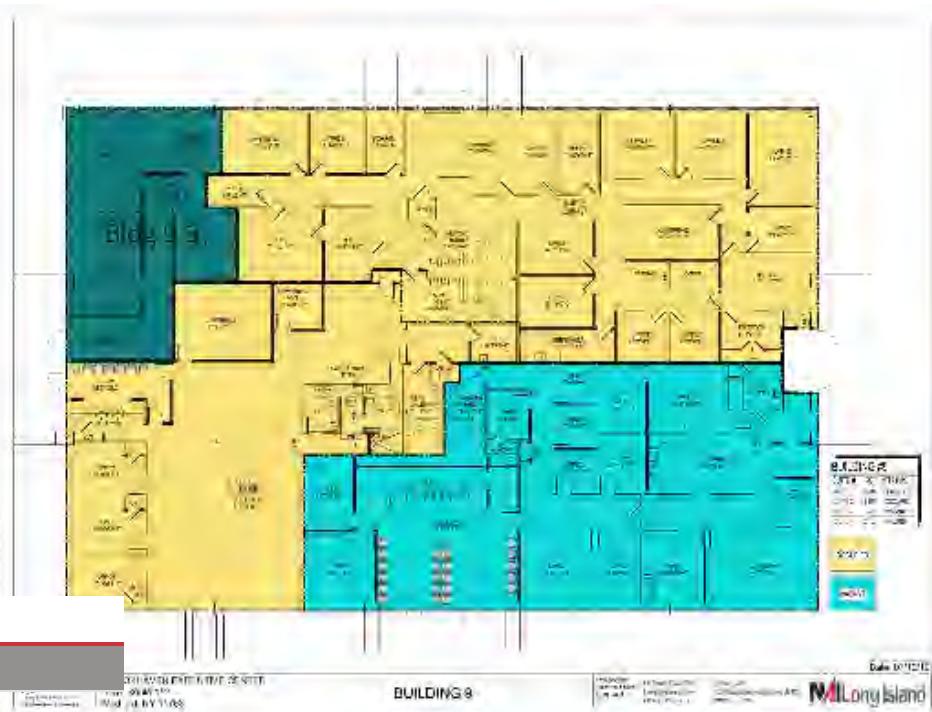
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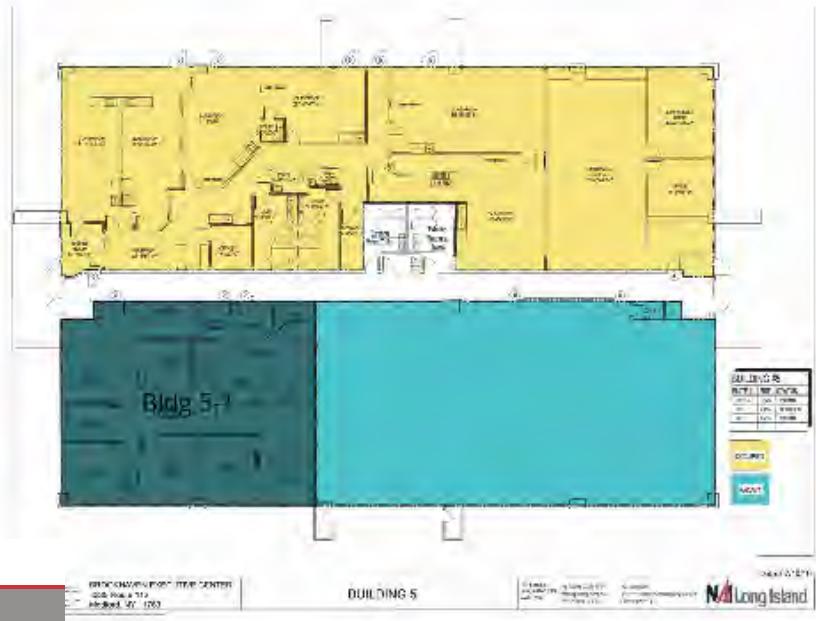
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Total Space:	833 - 9,970 SF	Lease Rate:	\$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 9-3	Available	1,841 SF	Modified Gross	\$19.95 SF/yr	-

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Available Spaces

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LEGEND

Available

ENTRANCE/RECEPTION CENTER
Gated w/ Bldg 5

BUILDING 5

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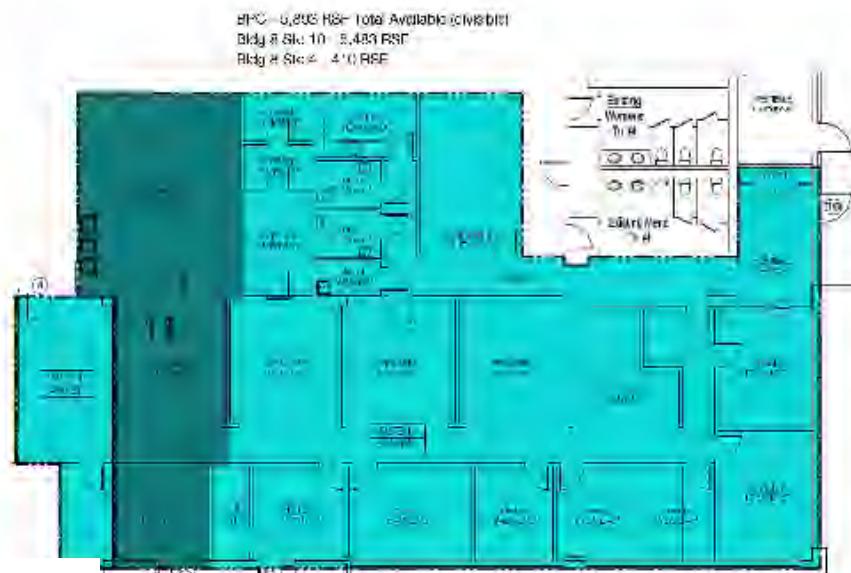
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LEGEND

Unavailable

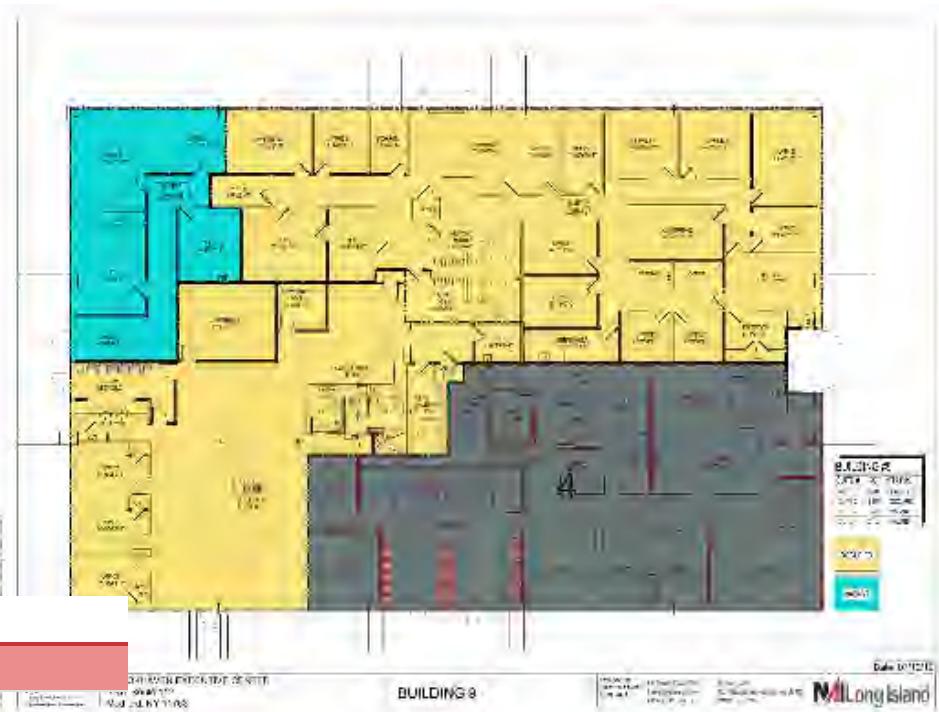
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Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 2-4	-	2,032 SF	Modified Gross	-	-

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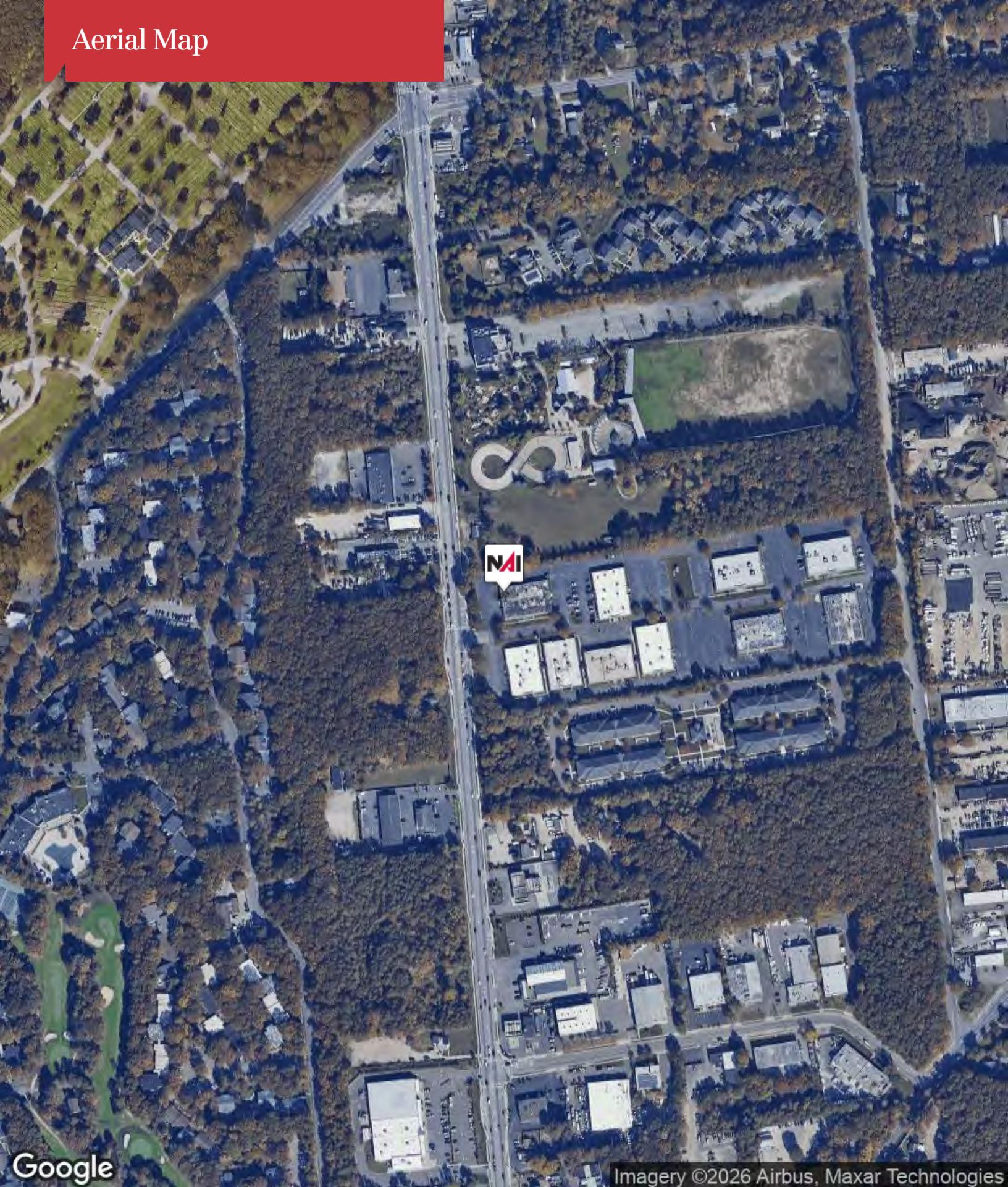
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 9-4	-	5,125 SF	Modified Gross	-	Medical office space

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Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

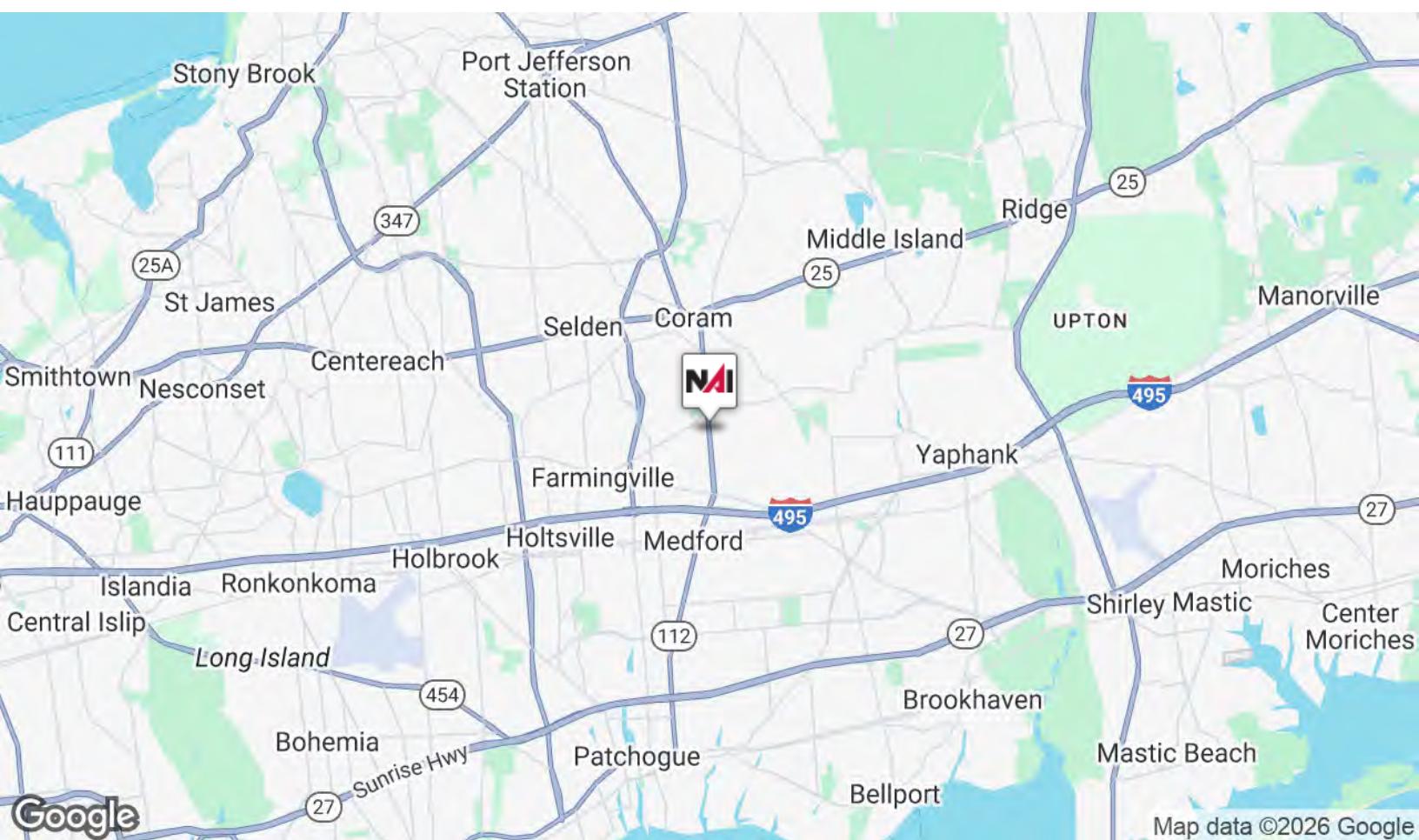
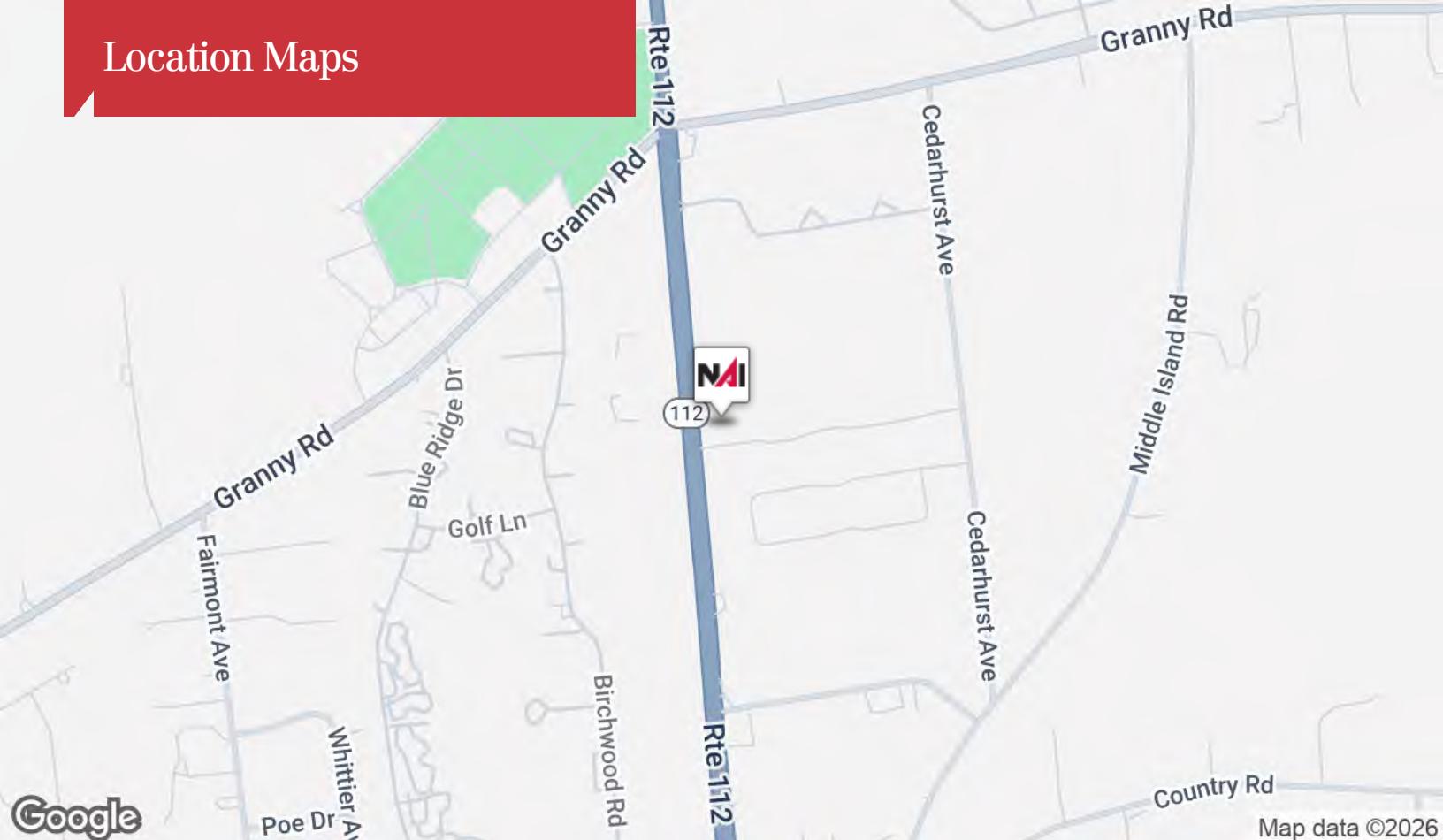
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Location Maps



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