



SBTC

STONYBROOK
TECHNOLOGY
CENTER

EAST SETAUKET, NY

MEDICAL/OFFICE PORTFOLIO

VARIOUS AVAILABILITIES
FOR LEASE

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45 Research Way | East Setuaket

Space Details:

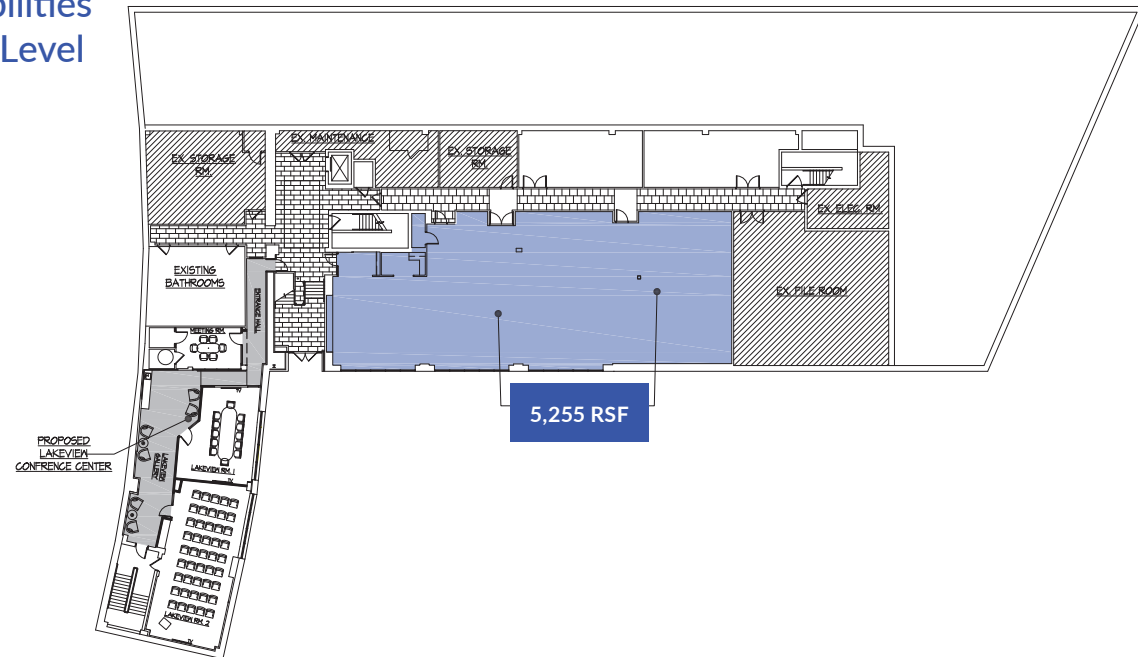
- Availabilities: +/- 8,228 RSF
- +/- 5,255 RSF (lower level)
- +/- 8,062 RSF (2nd Floor)
- Asking Price: Upon Request

Highlights

- Prebuilt medical space available
- Great visibility for signage
- Engaged ownership



Availabilities Lower Level



4 Technology Drive | East Setuaket

Space Details:

Availabilities: +/- 7,819 RSF

Asking Price: Upon Request

Highlights

- Prebuilt medical space available
- Great visibility for signage
- Engaged ownership



205 N Belle Mead | East Setuaket

Space Details:

Availabilities: +/- 14,000 RSF

Asking Price: Upon Request

Highlights

- Can be built for office or medical
- Signage opportunity
- Engaged ownership



6 Technology Drive | East Setuaket

Space Details:

Availabilities: +/- 11,974 RSF (1st Floor)

+/- 9,000 RSF (lower level)

Asking Price: Upon Request

Highlights

- Lower level used for storage
- Signage opportunity
- Engaged ownership



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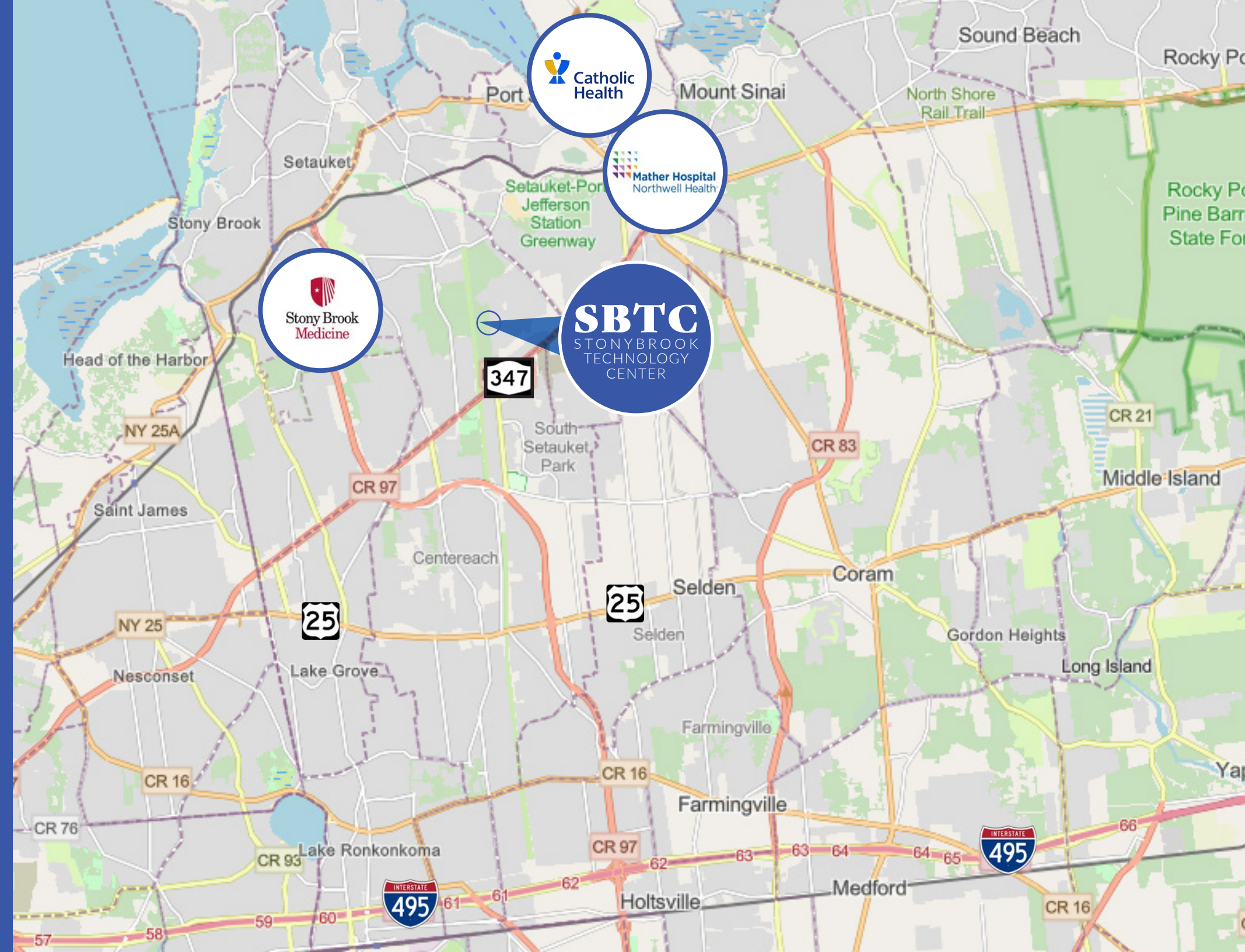
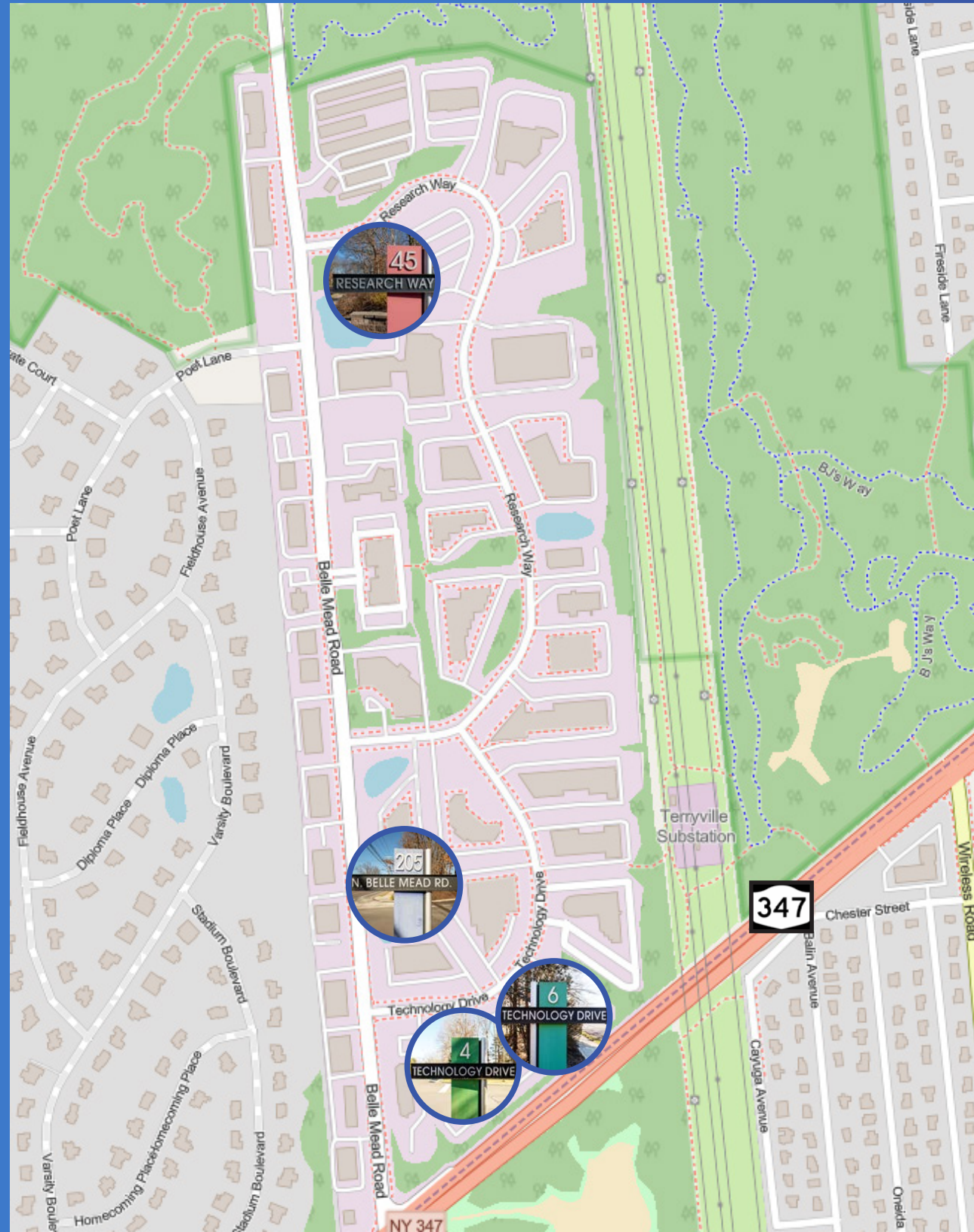
STONYBROOK
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Easily Accessible To:

- Long Island Expressway
- Smithtown Bypass
- Middle Country Road
- North Country Road

Major Hospitals

- Stony Brook University Hospital
- St. Charles Hospital
- Mather Hospital



SBTC

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CENTER

The Stony Brook Technology Center (SBTC) was developed over 20 years with varying architectural styles for each building but a unified campus-like environment remains throughout the park. In place of sumps, retention ponds with fountains are scattered across the park, providing a beautiful natural appearance. The streets are curved to break up the line of sight to avoid a more rigid and industrial atmosphere. Setbacks are strongly enforced to create much more green space and provide the park with a more manicured appearance. Sidewalks were implemented throughout the entire park.

TRITEC accomplished this by establishing the Town of Brookhaven Sewer District #1. TRITEC fully managed the project from the conceptual approval of the Suffolk County Sewer Agency through the approvals by various governmental agencies, including special legislative approval from the New York State Assembly, NY State Environmental Facilities Corporation (EFC), Town of Brookhaven, and the Suffolk County Legislative Certificate of Necessity. Construction on the sewer was completed in November of 1995.



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No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI Inc.

