

For Lease :1,100 - 12,574 SF

Office - Medical



207 Hallock Road Stony Brook, NY 11790

Professional & Medical Offices located in the heart of Stony Brook

NEW PROPERTY UPGRADES ARE UNDERWAY!

Modern and efficient office suites with modified gross leases. Available for immediate occupancy or Landlord will build to suit.

Property Details:

| | |
|--------------------------|--------------------------------------|
| Min Available SF | 1,100 SF |
| Max Contiguous Available | Up to 12,574 SF Full floor available |
| Utilities: | Metered suites and PSF pricing |
| Lease Type | Modified Gross w/ (Heat Included) |
| 2 Floors | Elevator Service to all suites |
| Lot Size / Parking | 1.16 Acres / 130+ spaces on site |
| Zoning | J2 Commercial |

SUMMARY

| | |
|--------------------|---------------------|
| Available SF | 1,100 - 12,574 SF |
| Lot Size / Parking | 1.16 Acres |
| Building Size | 25,489 SF |
| Lease Rate | \$24.00 + utilities |
| Utilities | \$3.50 RSF |

For more information

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| | |
|-----------------|--------------------------|
| AVAILABLE SF: | 1,100 - 12,574 SF |
| LOT SIZE: | 1.16 Acres |
| BUILDING SIZE: | 25,489 SF on 2 Floors |
| BUILDING CLASS: | B |
| CEILING HEIGHT: | 9.0 FT |
| RENOVATED: | 2024 |
| ZONING: | J2 Commercial |
| SUB MARKET: | Central Suffolk |
| CROSS STREETS: | Rt. 347 - Nesconset Hwy. |

Overview:

Modified Gross Leases with Heat included and separately metered electric. TERRIFIC VALUE in a GREAT LOCATION.

Location Highlights:

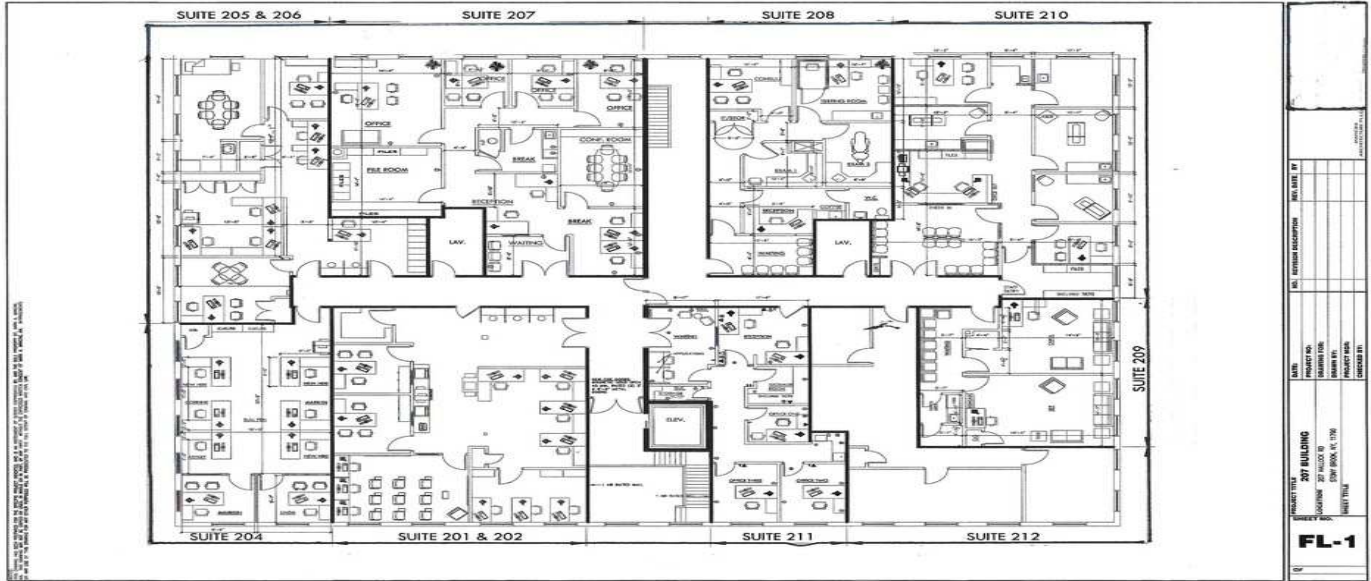
Located at the Northeast intersection of Hallock Road and Nesconset Highway / Rt. 347. Across the street from BrookTown Shopping Plaza in the center of Stony Brook's busiest business and retail corridor.

Across the street: Marshalls, HomeGoods, Burlington Coat Factory, United Artists movie theater, Planet Fitness, Red Lobster, Chase Bank and more, all conveniently located within walking distance of the property.

207 Hallock provides an excellent environment for any business office or medical practice. 130+ spaces in two on-site parking lots, located in front and in the rear of the property, ensure easy access for tenants and visitors. Elevator service to all floors. 24/7 with building security and on-site property management.

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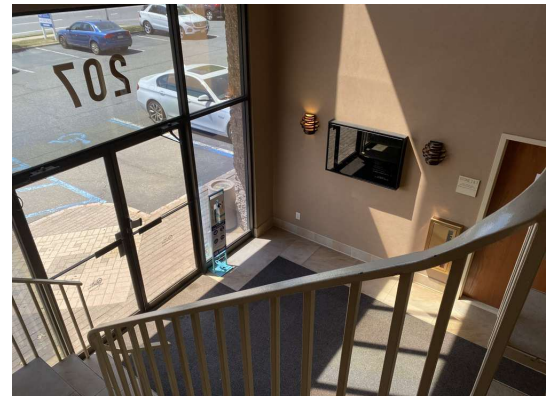


Available Spaces

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------------|-----------|-----------|----------------|---------------|-------------|
| Suite 201-202 | Available | 1,825 SF | Modified Gross | \$24.00 SF/yr | + Utilities |
| Suite 204 | Available | 1,042 SF | Modified Gross | \$24.00 SF/yr | + Utilities |
| Suite 205/206 | Available | 1,602 SF | Modified Gross | \$24.00 SF/yr | + Utilities |
| Suite 207 | Available | 1,930 SF | Modified Gross | \$24.00 SF/yr | + Utilities |
| Suite 208 | Available | 1,216 SF | Modified Gross | \$24.00 SF/yr | + Utilities |
| Suite 209 | Available | 985 SF | Modified Gross | \$24.00 SF/yr | + Utilities |
| Suite 210 | Available | 1,786 SF | Modified Gross | \$24.00 SF/yr | + Utilities |
| Suite 211 | Available | 1,030 SF | Modified Gross | \$24.00 SF/yr | + Utilities |
| Suite 212 | Available | 1,158 SF | Modified Gross | \$24.00 SF/yr | + Utilities |

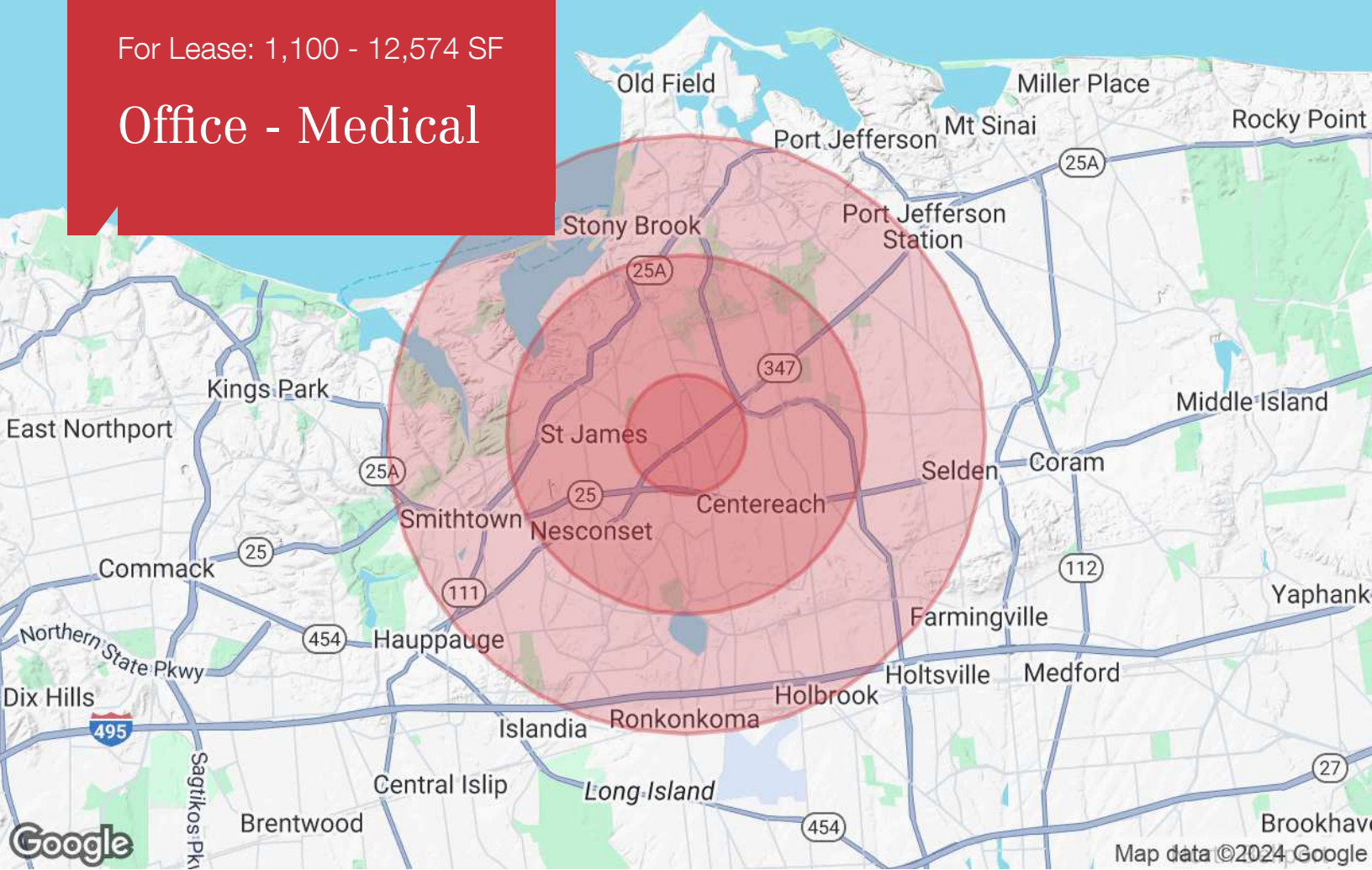
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| | | | |
|--------------------------|-------|--------|---------|
| POPULATION | 9,446 | 81,176 | 208,256 |
| MEDIAN AGE | 42.7 | 37.8 | 38.7 |
| TOTAL BUSINESS EMPLOYEES | 6,044 | 85,014 | 132,968 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,797 | 25,966 | 69,278 |
| # OF PERSONS PER HH | 2.5 | 3.4 | 3.1 |
| AVERAGE HH INCOME | \$182,859 | \$183,311 | \$177,589 |
| AVERAGE HOUSE VALUE | \$668,492 | \$646,072 | \$615,059 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % WHITE | 80.8% | 75.7% | 79.2% |
| % BLACK | 2.8% | 8.5% | 5.8% |
| % ASIAN | 13.6% | 10.8% | 9.1% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.2% | 0.2% | 0.2% |
| % OTHER | 2.6% | 4.7% | 5.6% |

| Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 10.3% | 13.2% | 14.8% |

* Demographic data derived from 2020 ACS - US Census

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