



FOR LEASE - LAST SUITE
Professional Offices
 1700 RSF

1300 Veterans Memorial Hwy.

1300 Veterans Memorial Highway
 Hauppauge, New York 11788

Property Description:

Great building with an excellent window line and abundant natural light. Ample parking, with direct access from Veterans Memorial Highway. The property is centrally located just off the Long Island Expressway. An atrium lobby accentuates the building's well-appointed common areas, highlighting the building's modern design. 24/7 tenant access. The property is well landscaped, with elevator service to all floors, on-site parking with storage/archive space available on the lower level.

Details:

| | |
|--------------------|-----------------------|
| Min Available SF | 1,700 SF |
| Max Available SF | 1,700 SF |
| Total Available SF | 1,700 SF |
| Lease Rate PSF | \$23.95 per year (MG) |
| Lease Type | Modified Gross |
| Ceiling Height | 9 ft |
| Lot Size | 1.55 Acres |

OFFERING SUMMARY

| | |
|----------------------|-----------------|
| Available SF | 1700 RSF |
| Lease Rate | \$23.95 per RSF |
| Lease Type | Modified Gross |
| Building Size | 25,200 SF |
| Electric Rate | \$3.50 PSF |

For more information

Lee Rosner

O: 631 761 6886
 lrosner@nailongisland.com

Marian Campi-Conde

O: 631 761 9628
 mconde@nailongisland.com



Property Features:

- Central location with easy access to & from the Long Island Expressway at Exit 57 and prominently visible from Veterans Memorial Highway.
- Updated lobby, common corridors, and restrooms.
- Abundant parking, with direct access from the building's Main Lobby entrance.
- Great window line with plenty of natural sunlight throughout.
- On-site storage available
- 24/7 Tenant access
- Locally owned and managed property



Available Suites:

Suite 340 at 1,700 RSF: Beautifully appointed suite with a full kitchen, reception area, 2 windowed offices, and a large open bullpen area. A corner unit with many windows and plenty of natural light.

Available Immediately

Please inquire about upcoming availabilities.



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1700 SF



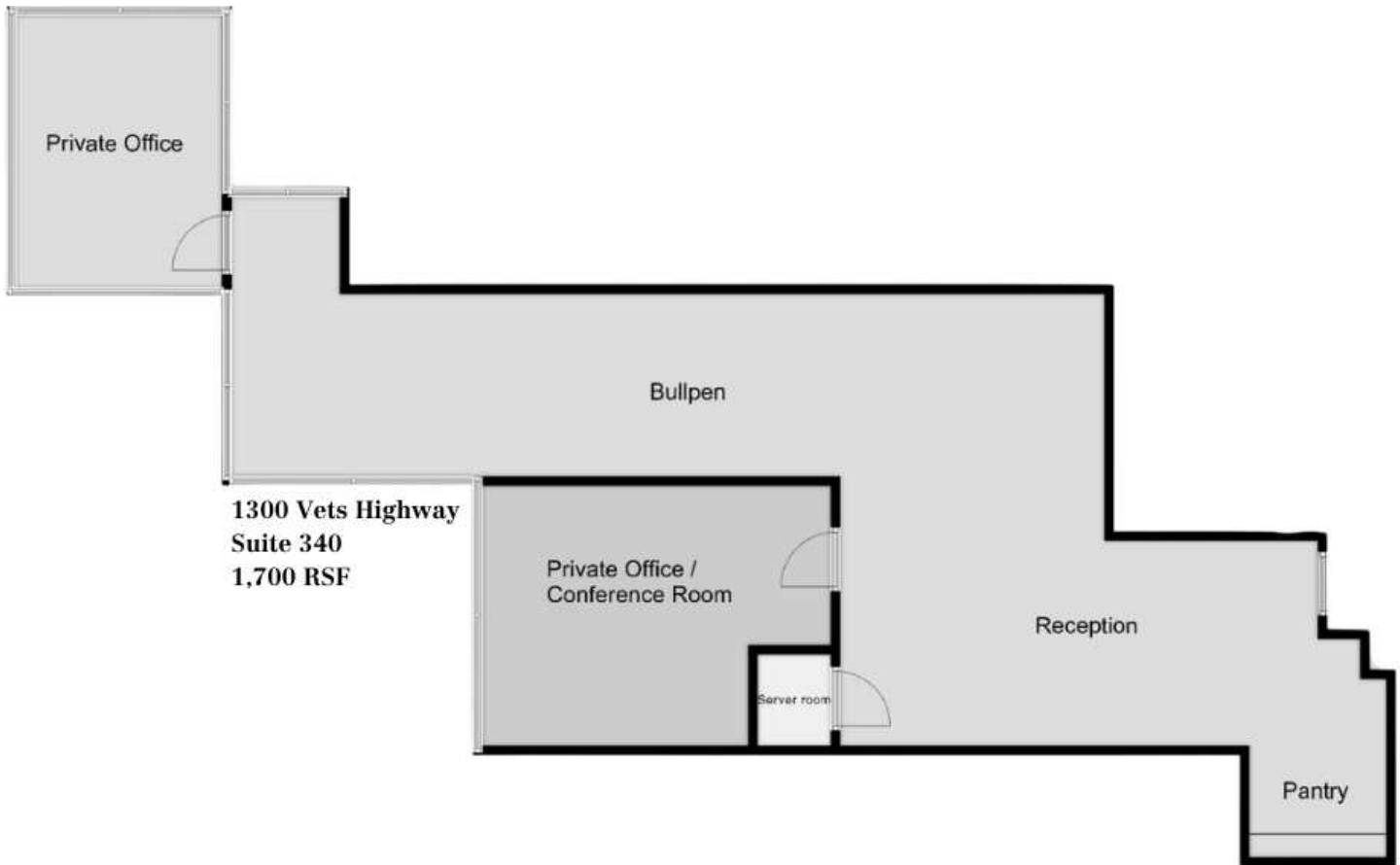
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1700 SF



LEGEND

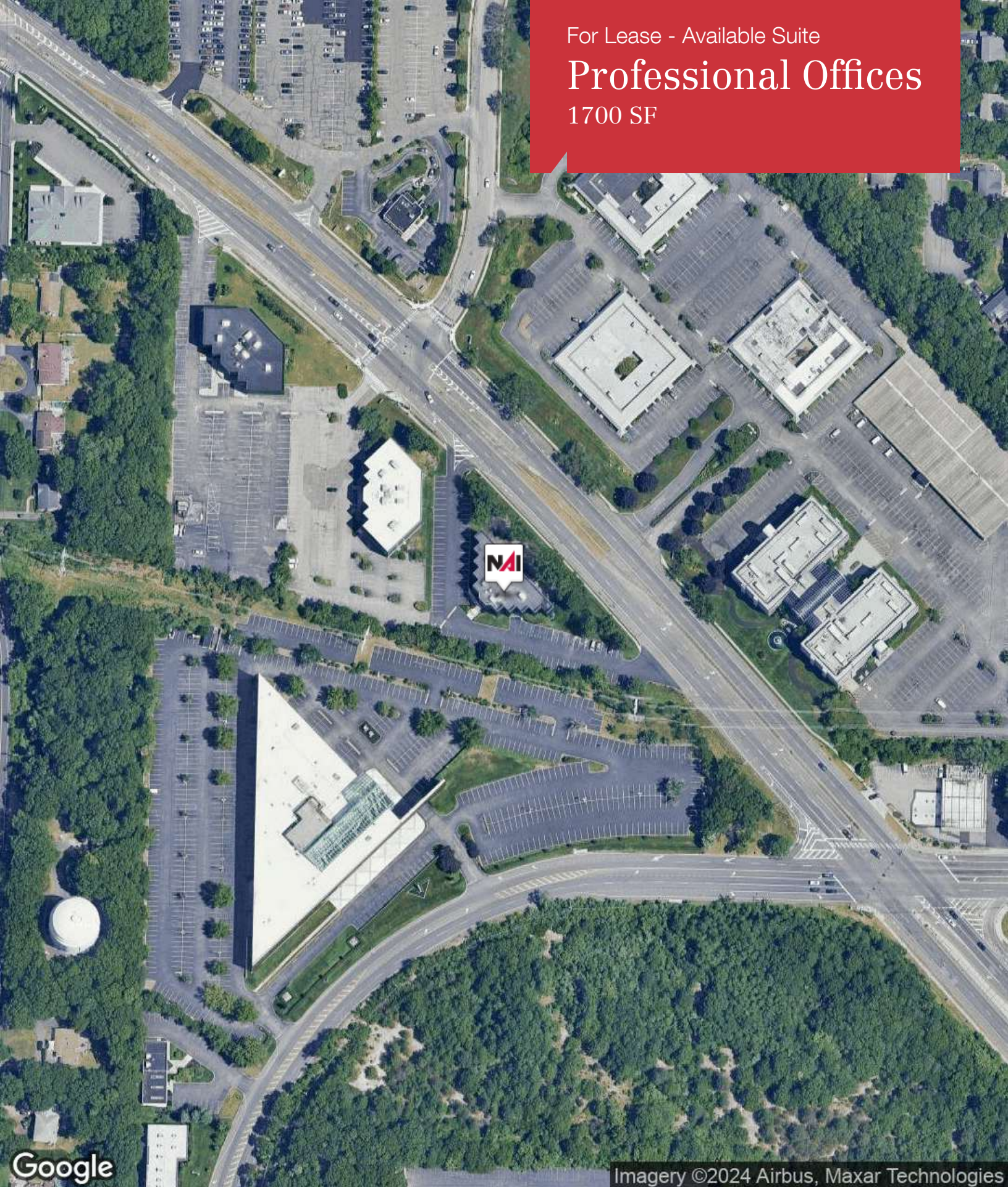
Lease Information

| | |
|--------------|----------|
| Lease Type: | MG |
| Total Space: | 1,700 SF |

| | |
|-------------|------------------|
| Lease Term: | 60 months |
| Lease Rate: | \$23.95 per year |

Available Spaces

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Google

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NAI Long Island

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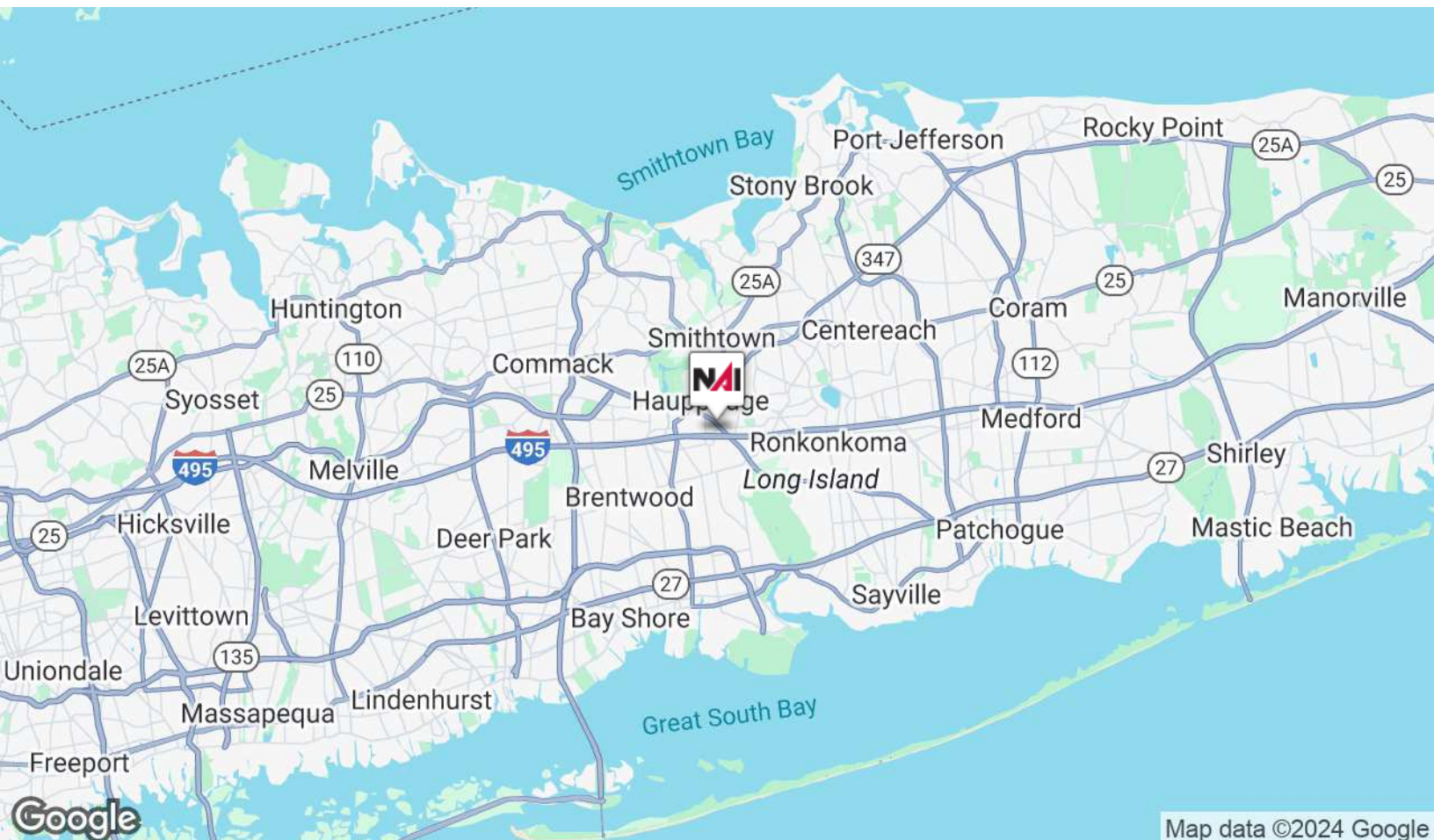
1601 Veterans Memorial Highway
Islandia, NY 11749
631 232 4400 tel
www.nailongisland.com



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Lee Rosner

Managing Principal

631.761.6886 tel
631.786.0557 cell
631.232.2438 fax
lrosner@nailongisland.com

Memberships & Affiliations

SIOR
CCIM
Director and Board Member, Real Estate Institute at Stony Brook University College of Business
Commercial Industrial Brokers Society of Long Island (CIBS)

Education

Bachelor of Science, Syracuse University
Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

Professional Background

Career Summary

A veteran of the commercial real estate industry, Lee's career spans more than 35 years gaining him hands-on experience in nearly every facet of the business including sales, leasing, investment strategies, property management, and ownership. In 1997, Lee launched a commercial real estate brokerage firm that is now NAI Long Island, building on his exceptional depth of industry knowledge and pairing it with his natural leadership style to set a path of growth for the company. He currently is the Managing Principal of NAI Long Island. He is actively involved, daily, with business development, coaching, transaction management, recruiting, operations, and long-term visioning for the firm. Under Lee's leadership and management, NAI Long Island has grown into one of the leading Long Island-based full-service commercial real estate firms completing over \$1B in transaction values and thousands of transactions over the years. The firm manages more than 1.5M square feet of commercial real estate.

Lee is a current Incorporated Village of Port Jefferson Planning Board Member. He completed two terms as a Trustee of the Incorporated Village of Port Jefferson and was the former Chairman of the Zoning Board of Appeals. From 2010 to 2016 he was an Adjunct Professor at Stony Brook University's College of Business teaching an MBA-level course (traditional and online) in commercial real estate fundamentals, user decision-making, and investment analysis through a case study approach to learning.

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Marian Campi-Conde

Director

631.761.9628 tel
516.474.7199 cell
631.232.2438 fax
mconde@nailongisland.com

Memberships & Affiliations

Commercial Industrial Brokers Society of Long Island (CIBS) and (CIBS-W)
Commercial Network of the Long Island Board of Realtors (CN-LIBOR) - 2019 President Elect
New York State Commercial Association of Realtors (NYSCAR) - Vice President 2018-2020
Long Island Business Development Council (LIBDC)
Long Island Women in Real Estate

Education

Bachelor of Science in Psychology, Hartford University
Bachelor of Arts in Sociology, Hartford University

Professional Background

Marian Campi-Conde is a licensed Commercial Investment and Real Estate Certified Specialist (CIREC) with NAI Long Island, specializing in office and industrial spaces on Long Island. With a career spanning over 30 years, she has represented owners, investors, tenants, and institutions in diverse commercial real estate asset types nationwide.

Marian's journey in commercial real estate began in Miami, Florida, where she served as Director of Leasing and Managing Director at One Biscayne Tower for Jaymont Properties. Upon her return to New York, she managed office buildings for The Galbreath Company, Metropolitan Life, and Goldman Sachs. She also led development projects in various U.S. markets, including Columbus, OH, and Philadelphia, PA, consistently surpassing client expectations and boosting occupancy rates with prestigious tenants.

A third-generation real estate professional from New Jersey, Marian's unique insight, honed through growing up in the industry, allows her to anticipate real estate trends and amass wealth through commercial real estate acquisition and management. Over her career, she has overseen the development, leasing, and sales of millions of square feet.

Marian has garnered numerous accolades as an industry leader, including her designation as Dade County's CRE industry designee for Leadership Miami, serving on the boards of the Greater Miami Chamber of Commerce and the Beacon Council, and holding leadership positions in industry organizations such as NYSCAR and CN-LIBOR. She is also an active member of CIBS, Long Island's Commercial Industrial Brokers Society.