



Class A Pre-Built Medical Office Space

For sublease

20 Riverleigh Avenue, Riverhead, NY

Sublease specifications

Size	2,022 SF
Floor	3rd floor
Possession	Immediate
Term	November 30, 2027



Space features

- Reception area with vaulted ceiling
- 8 exam rooms with sinks and cabinetry
- Staff and patient bathrooms within unit
- Furnishing can be made available
- Unit can be expanded by 1,100 SF
- Utilities sub-metered

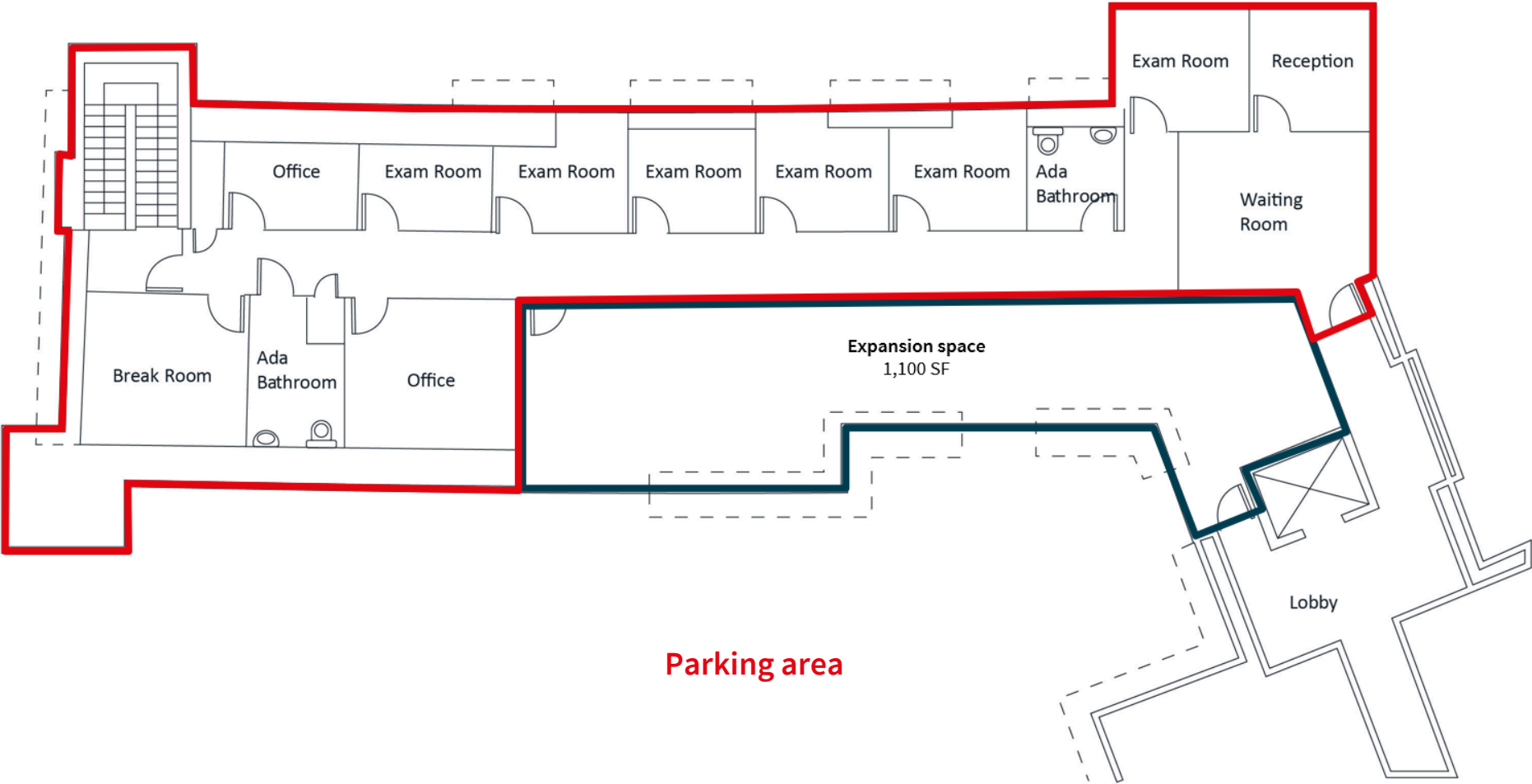
Building highlights

- Brand new construction
- Excellent parking
- Great visibility on roundabout
- Fully sprinklered
- Walking distance to Main Street restaurants and shops



Floorplan

Roundabout



Restaurants / Entertainment

1. Long Ireland Beer Company
2. Dark Horse Restaurant
3. Farm Country Kitchen
4. Montauk Distilling Company
5. Tweeds Restaurant
6. The Suffolk Theatre
7. Riverhead Brew House
8. Long Island Aquarium

Hotels

1. The Preston House and Hotel
2. Hyatt Plaza

Retail

1. Tanger Outlets

Healthcare

1. Peconic Bay Medical Center (NothWell)

Travel

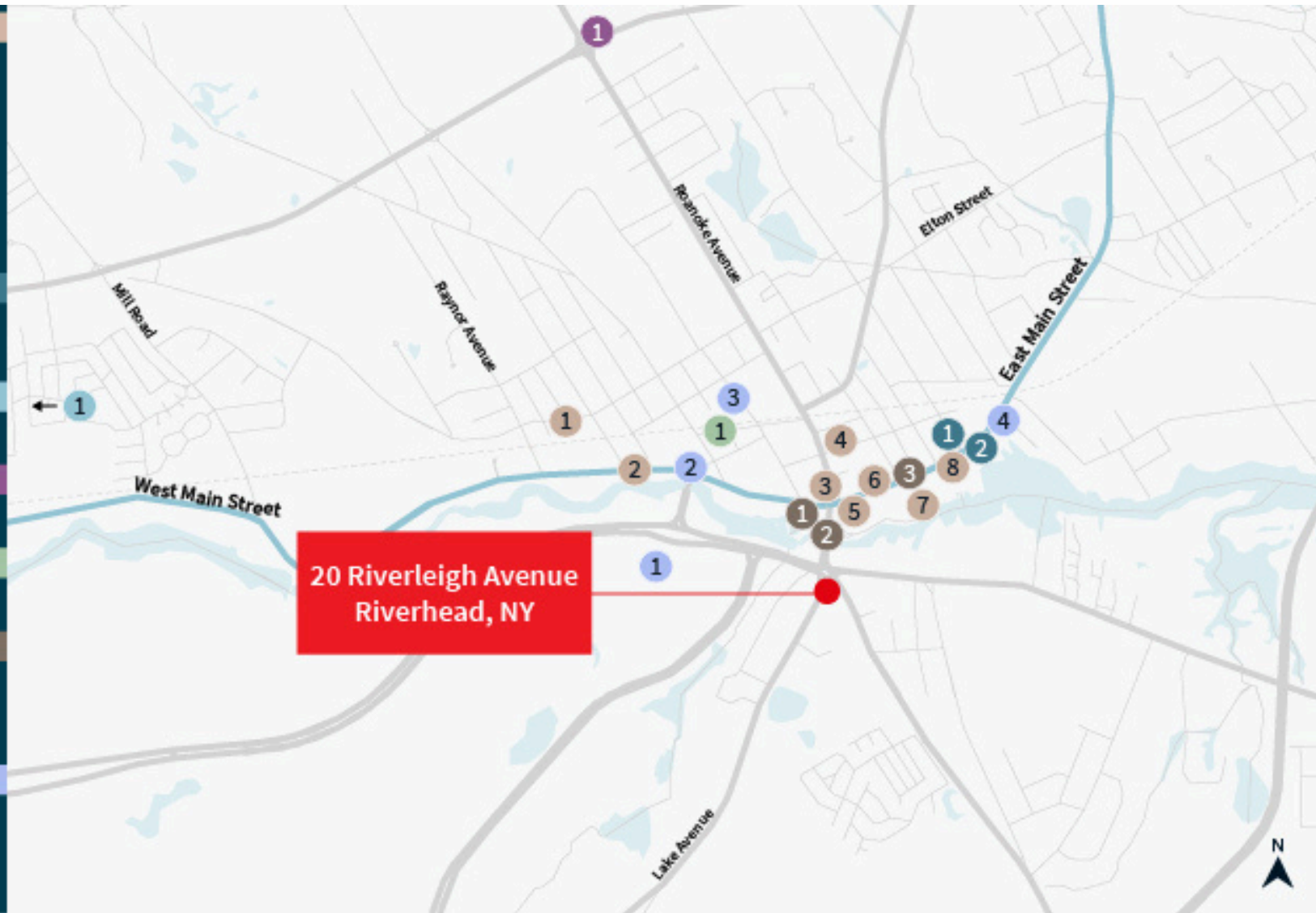
1. Riverhead LIRR

Apartments

1. Peconic Crossing (45 units)
2. Summerwind Square (55 units)
3. The Lofts at Riverhead (116 units)

Institutions

1. Suffolk County Courts
2. Riverhead Free Library
3. Cornell Cooperative Extension
4. Morgan Stanley



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