

Join Smithtown's Legal Community

Private Law Offices in an Established Smithtown Law
Building

308 West Main Street · Smithtown, New York



An Established Address for Smithtown Attorneys

308 West Main Street is home to a well-established roster of Smithtown law practices — a solo attorney or small firm leasing space here joins an existing legal community, with the everyday professional visibility, and the networking and referral opportunities (never guaranteed, but often meaningful) that come from sharing a building with established peer practices.

LAW FIRMS ALREADY IN THE BUILDING

Lieb at Law, P.C. — Suite 100

Law Office of Gina M. Pellettieri, PLLC — Suite 201

Purcell Malone, LLP — Suite 204

Law Office of Mitchell S. Drucker — Suite 207

Five private suites are currently being marketed at 308 West Main Street: four second-floor office suites and a lower-level podcast studio suite. Suite 202 joins the second-floor lineup beginning June 2027; LL3, Suite 203, Suite 205, and Suite 206 are available now.

Each move-in ready suite offers a **turnkey alternative** to maintaining a larger standalone office — private space suited to confidential client consultations, depositions, virtual court appearances, document preparation, and focused legal work, without the overhead of a full office build-out.

With **more than 40 on-site parking spaces** for attorneys, staff, and clients, and a West Main Street location with convenient access to the **Sagtikos State Parkway**, 308 West Main Street pairs day-to-day convenience with the credibility of a recognized legal address. The building shares West Main Street with Smithtown Town Hall and the Town Attorney's office, sits minutes from the **Suffolk County Fourth District Court** and a Suffolk County District Attorney satellite office on Veterans Memorial Highway, and is roughly a 15–20 minute drive via NY-111 and the Sagtikos/Northern State Parkways from the Cohalan Court Complex in Central Islip — home to Suffolk County's Supreme, Family, and County Courts — with banks and restaurants along the Main Street corridor as well.

Available Suites

Five private suites are currently being marketed at 308 West Main Street: four second-floor office suites and a lower-level podcast studio suite — each offering a turnkey, move-in ready alternative for solo attorneys and small firms.

LL3 – Podcast Studio

154 Square Feet, including closet

\$619/mo — CAM included

- Lower-level private studio suite
- Equipped for virtual court appearances, remote depositions, or client video consultations
- Compact, cost-efficient footprint

AVAILABLE NOW

Suite 202

678 Square Feet

\$2,300/mo — CAM included

- Second-floor professional suite
- Multiple layout options for private office plus reception
- Excellent natural light

AVAILABLE JUNE 2027

Suite 203

678 Square Feet

\$2,100/mo — CAM included

- Mid-size professional suite
- Multiple office layout options
- Contemporary finishes throughout

AVAILABLE NOW

Suite 205

384 Square Feet

\$1,380/mo — CAM included

- Second-floor private office suite
- Move-in ready, newly renovated
- Well suited to a solo attorney

AVAILABLE NOW

Suite 206

281.5 Square Feet

\$1,070/mo — CAM included

- Two-room layout — private office plus reception/support area
- Sink included in unit

AVAILABLE NOW

CAM includes all utilities except telephone and internet service. The building is wired for both Verizon and Optimum.

Suite Features & Finishes

Modern Renovations

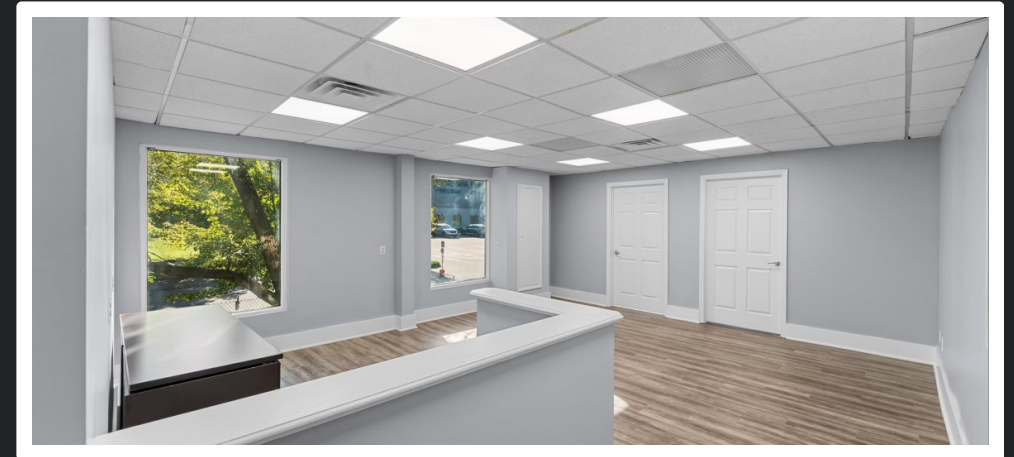
Every suite has been completely renovated with attention to detail and quality. New luxury vinyl plank flooring provides durability and elegance, while energy-efficient LED lighting creates a bright, professional atmosphere for you, your staff, and your clients.

Built for Legal Work

Private office configurations are well suited to confidential client consultations, depositions, virtual court appearances, document preparation, and other focused legal work. Large windows flood each suite with natural light, creating an environment appropriate for meeting clients and getting work done.

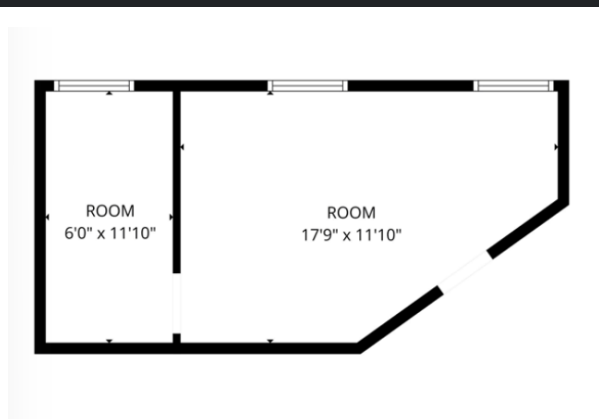
Professional Amenities

Climate control systems ensure year-round comfort, while modern electrical infrastructure supports today's technology demands. Each suite includes dedicated restroom facilities on the floor, and the building maintains professional common areas that leave the right impression on clients.

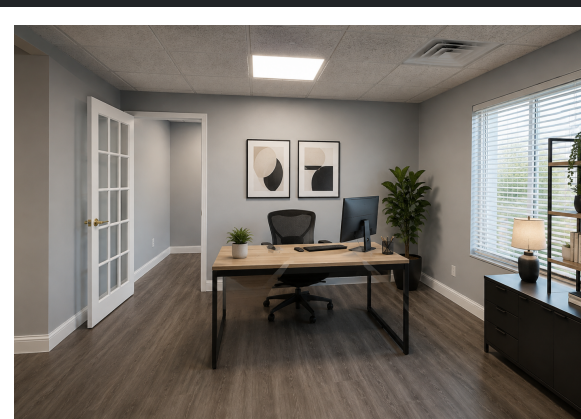


Floor Plans

Suite 206 — 281.5 sq. ft.



Floor Plan

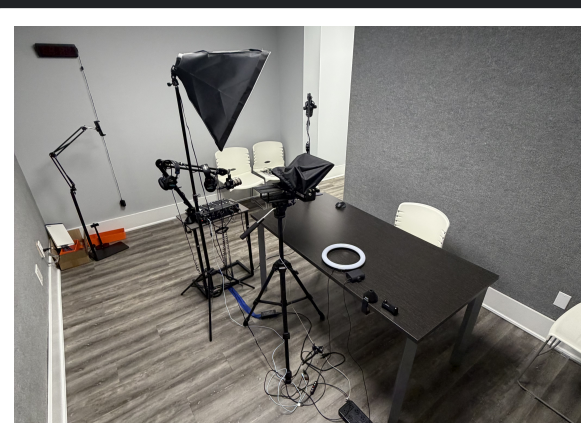


Suite Interior

LL3 – Podcast Studio — 154 sq. ft.



Floor Plan



Suite Interior

Floor plans for Suites 202, 203, and 205 are available upon request. Each second-floor suite can be configured with a private office plus reception or support space — contact us to discuss layout options for private offices, conference areas, and staff workstations.

Suite 205

\$1,380/mo — CAM included 384 sq. ft. · Move-in ready · Newly renovated · Second Floor



Exceptional Building Features

40+ Parking Spaces

Ample on-site parking ensures convenience for attorneys, staff, and clients alike — especially valuable for client meetings and depositions. The spacious lot accommodates peak business hours with ease.

Newly Renovated Interiors

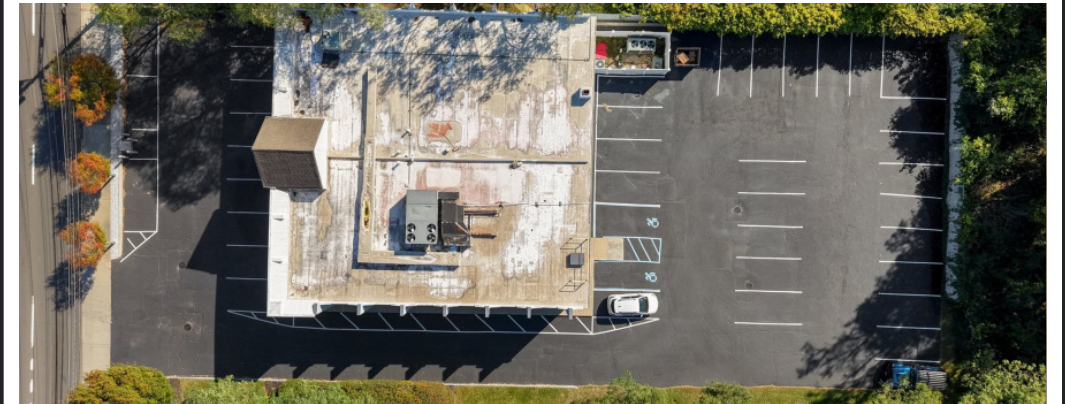
Move-in ready suites feature contemporary finishes that project professionalism and quality. From the moment clients enter the building, they experience the elevated standards that define your practice.

Convenient Location & Access

Located on the west side of Smithtown with convenient access to the Sagtikos State Parkway, 308 West Main Street offers an easier route in and out of town. The Suffolk County Fourth District Court and a District Attorney satellite office are minutes away on Veterans Memorial Highway, with the Cohalan Court Complex in Central Islip roughly 15–20 minutes further via NY-111 — plus Smithtown Town Hall, banks, and restaurants along Main Street.

Signage Opportunities

Interior signage helps establish your presence in the Smithtown legal community. Visibility supports credibility, and this property delivers both in abundance.



Why Attorneys Choose 308 West Main Street

308 West Main Street is built around a clear identity: a Smithtown office building for solo attorneys and small law firms who want the independence of a private practice with the professional atmosphere of an established legal community.



Private, Confidential Space

Suites suited to confidential client consultations, depositions, virtual court appearances, and focused legal work.



A Turnkey Alternative

Move in and start practicing without the cost or delay of building out a standalone office.



An Established Legal Community

Share a building with Lieb at Law, the Law Office of Gina M. Pellettieri, Purcell Malone, and the Law Office of Mitchell S. Drucker — everyday professional company, and the potential for networking and referrals (never guaranteed).



Parking & Accessibility

More than 40 on-site spaces for you, your staff, and your clients — convenient for meetings of any kind.



Convenient Location

A west-side Smithtown address with convenient access to the Sagtikos State Parkway, near Town Hall, banks, and restaurants.



Flexible Suite Sizes

From a 154 sq. ft. studio to 678 sq. ft. suites — with room to grow within the same building.

Property Gallery

Experience the quality and attention to detail that defines 308 West Main Street — a professional environment built for attorneys who want their practice to make the right first impression.



Schedule a private tour today to see how these suites can support your practice. Our team is ready to answer your questions and help you envision your future at this established Smithtown legal address.

Smithtown’s Legal Community at 308 West Main Street

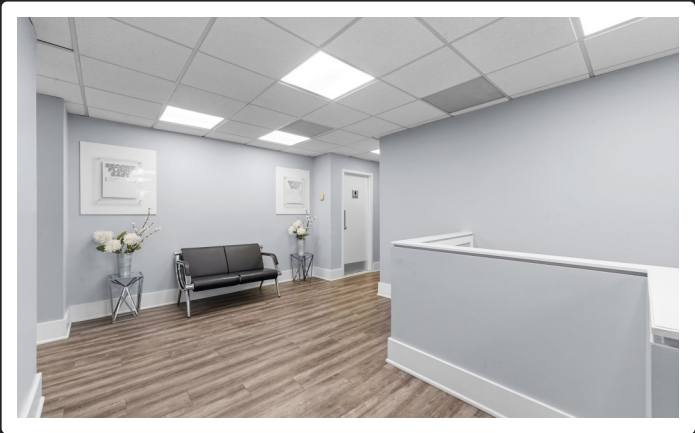
Solo attorneys and small firms leasing space at 308 West Main Street join a building with an established legal presence.

Law Firms in the Building

Lieb at Law, P.C.	Suite 100	Law Office of Gina M. Pellettieri, PLLC	Suite 201
Purcell Malone, LLP	Suite 204	Law Office of Mitchell S. Drucker	Suite 207

Other Building Tenants

Clarity NP Psych	Suite 208
Christina Cepeda, LLC	LL Suite 1
Long Island Geese Control	LL Suite 2



Schedule Your Private Tour

Discover why Smithtown attorneys choose 308 West Main Street. Contact Frontline Realty Group today to arrange a private showing and see how these suites can support your practice.

Frontline Realty Group

Agent Name: Kyle Pena
Direct: 631-552-8763
Email: kylepena@frontline-realty.com

Property Address

308 West Main Street
Smithtown, NY 11787
Four Second-Floor Suites & One Lower-Level Suite

Available Suites

LL3 – Podcast Studio: 154 sq. ft. – \$619/mo, CAM included
Suite 202: 678 sq. ft. – \$2,300/mo, CAM included (June 2027)
Suite 203: 678 sq. ft. – \$2,100/mo, CAM included
Suite 205: 384 sq. ft. – \$1,380/mo, CAM included
Suite 206: 281.5 sq. ft. – \$1,070/mo, CAM included

CAM includes all utilities except telephone and internet service. The building is wired for both Verizon and Optimum.

We look forward to welcoming you to 308 West Main Street, Smithtown's established address for solo attorneys and small law firms.