



309 Main Street

Islip, New York 11751

Property Highlights

- Prime Downtown Islip Location – Right on Main Street in a vibrant, walkable business district
- Upstairs from the United States Post Office
- Highly Walkable – Walk Score of 81; close to restaurants, shops, banks, and services
- Accessible Transit – Just over a mile to the Islip LIRR station for easy commuting

Property Overview

This newly renovated second-floor office suite is located in a prime Main Street location in Islip. The functional layout consists of eight versatile rooms, including a dedicated reception area, a private executive office, and a spacious open bullpen. The space is defined by extensive window lines and premium corner offices that offer panoramic views of the downtown area. These features ensure an abundance of natural light throughout the suite, creating a professional and productive environment for a growing business.

Offering Summary

Lease Rate:	\$20.00 SF/yr (Gross)
Building Size:	8,034 SF
Available SF:	1,621 SF
Lot Size:	22,002 SF

For More Information

Mario Vigliotta

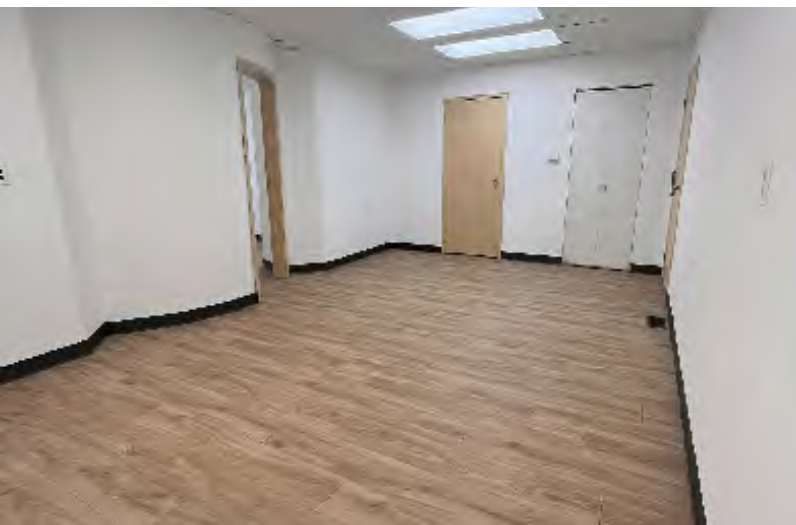
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mvigliotta@nailongisland.com

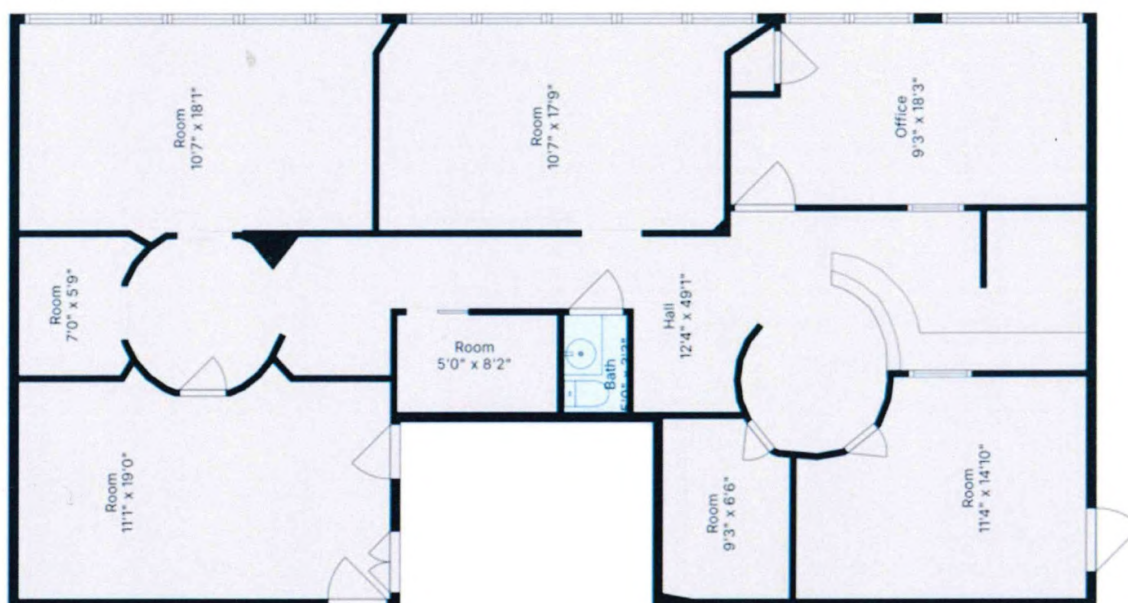
Yesenia Gonzaga

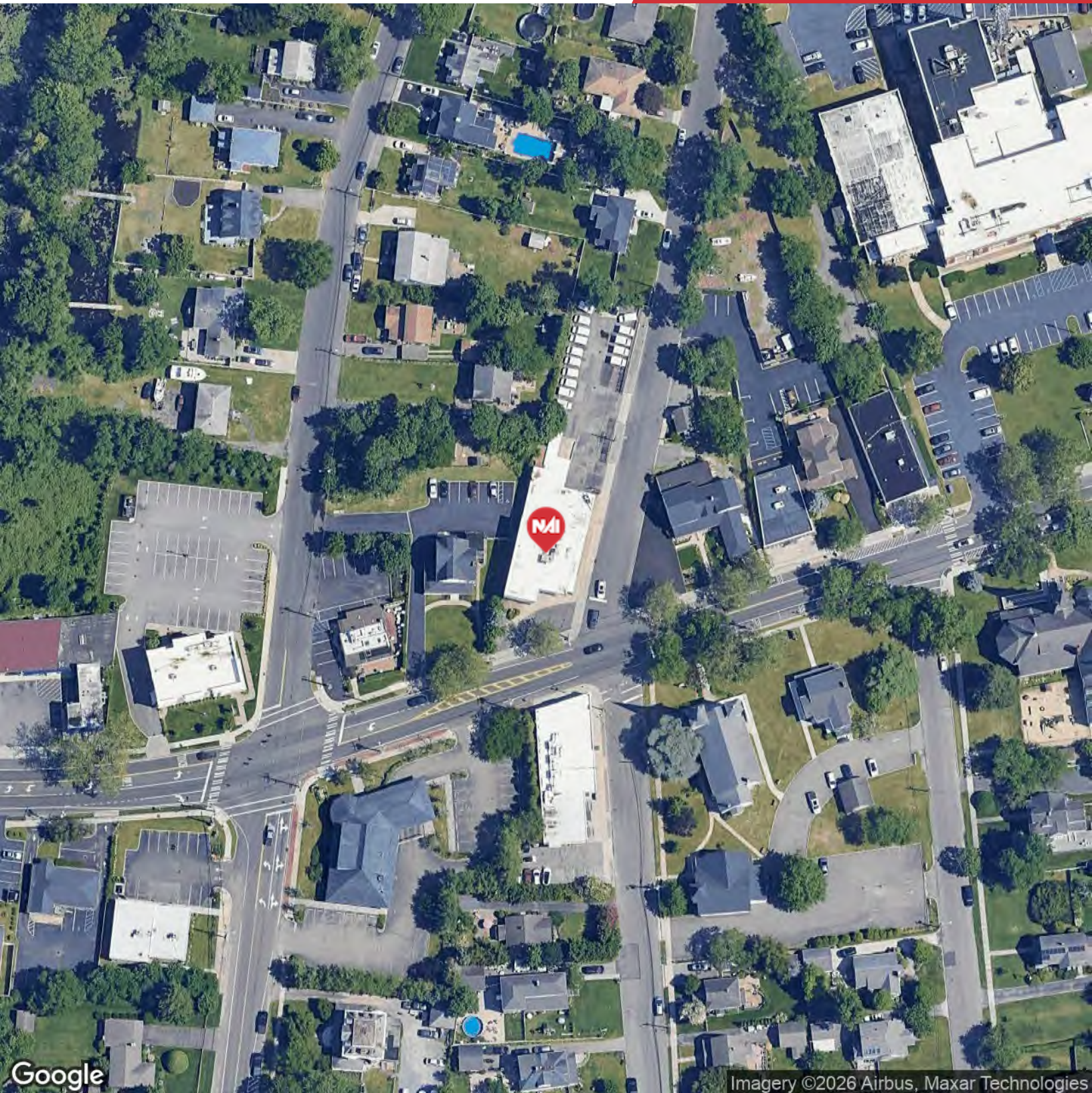
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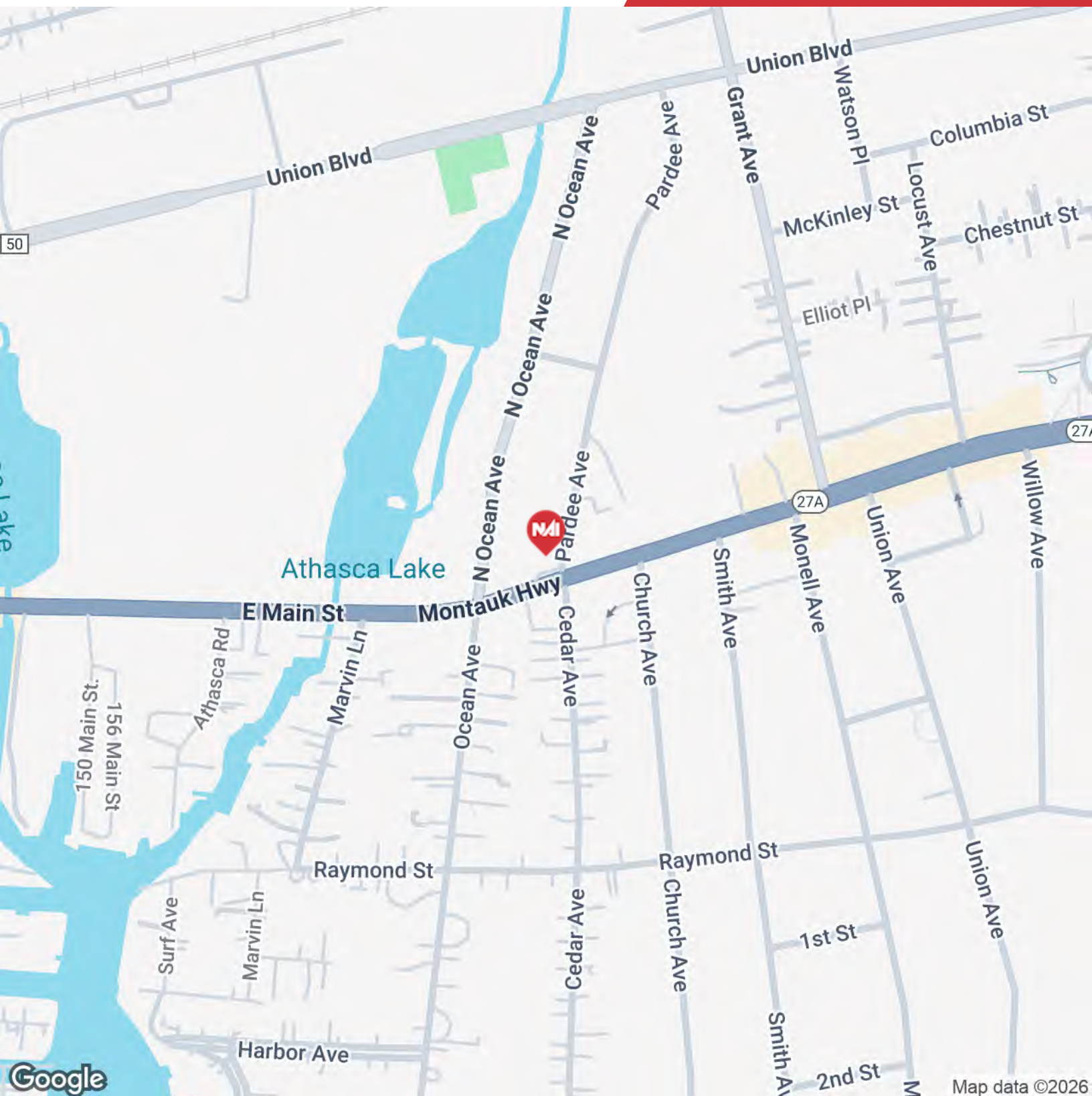
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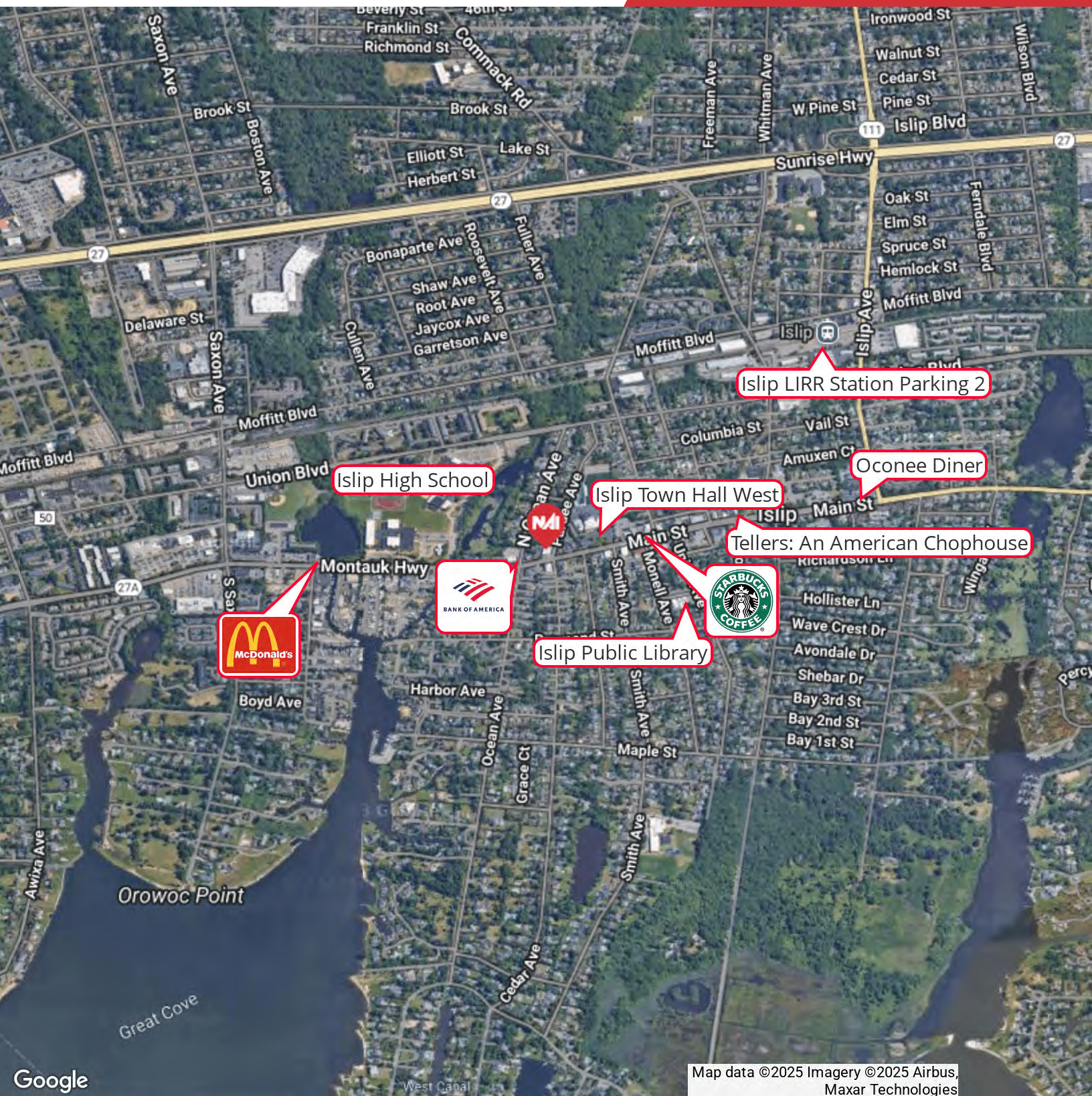


309 Main Street, Suite 2 plus common areas:
1,621 SF









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Mario Vigliotta

Director

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Professional Background

Mario lends his real estate transaction expertise to the team at NAI Long Island as an industrial property specialist. Prior to working with NAI he spent ten years with another independent commercial real estate brokerage firm. In addition to well-developed real estate transaction skills he has extensive zoning and land use experience with a number of local townships from his many years as an expediter. He has always been civic-minded and is a member of his local Rotary and Chamber of Commerce and currently holds a seat on the Board of Trustees for the Mastic-Moriches-Shirley Community Library. Mario resides with his wife Jane in the Village of Mastic Beach where they have raised seven children.

Education

State University of New York at Delhi

Memberships

Trustee - Mastic-Moriches-Shirley Community Library Rotary Club of Shirley and the Mastic Chamber of Commerce of the Mastic & Shirley



Yesenia Gonzaga

Associate

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Professional Background

Yesenia Gonzaga's journey into the dynamic realm of commercial real estate began after honing her expertise in Affordable Housing compliance and residential rentals. Drawing from her extensive experience in navigating the intricacies of residential real estate, Yesenia has gained invaluable insights into the diverse needs of both tenants and landlords.

Bringing a fresh perspective to the industry, Yesenia is unwaveringly committed to delivering personalized service. Her mission is to empower clients with all the essential information, ensuring a seamless commercial real estate transaction. What sets Yesenia apart is her determination and tenacity in locating the ideal commercial property for her clients, and is fond of the industrial space. As a native New Yorker, she possesses a deep understanding of Long Island and the surrounding New York-Metro areas.

Beyond her professional pursuits, Yesenia finds joy in kayaking along the Hudson River. When not on the water, you're likely to spot her biking on scenic trails or hiking in search of the perfect viewpoint to contemplate her next strategic move.

Trust Yesenia to be your guide through the commercial real estate process, offering professionalism, enthusiasm, and a keen eye for your specific requirements.

Education

St Francis College - BA Advertising and Public Relations

Memberships

CIBS- Commercial Industrial Broker Society