

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross)
Building Size:	8,400 SF
Lot Size:	0.92 Acres
Year Built:	1976
Renovated:	2025
Zoning:	J2

### Available Spaces

Suite 3:	1,580 SF @ \$25 SF/yr
Su	640 SF @ 25 SF/yr

## PROPERTY OVERVIEW

The office is located in a well maintained building with excellent curb appeal and good parking. The lease is being offered as gross (plus utilities).

## LOCATION OVERVIEW

Stony Brook, NY, is a charming coastal community with a vibrant mix of historical landmarks, scenic beauty, and modern conveniences. The area features a rich cultural heritage and offers an array of dining, shopping, and recreational opportunities. The renowned Stony Brook University and Hospital add to the area's appeal, fostering a dynamic intellectual and medical community.

The property is conveniently located near picturesque beaches, sprawling parks, and a diverse range of local businesses. With its blend of academic, cultural, and natural attractions, Stony Brook provides an inviting and stimulating environment for potential tenants seeking an ideally situated office location.

## PROPERTY HIGHLIGHTS

- Excellent Curb Appeal
- Good Parking
- In The Heart Of Stony Brook
- Close to Long Island Museum and Stony Brook Village Center
- Professional Offices

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# 1239 North Country Road

Stony Brook, NY 11790

FOR LEASE

## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	640 - 1,580 SF	Lease Rate:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	Available	1,580 SF	Gross	\$25.00 SF/yr	Discover this exceptional professional office space for lease located in a prominent professional office building in the heart of Stony Brook Village adjacent to the Long Island Museum. This prime suite features three private offices, reception area, kitchenette, storage room, private bathroom, and finally a versatile spacious room that can be used for a utilized for anything from conference room to yoga studio! Enjoy convenient access via the main lobby or private entrance off the north side of the building.
Suite 4	Available	640 SF	Gross	\$25.00 SF/yr	Welcome to this inviting second floor office space available for lease. Suite 4 offers two spacious offices, a private restroom, kitchenette and storage. This well-appointed office provides a professional and comfortable environment, ideal for your business needs.

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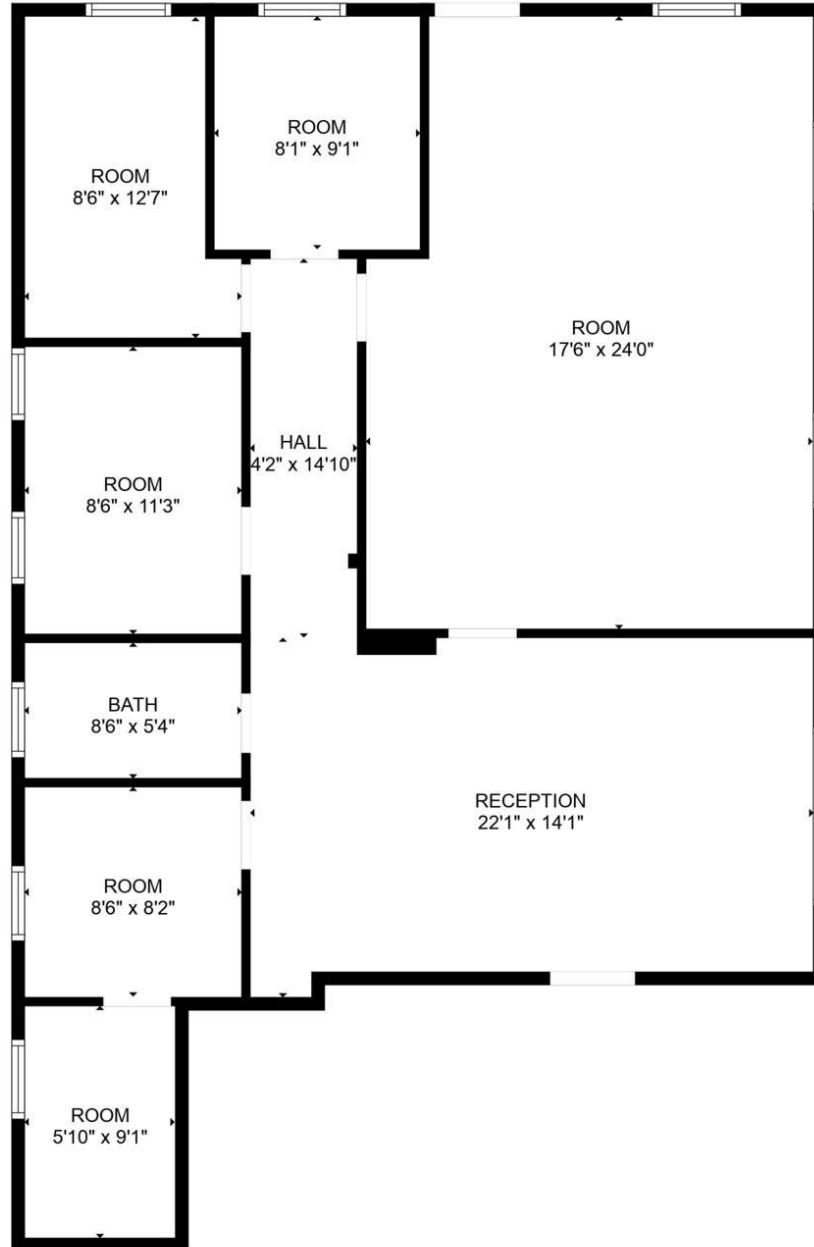
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 3

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Suite 3 Reception



Suite 3 Large Office/Conf Room



Suite 3 Office 1



Suite 3 Office 2

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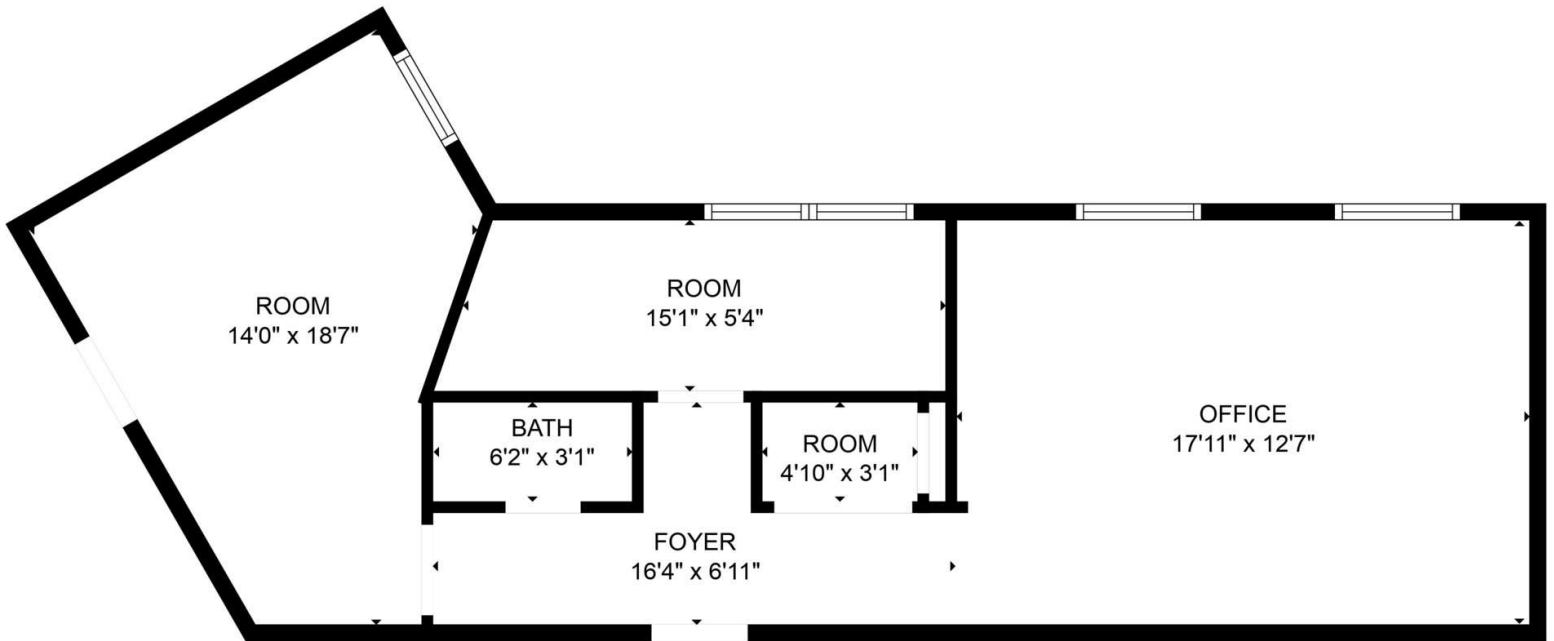
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Suite 4

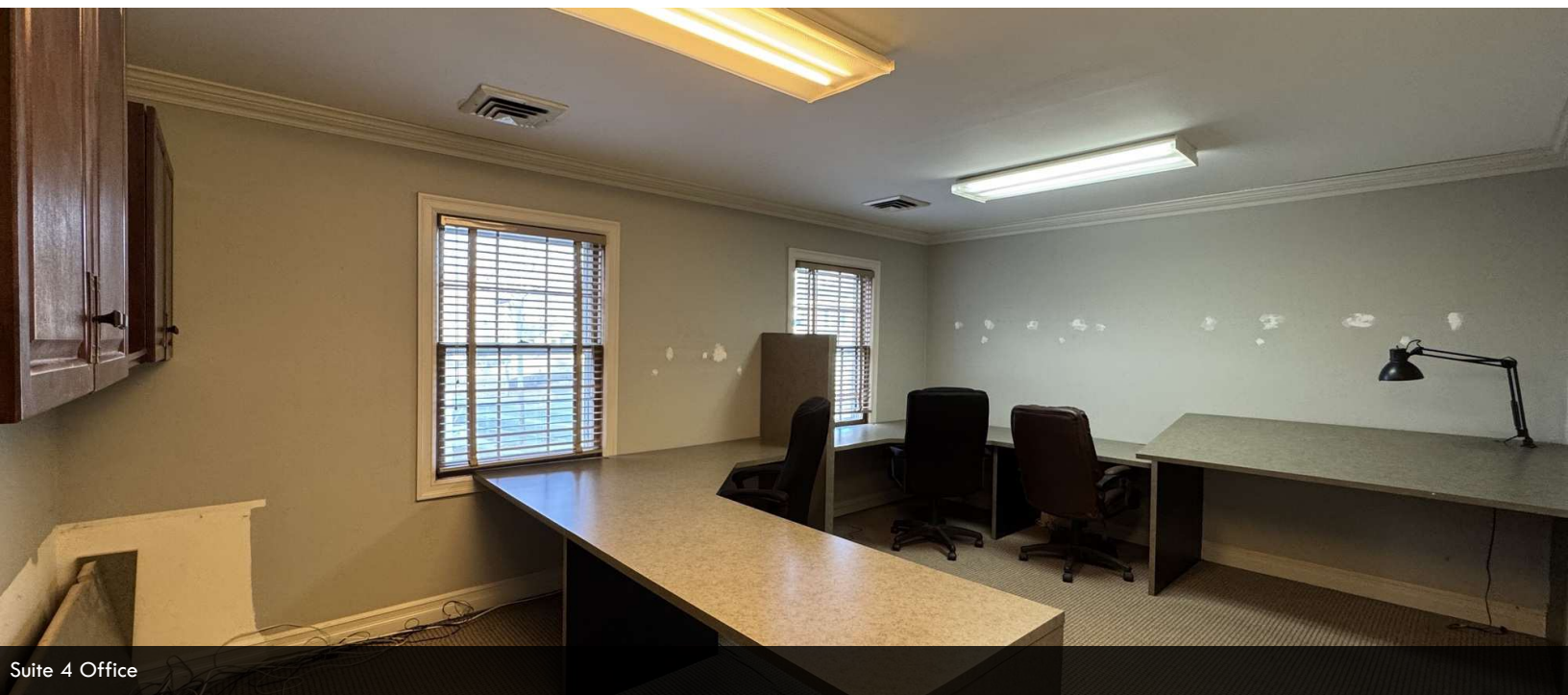
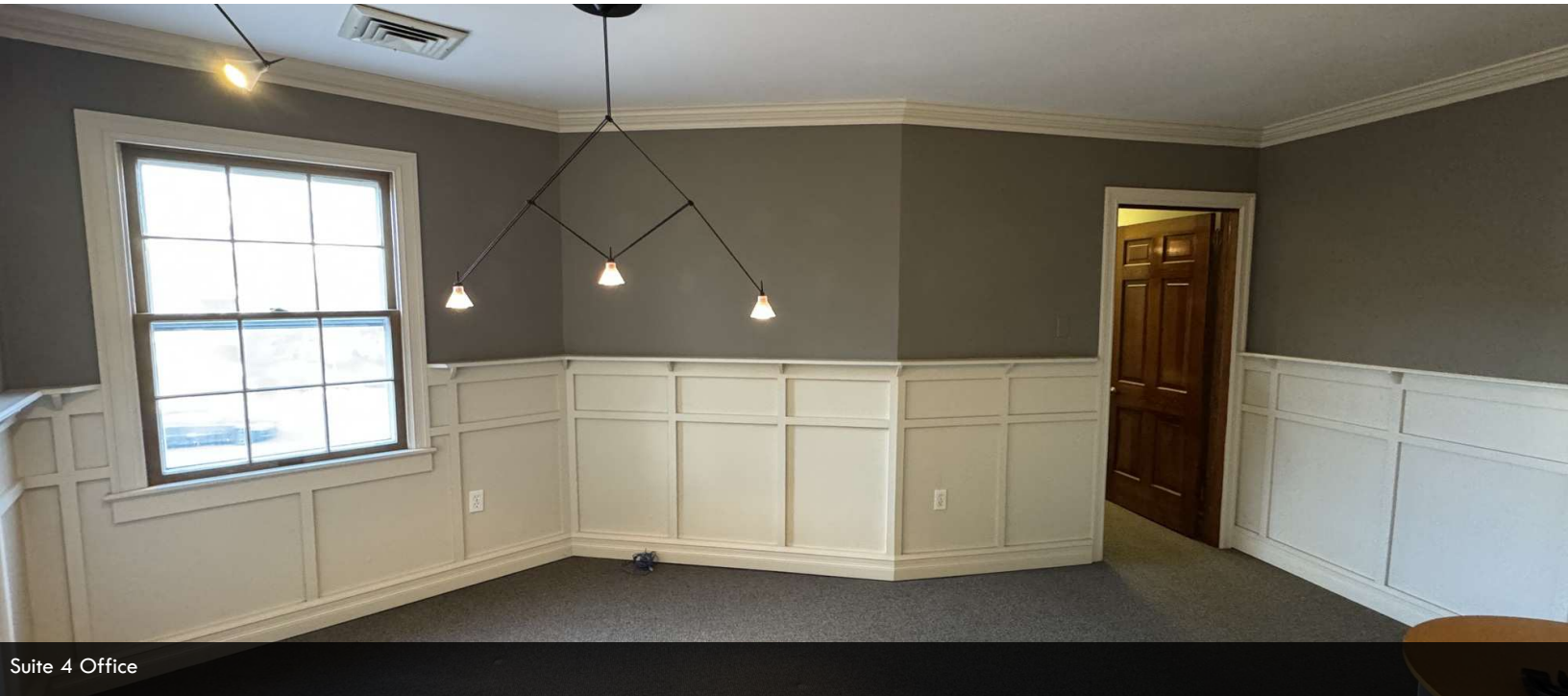
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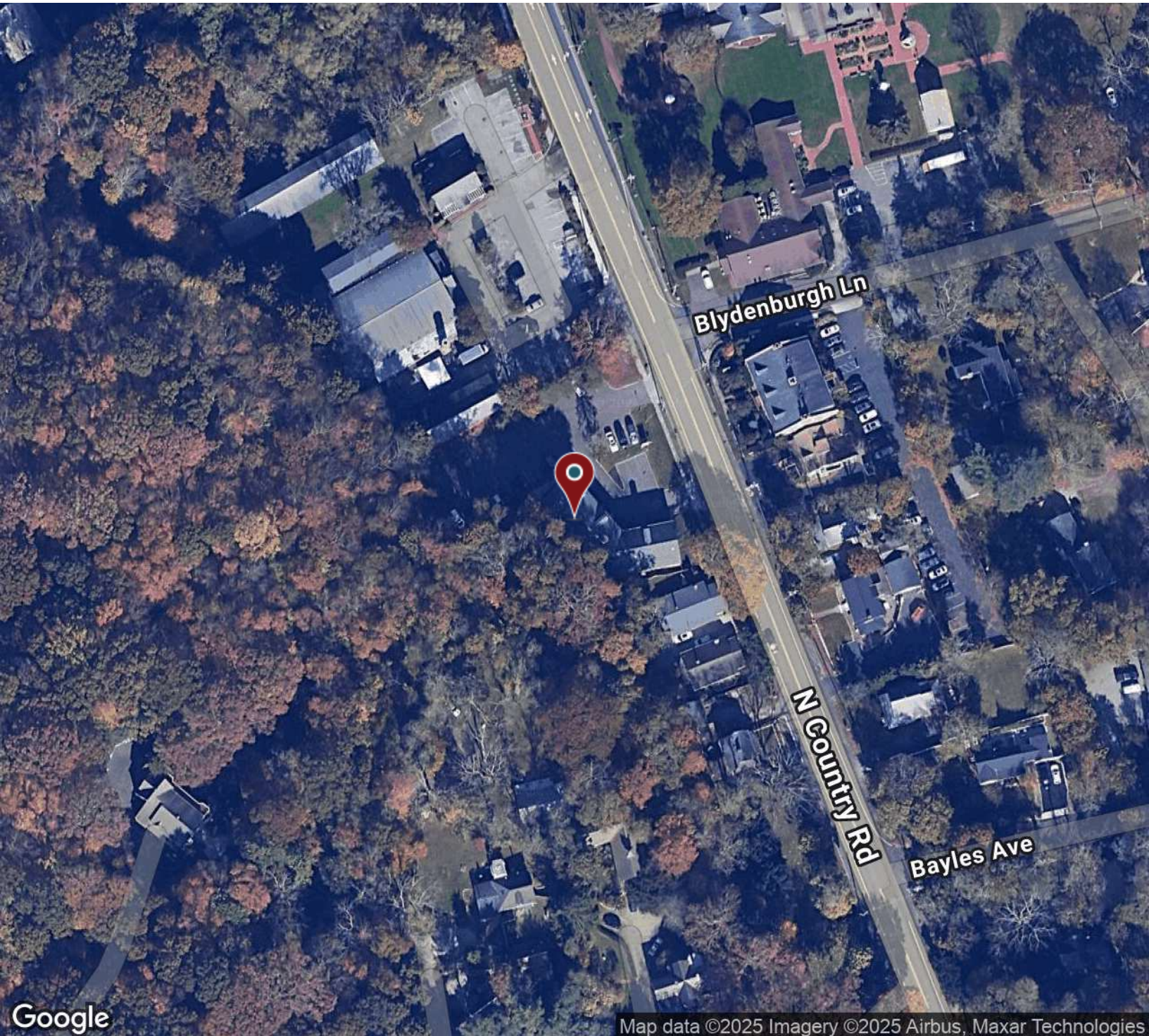
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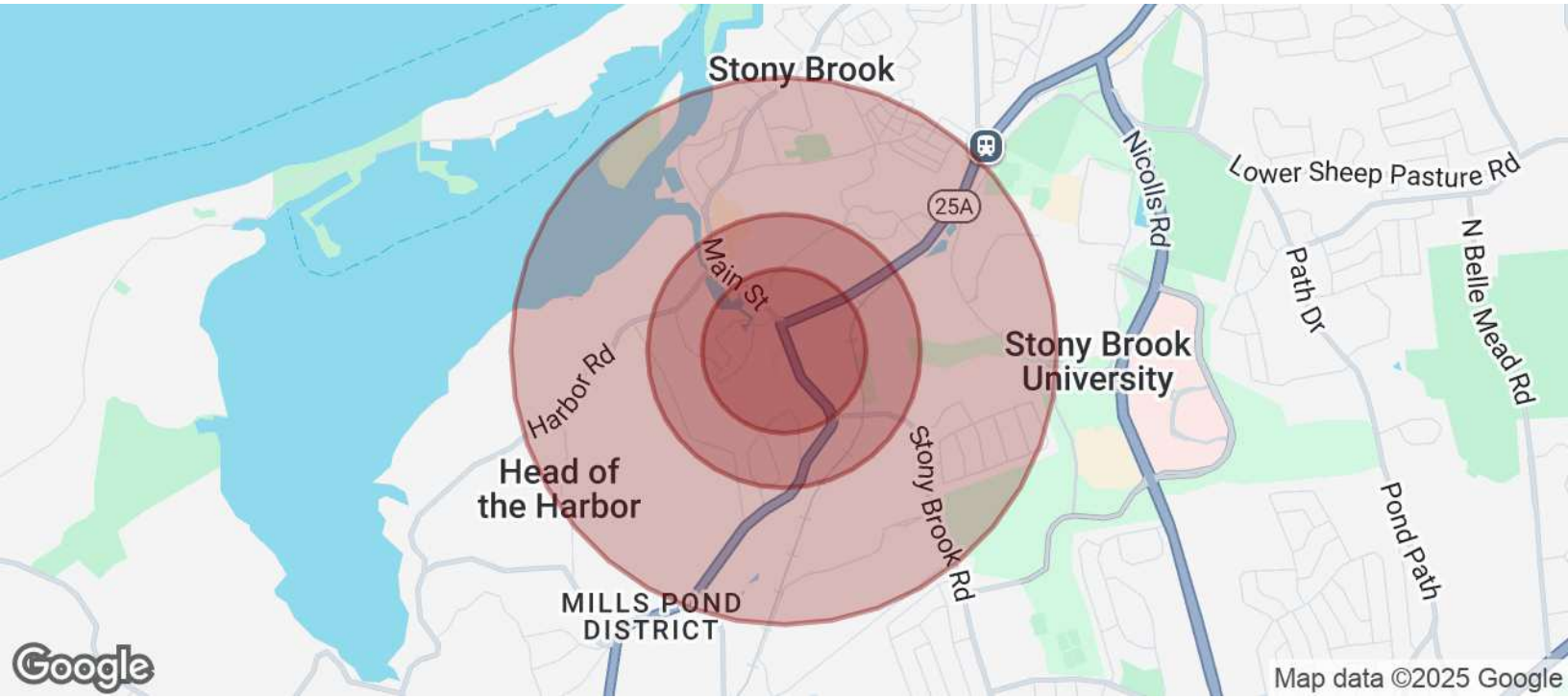
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	233	2,555	9,355
Average Age	45	31	29
Average Age (Male)	43	31	30
Average Age (Female)	48	31	29

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	319	971
# of Persons per HH	2.7	8	9.6
Average HH Income	\$253,253	\$193,238	\$183,092
Average House Value	\$936,121	\$695,732	\$657,833

Demographics data derived from AlphaMap

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