



Brookhaven Professional Center

3231-3253 Route 112
Medford, New York 11763

Property Description

Brookhaven Professional Center (BPC) offers office space ranging from 1,000 to 9,970 RSF. BPC consists of 10 single-story, well-maintained office buildings. Recent improvements include new common areas, roofs, landscaping, signage/lighting and parking lots.

Non-Medical Office Space Leasing Rates start at \$17.95 PSF plus cleaning and electric.

OFFERING SUMMARY

Available SF	1,000 - 9,970 SF
Lease Rate	\$17.95 (MG)
Lot Size	15.0 Acres
Building Size	155,079 SF

For more information

Lee Rosner, SIOR CCIM

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lrosner@nailongisland.com

Yesenia Gonzaga

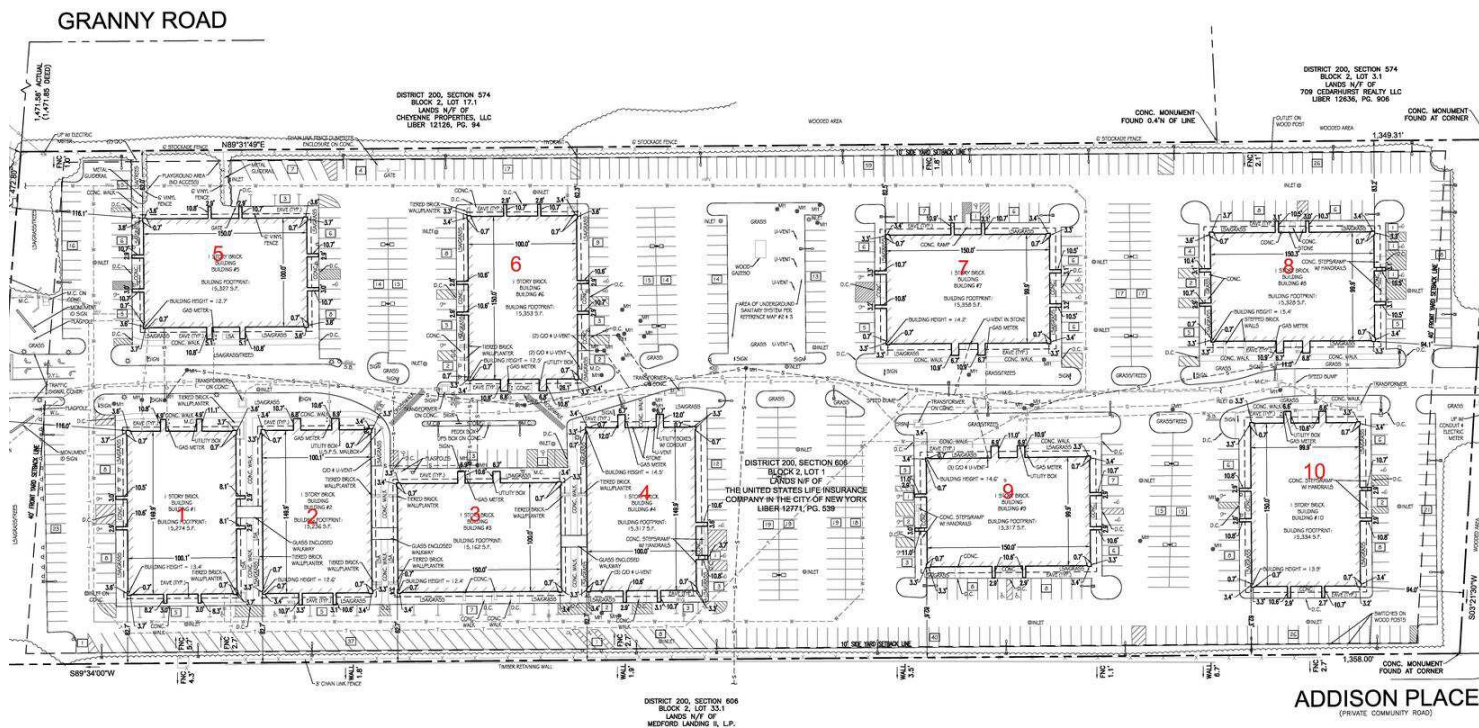
O: 631 761 9404
ygonzaga@nailongisland.com

Property Details

PROPERTY NAME:	Brookhaven Professional Center
PROPERTY ADDRESS:	3231-3253 Route 112 Medford, NY 11763
PROPERTY TYPE:	Office
LOT SIZE:	15 Acres
ZONING:	J4
PARKING SPACES:	950
PARKING RATIO:	6.2
YEAR BUILT:	1970
CONSTRUCTION TYPE:	Steel & Masonry
NUMBER OF STORIES:	1
AVERAGE FLOOR SIZE:	15,000 SF



Lease Spaces



Available Spaces

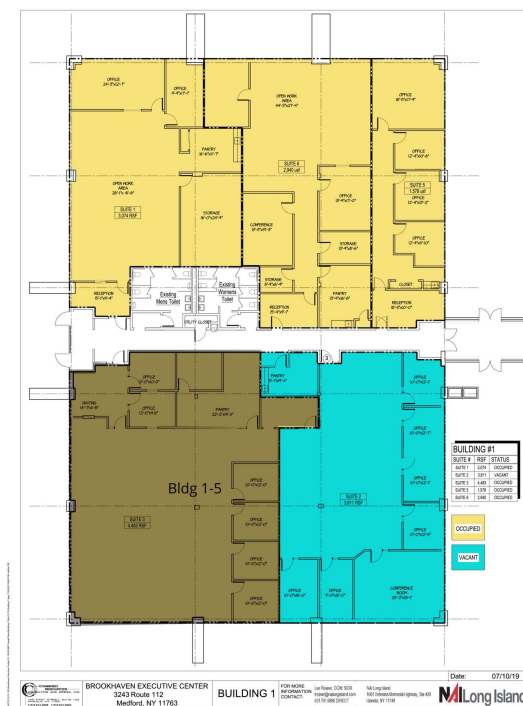
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 1-5	Available	4,483 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 4-1,2,5 & 11	Available	1,000 - 9,970 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 5-1	Available	3,043 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 5-6	Available	4,716 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 6-5	Available	1,501 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 8-3	-	1,530 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 8-11	Available	1,000 SF	Modified Gross	\$13.95 SF/yr	Warehouse/storage space w/ exterior entrance
Bldg 9-3	Available	1,841 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 2-4	Available	2,032 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 9-4	Available	5,125 SF	Modified Gross	\$24.95 SF/yr	Medical office space

Additional Photos



Additional Photos





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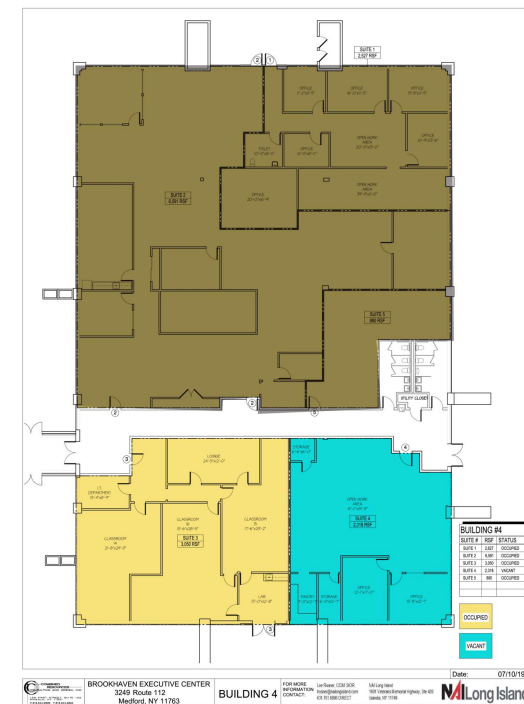
Available

Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 - 9,970 SF	Lease Rate:	\$13.95 - \$24.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 1-5	Available	4,483 SF	Modified Gross	\$17.95 SF/yr	-

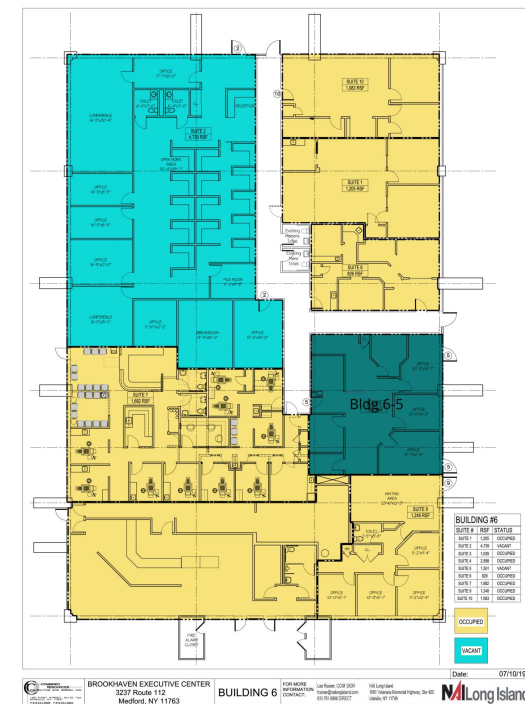


Lease Information

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Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 4-1,2,5 & 11	Available	1,000 - 9,970 SF	Modified Gross	\$17.95 SF/yr	-



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 - 9,970 SF	Lease Rate:	\$13.95 - \$24.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 6-5	Available	1,501 SF	Modified Gross	\$17.95 SF/yr	-



Lease Information

Lease Type:	MG
Total Space:	1,000 - 9,970 SF

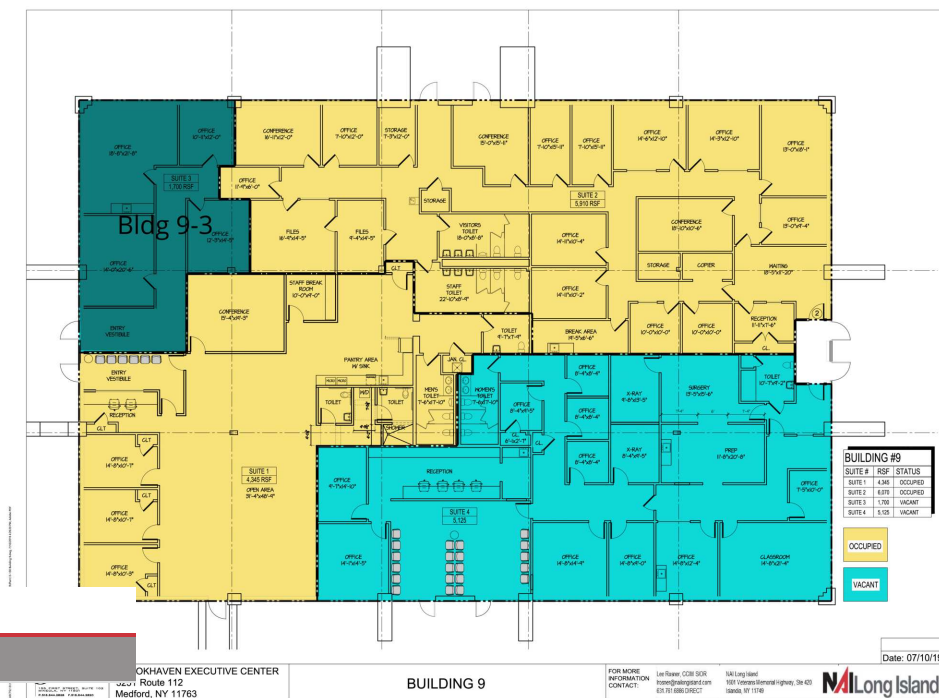
Lease Term:	Negotiable
Lease Rate:	\$13.95 - \$24.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 8-3	-	1,530 SF	Modified Gross	-	-

LEGEND

Available



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Available Spaces

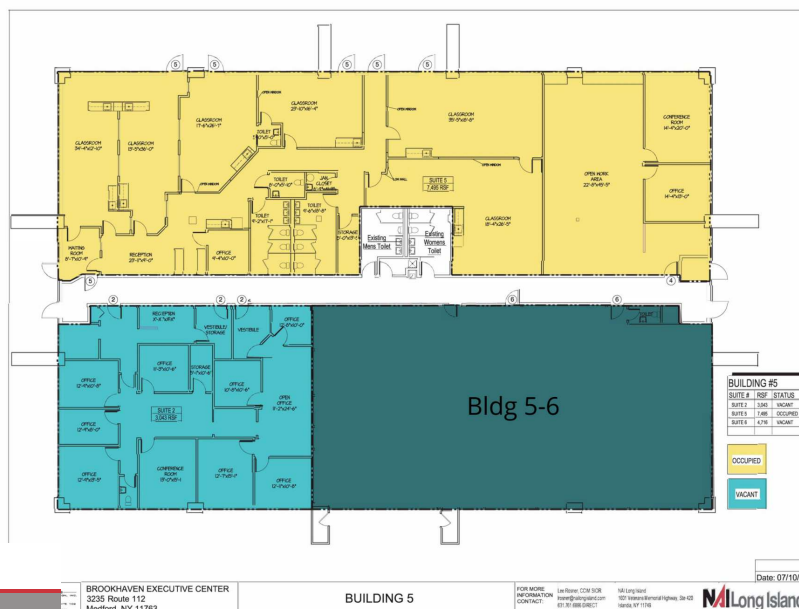
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 9-3	Available	1,841 SF	Modified Gross	\$17.95 SF/yr	-



Available

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 5-1	Available	3,043 SF	Modified Gross	\$17.95 SF/yr	-



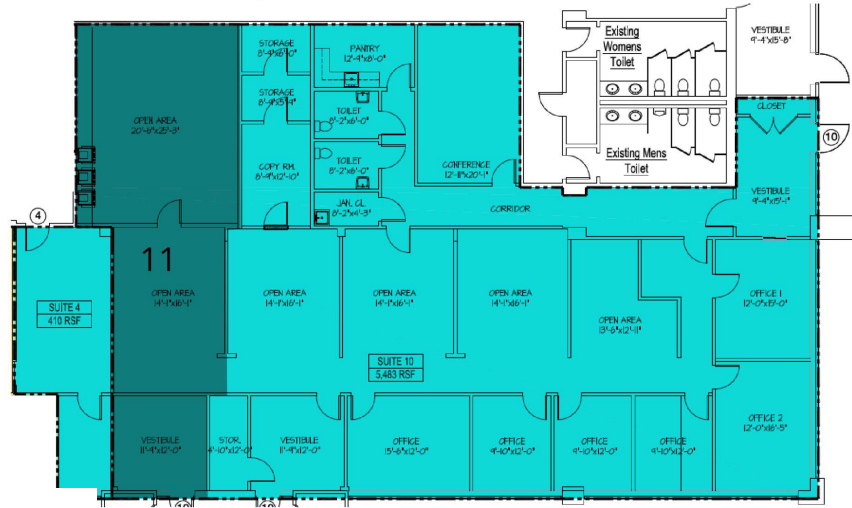
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Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 5-6	Available	4,716 SF	Modified Gross	\$17.95 SF/yr	-

BPC—5,893 RSF Total Available (divisible)
Bldg 8 Ste 10—5,483 RSF
Bldg 8 Ste 4—410 RSF



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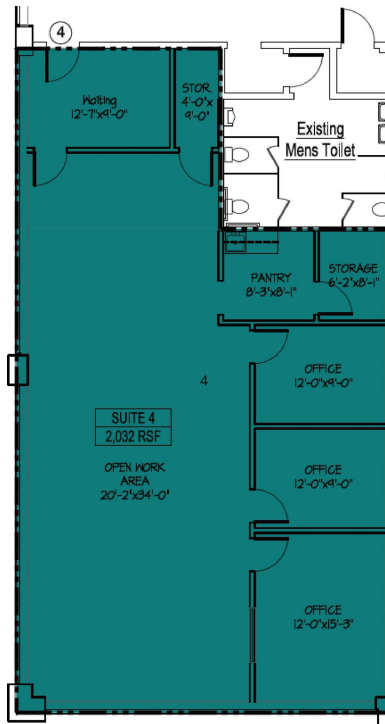
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Lease Information

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Total Space:	1,000 - 9,970 SF	Lease Rate:	\$13.95 - \$24.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 8-11	Available	1,000 SF	Modified Gross	\$13.95 SF/yr	Warehouse/storage space w/exterior entrance



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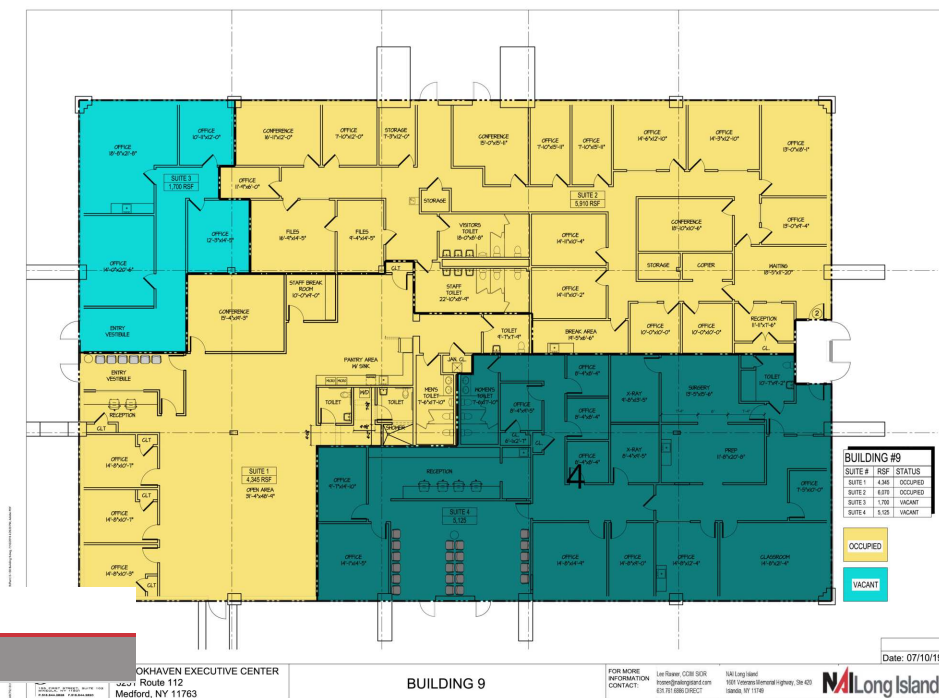
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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 - 9,970 SF	Lease Rate:	\$13.95 - \$24.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 2-4	Available	2,032 SF	Modified Gross	\$17.95 SF/yr	-



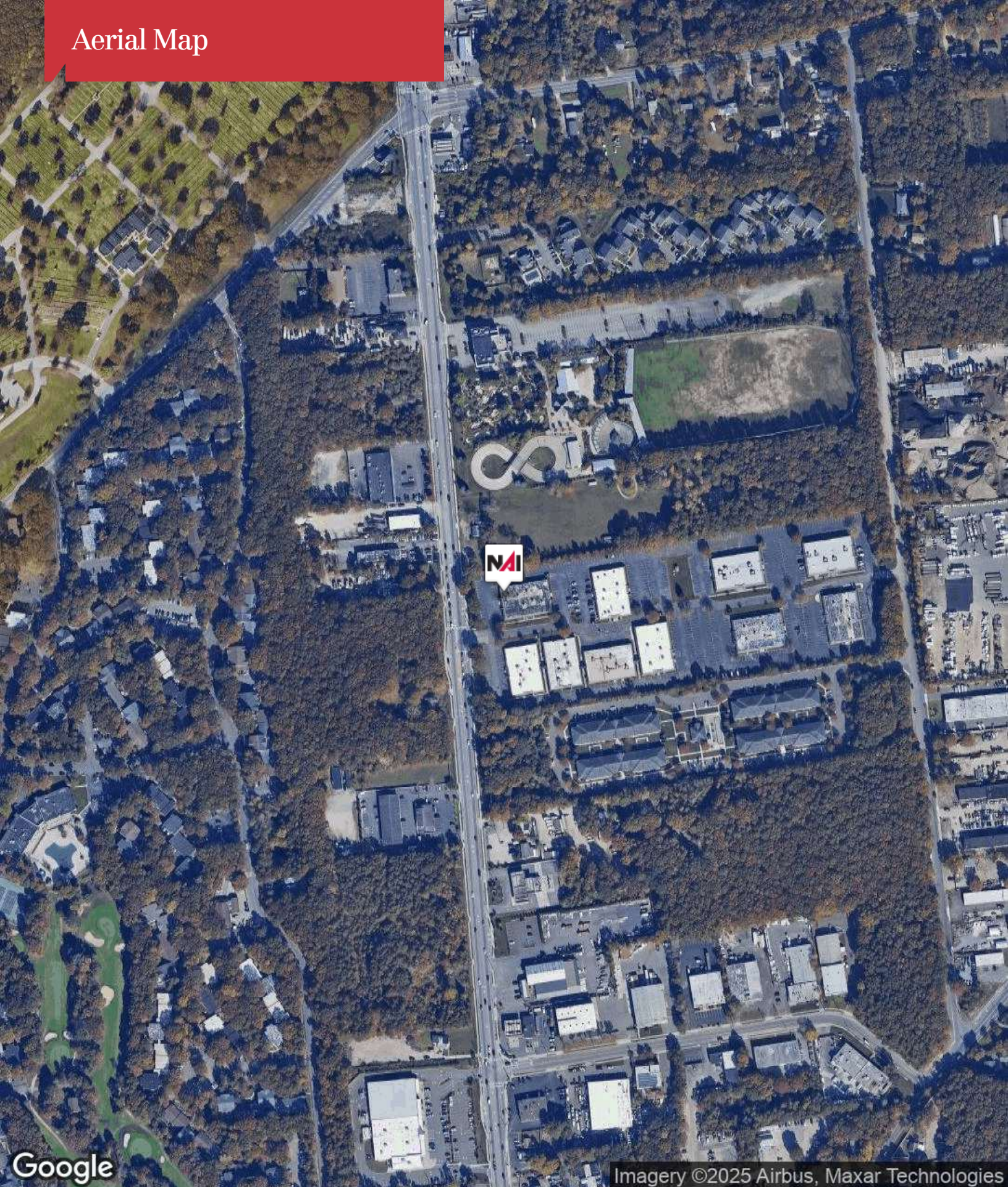
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Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 9-4	Available	5,125 SF	Modified Gross	\$24.95 SF/yr	Medical office space

Aerial Map



Google

Imagery ©2025 Airbus, Maxar Technologies

NAI Long Island

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Location Maps

