



eXp COMMERCIAL



# Suite for Lease - 3,750 SF Professional / Medical Office

**Lease Price: \$19 SF      Modified Gross**  
**3678 W. Oceanside Rd, Oceanside, NY 11572**

## SUITE FEATURES

- Fully built-out professional office suite
- Originally built for medical use (plumbing in place)
- Recently occupied by an established law firm
- Private windowed offices
- Large double executive office
- Conference room
- Central open work area + secondary open area
- Spacious reception area
- Dedicated data/server room
- Break area with sink + separate lunchroom
- 2 private in-suite bathrooms
- Move-in ready configuration

# ABOUT SUITE #101

Suite 101 at 3678 W Oceanside Rd offers a turnkey, highly efficient professional configuration. The layout supports both medical and professional users, eliminating costly buildout timelines and permitting delays.

Originally designed for medical use, the suite retains plumbing infrastructure, making it ideal for healthcare, wellness, therapy, or specialty practices. The current configuration also supports legal, accounting, insurance, and administrative headquarters use. Ample parking

- **Medical-ready plumbing infrastructure**
- **Defined reception presence for client-facing businesses**
- **Strong natural light throughout**
- **Clear separation of executive, staff, and collaborative areas**
- **Supports teams of 15+ comfortably**
- **Immediate occupancy**



## Building Overview

### Oceanside Business Center provides:

- 24/7 access
- Elevator building
- HVAC
- Modern common areas
- Approximately 100-space parking lot
- Proximity to major roadways, transportation, and modern retail

Presented Exclusively By:

**eXp Commercial**

## ABOUT ELIANE SAID

Eliane Said is a Commercial Real Estate Advisor with eXp Commercial in New York, specializing in office, retail, industrial, and investment properties across Long Island and the New York metropolitan area. She represents landlords and tenants, focusing on strategic positioning, disciplined underwriting, and efficient execution



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