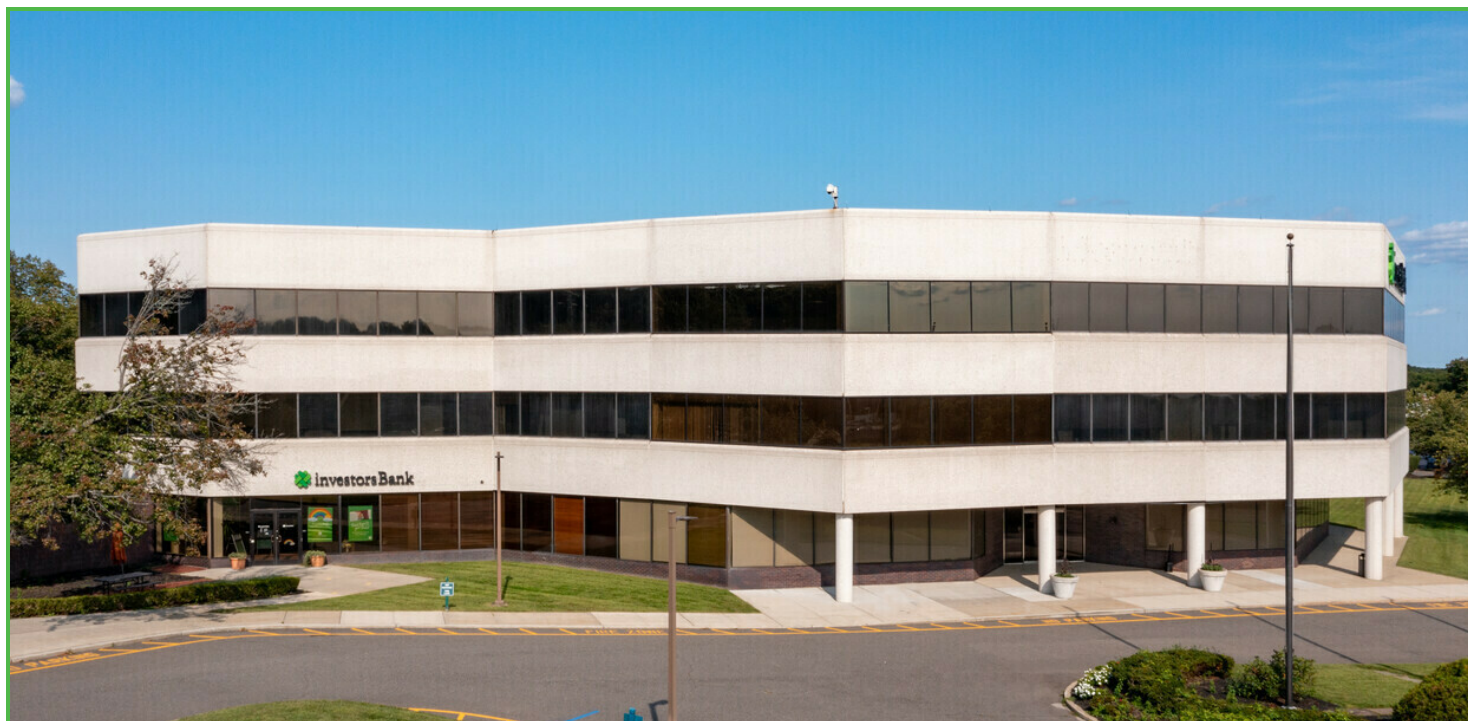


2929 EXPRESSWAY DRIVE NORTH

ISLANDIA, NY 11749

OFFICE BUILDING | FOR LEASE



PROPERTY DESCRIPTION

Class A office property with direct access to the Long Island Expressway, North Service Road at Exit 57. Newly Renovated Common Areas & Hallways, On-Site Building Management, Attended Main Lobby and Reception, On-Site Banking, On-Site Café & lounge. This property is a well established corporate destination with abundant parking and amenities.

Excellent visibility from the Long Island Expressway with close proximity to the Long Island Railroad's Ronkonkoma and Central Islip train stations and Long Island's MacArthur airport. Tenants include: Citizens Bank, ENT Associates, and NYS Workers Compensation board.

PROPERTY HIGHLIGHTS

- Join Citizens Bank, ENT Associates, and NYS Workers Compensation Board
- Over 800 Parking Spots on a 12 Acre parcel.
- Recently renovated lobby
- Dedicated entrance available

OFFERING SUMMARY

Lease Rate:	\$23.00 - 28.00 SF/yr (MG)
Available SF:	5677 - 59,324 SF
Lot Size:	11.9 Acres
Building Size:	163,061 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	739	3,389
Total Population	288	1,750	10,016
Average HH Income	\$137,588	\$144,947	\$148,590

RAYMOND MORDEKHAI

PRINCIPAL BROKER / PRESIDENT
718.820.1200
RAYMOND@FORESTPARKNY.COM

PROPERTY SUMMARY

2929 EXPRESSWAY DRIVE NORTH

ISLANDIA, NY 11749

OFFICE BUILDING | FOR LEASE



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5677- 59,324 SF	Lease Rate:	\$23.00 - \$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cafe	-	3,000 SF	Modified Gross	\$30.00 SF/yr	Vacant Cafe. Furnished and ready to operate.
# 120	Available	11,000 - 20,683 SF	Modified Gross	\$28.00 SF/yr	First floor space with Dedicated entrance from East parking lot. Building signage visible from LIE available.
# 210	Available	9,000 - 16,928 SF	Modified Gross	\$23.00 SF/yr	-
# 205	Available	2,641 - 10,000 SF	Modified Gross	\$25.00 SF/yr	-
# 301	Available	10,000 - 59,324 SF	Modified Gross	\$23.00 SF/yr	-

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LEASE SPACES

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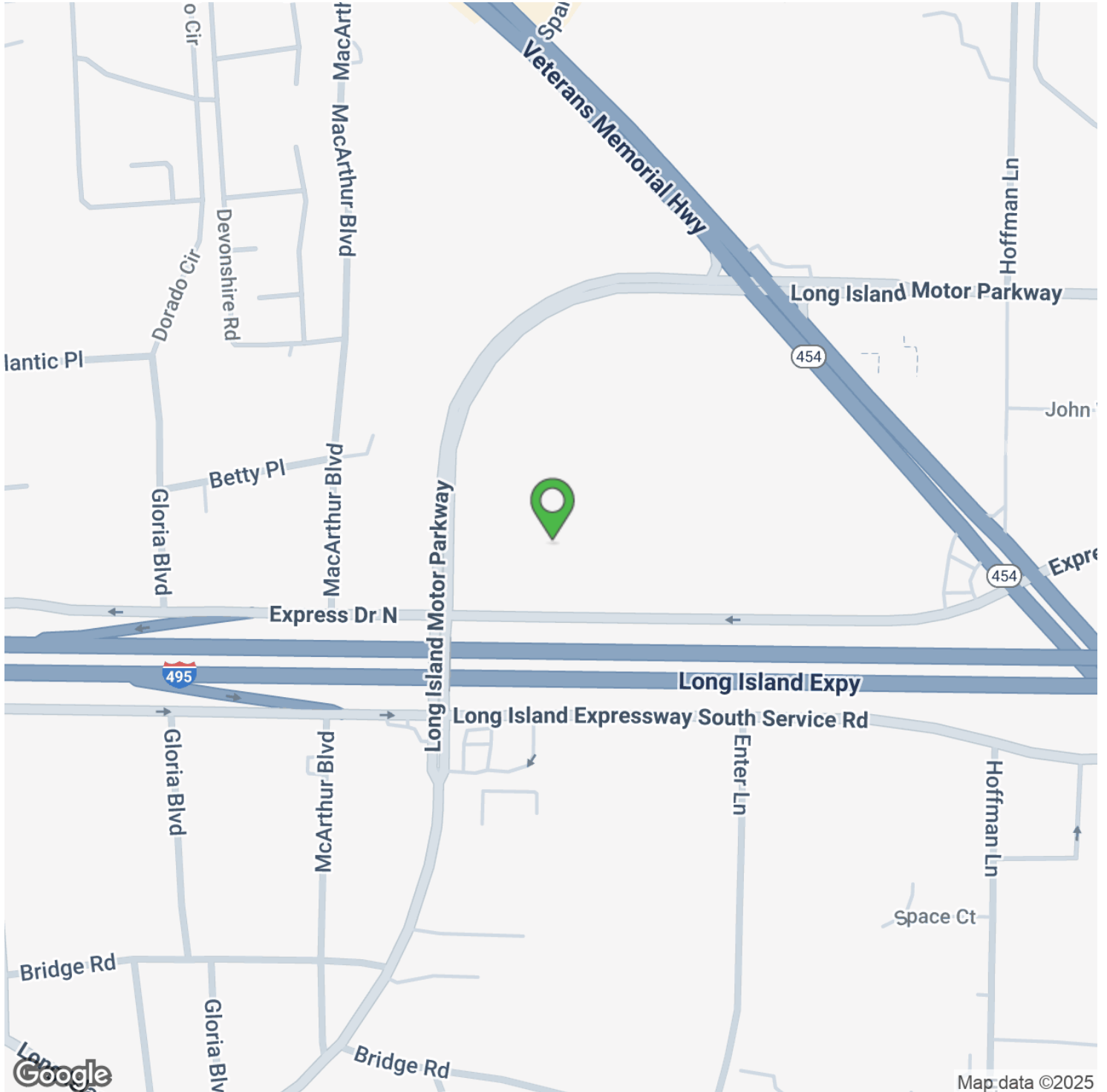
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ADDITIONAL PHOTOS

2929 EXPRESSWAY DRIVE NORTH

ISLANDIA, NY 11749

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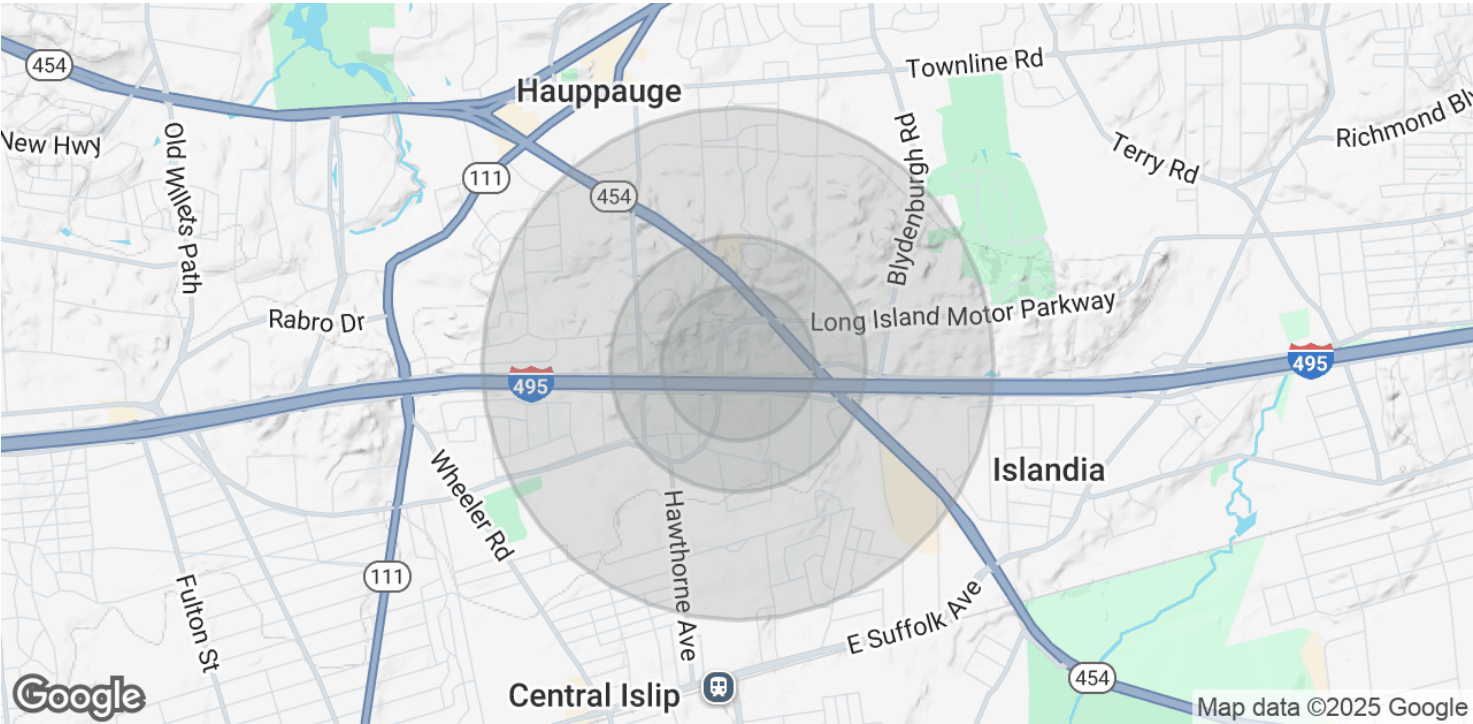
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LOCATION MAP

2929 EXPRESSWAY DRIVE NORTH

ISLANDIA, NY 11749

OFFICE BUILDING | FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	288	1,750	10,016
Average Age	38	41	42
Average Age (Male)	38	40	40
Average Age (Female)	39	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	739	3,389
# of Persons per HH	2.3	2.4	3
Average HH Income	\$137,588	\$144,947	\$148,590
Average House Value	\$777,505	\$750,545	\$586,269

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT