

45 OAK STREET
PATCHOGUE, NY 11772

Unique opportunity to lease approximately 9,000± SF of flexible educational and community space in Patchogue. The property includes a 4,000± SF auditorium/meeting hall and approximately 5,000± SF of adaptable multi-room space suitable for classrooms, offices, training rooms, counseling, tutoring, workforce development, administrative functions, and community programming.

Flexible campus-style facility featuring a large auditorium/meeting hall, flexible multi-room space, support areas, and adaptable layouts for a variety of educational, training, community, and professional uses.



FLEXIBLE SPACE.
ENDLESS POSSIBILITIES.
Bring your vision to life!

POSSIBLE DIVISIONS

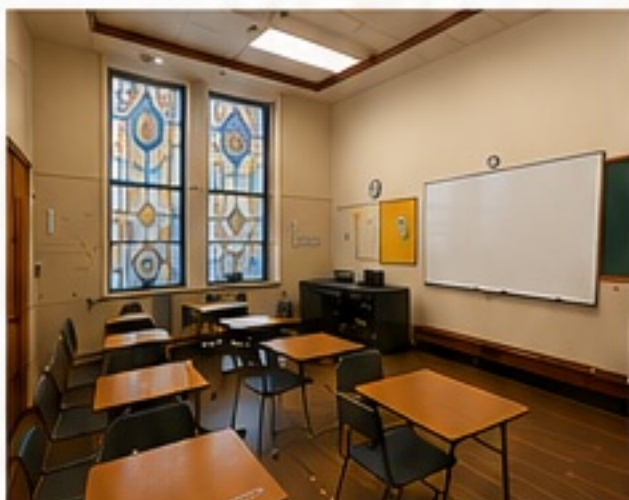
5,000± SF
FLEXIBLE MULTI-ROOM SPACE

4,000± SF
AUDITORIUM / MEETING HALL

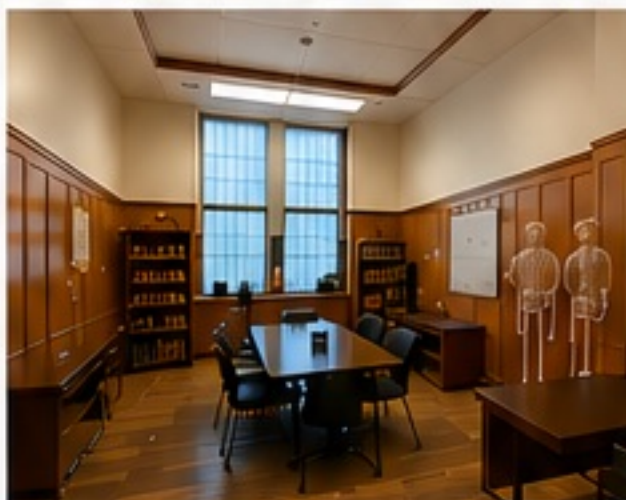
9,000± SF TOTAL AVAILABLE



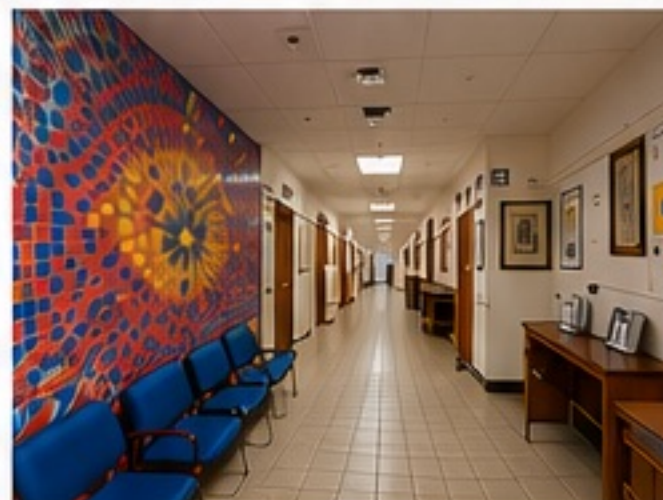
AUDITORIUM / MEETING HALL



MULTI-ROOM SPACE



OFFICE / MEETING ROOM



HALLWAY

AVAILABLE SPACE



5,000± SF

FLEXIBLE MULTI-ROOM SPACE

- Ideal for classrooms, offices, training, counseling, tutoring, administration, or community programs
- Multiple rooms of varying sizes
- Flexible layouts for a variety of uses
- Support space, hallways & restrooms



4,000± SF

AUDITORIUM / MEETING HALL

- Large assembly hall
- Stage
- Meeting & event space
- Storage & support areas



9,000± SF

TOTAL AVAILABLE SPACE

POSSIBLE USES

- Private Schools
- Trade & Vocational Schools
- Learning & Tutoring Centers
- STEM & Enrichment Programs
- Day Care / After-School Programs
- Workforce Development Programs
- Youth Programming
- Community Organizations
- Non-Profit Headquarters
- Wellness & Fitness Programs
- Arts, Music & Dance Instruction
- Professional Training & Certification Programs

IDEAL FOR

- ✓ Educational Institutions
- ✓ Community Organizations
- ✓ Non-Profits
- ✓ Workforce Development
- ✓ Youth Services
- ✓ Training Centers
- ✓ Wellness Programs

PROPERTY FEATURES



- Flexible campus-style layout
- Adaptable multi-room configuration
- Auditorium / meeting hall with stage
- Support spaces & storage
- High ceilings and hardwood floors
- Stained glass architectural details
- Convenient Patchogue location
- Suitable for educational, training, nonprofit, community, and professional uses



BRING YOUR VISION TO LIFE

A flexible campus for education, training, community programs, and professional development.



CALL FOR PRICING

AND MORE INFORMATION!