



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	23,000 SF
Available SF:	5,000 SF

PROPERTY OVERVIEW

Top of the line medical office build: large reception, administrative area, executive office, lead lined x ray room, 7 exam rooms, 3 large exam or meeting rooms, breakroom, 3 bathrooms (1 each located in reception, exam area, & breakroom). Great natural light.

PROPERTY HIGHLIGHTS

- Other uses included retail, restaurant, & office
- End-cap with large windows
- Built out for Medical - 7 normal size exam rooms and 3 extra large exam rooms
- X-Ray Room
- Ample Parking
- Tenant to pay proportionate share of CAM and RE Tax Increases

ARIC SCHACHNER

MANAGING DIRECTOR /
NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0263
aric.schachner@camcocommercialrealestate.com

LORRAINE O'HARA

NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0264
lorraine.ohara@camcocommercialrealestate.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



ARIC SCHACHNER

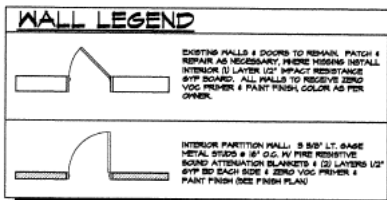
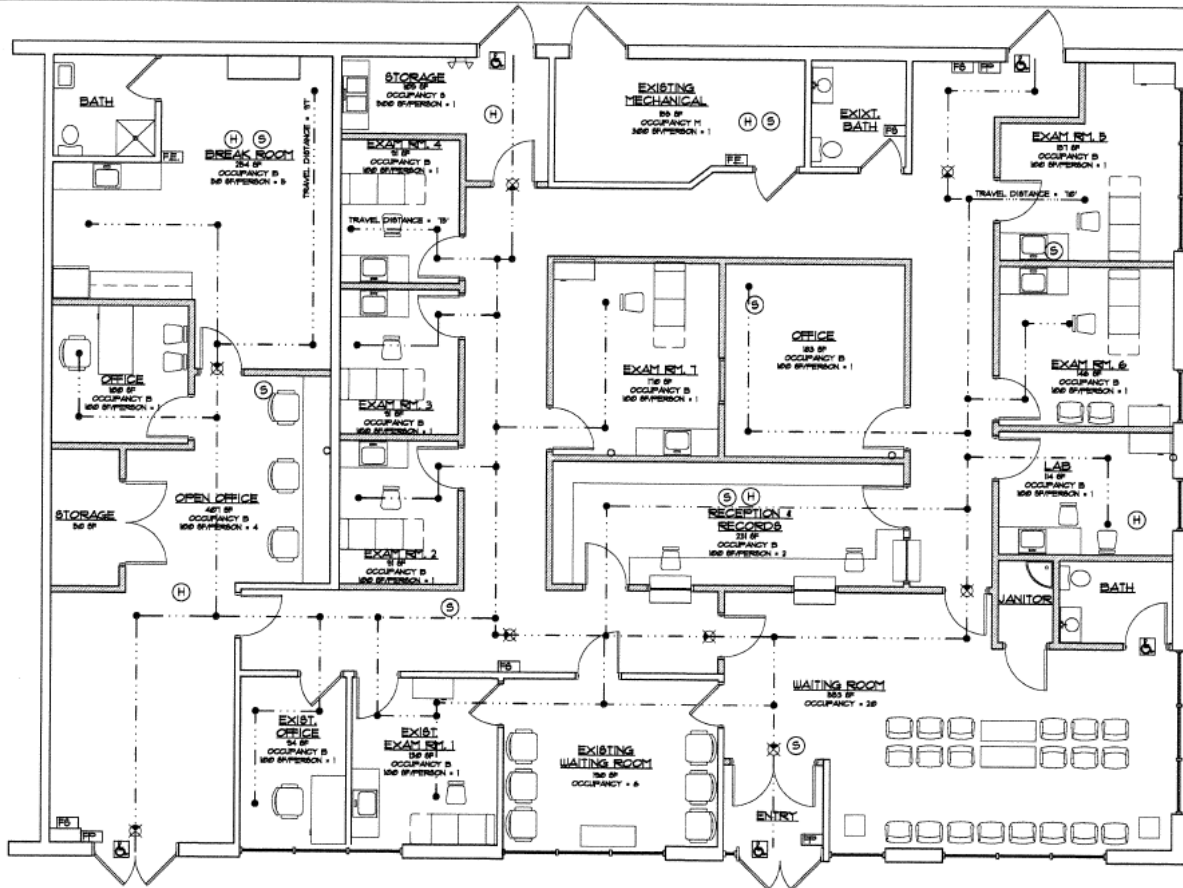
MANAGING DIRECTOR /
NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0263
aric.schachner@camcocommercialrealestate.com

LORRAINE O'HARA

NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0264
lorraine.ohara@camcocommercialrealestate.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

FOR LEASE



NOTE

EXISTING SPRINKLER SYSTEM TO REMAIN, RELOCATED SPRINKLER HEADS AS REQUIRED. SPRINKLER HEAD LOCATION & TESTING OF ENTIRE SYSTEM TO MEET NFPA REQUIREMENTS.

LEGEND

FE	FIRE EXTINGUISHER
IC	ICC ACCESSIBLE ENTRANCE/ENTRANCE
TR	TRAVEL DISTANCE
LED	LED EDGELIT EXIT SIGN, EDGL SERIES
EL	EMERGENCY LIGHTING
FP	FIRE ALARM PULL
ST	FIRE STROBE
SD	SMOKE DETECTOR
HT	HEAT DETECTOR

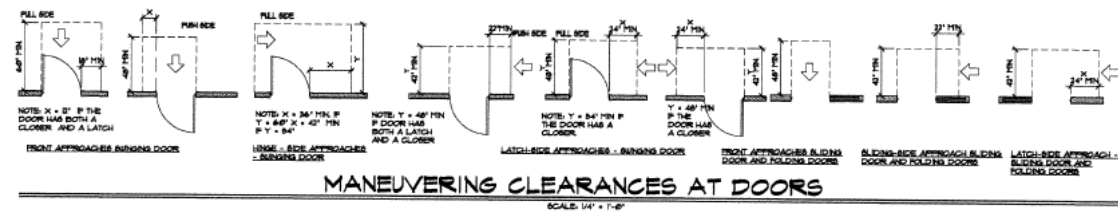
FIXTURE COUNT REQUIREMENTS:

EXISTING COUNTS	REQUIREMENTS
TOILETS	48 OCCUPANTS = 1 REQUIRED
PROVIDING OCCUPANTS	PROVIDING OCCUPANTS
(2) WAITING ROOMS (48) 140	(2) WAITING ROOMS (48) 140
TOTAL COUNT = 62 GREATER THAN 48	TOTAL COUNT = 62 GREATER THAN 48

OCCUPANCY GROUP

MAXIMUM OCCUPANTS PER FLOOR & TRAVEL DISTANCE	50 OCC / 75 FEET
WITHOUT AUTOMATIC SPRINKLER SYSTEM	100 FT
WITH AUTOMATIC SPRINKLER SYSTEM	300 FT

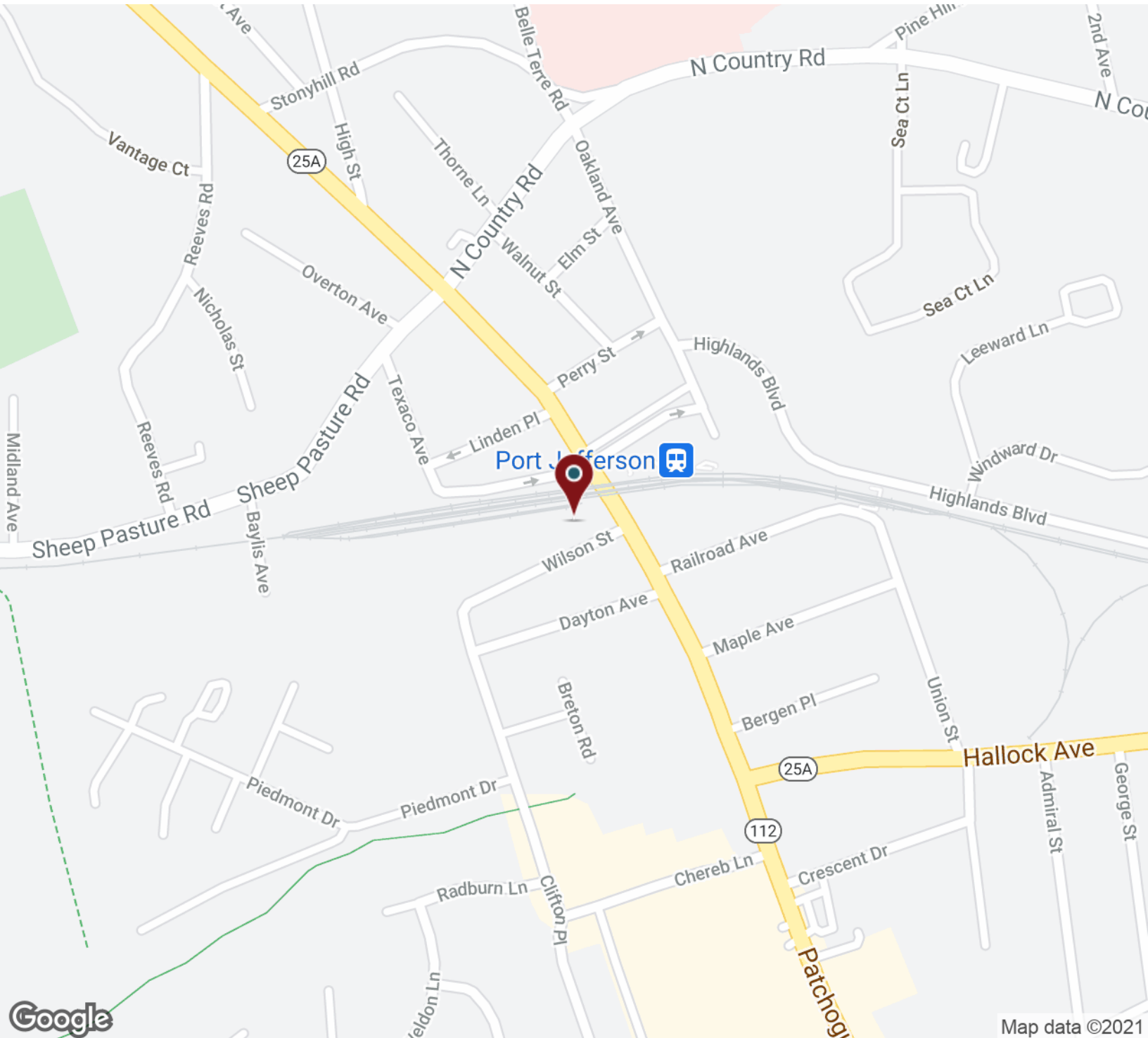
CODE COMPLIANCE PLAN
SCALE: 1/4" = 1'-0"



ARIC SCHACHNER
MANAGING DIRECTOR /
NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0263
aric.schachner@camcocommercialrealestate.com

LORRAINE O'HARA
NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0264
lorraine.ohara@camcocommercialrealestate.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



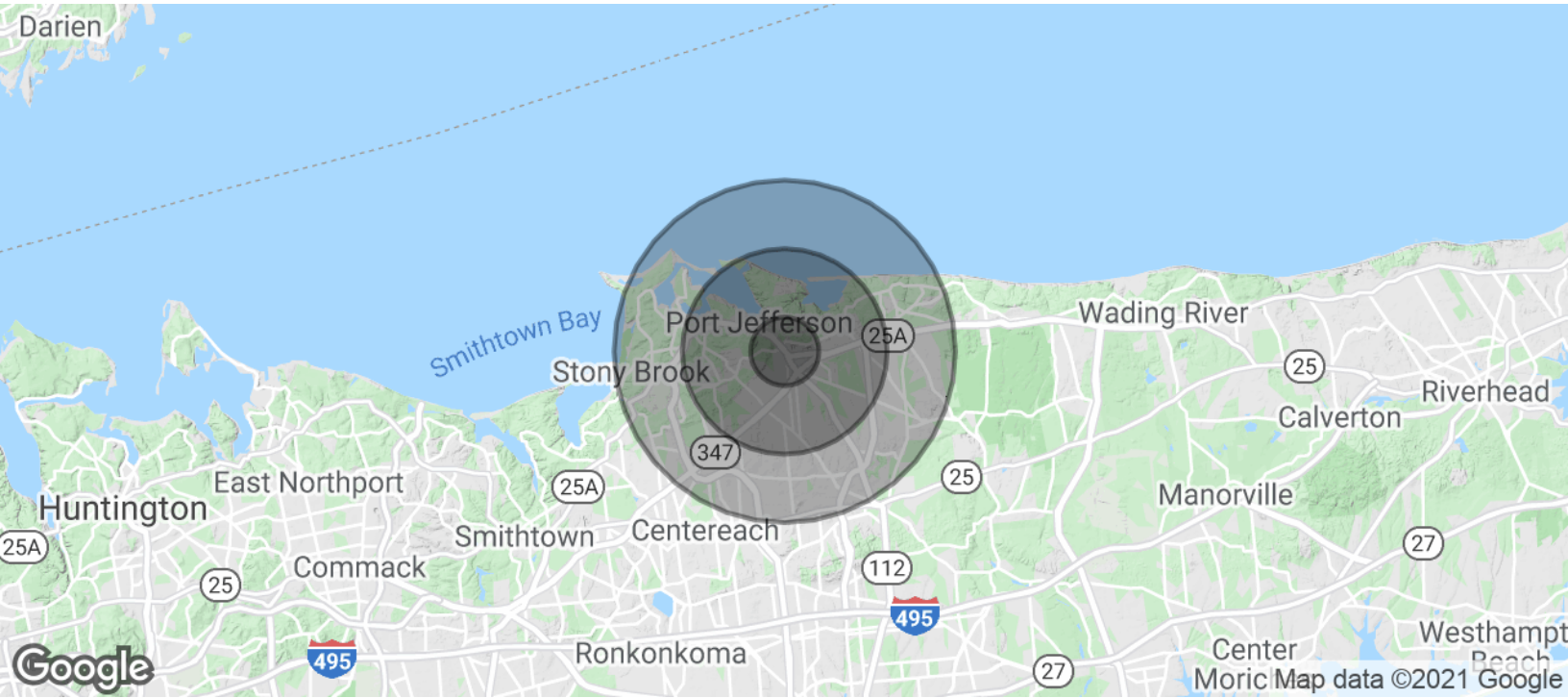
ARIC SCHACHNER

MANAGING DIRECTOR /
NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0263
aric.schachner@camcocommercialrealestate.com

LORRAINE O'HARA

NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0264
lorraine.ohara@camcocommercialrealestate.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,553	60,151	155,344
Average age	37.6	38.8	38.2
Average age (Male)	36.7	38.3	37.5
Average age (Female)	39.0	39.6	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,659	20,391	50,374
# of persons per HH	2.8	2.9	3.1
Average HH income	\$103,529	\$112,159	\$112,048
Average house value	\$465,690	\$464,614	\$448,494

* Demographic data derived from 2010 US Census

ARIC SCHACHNER

MANAGING DIRECTOR /
NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0263
aric.schachner@camcocommercialrealestate.com

LORRAINE O'HARA

NYS LICENSED REAL ESTATE ASSOCIATE BROKER
631.389.0264
lorraine.ohara@camcocommercialrealestate.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.