



1,000 sq. ft. of Office/Medical Space For Lease
440-450 Waverly Ave, Patchogue



Specifications:

Building Size: 46,000 sq. ft.
Lot Size: 5.12 Acres
Ceiling Height: 10.0'
A/C: Full A/C
Sewers: Yes

Pricing and Timing:

Occupancy: Immediately
Lease Price: \$26.00/sq. ft. Gross

Suite 2 • 24 Hour access • Signage • This campus-style community offers a total of 46,000 square feet across all building • All units have separate exterior entrances • Location is in close proximity to Sunrise Hwy with easy access to the LIE, area airports and the LIRR



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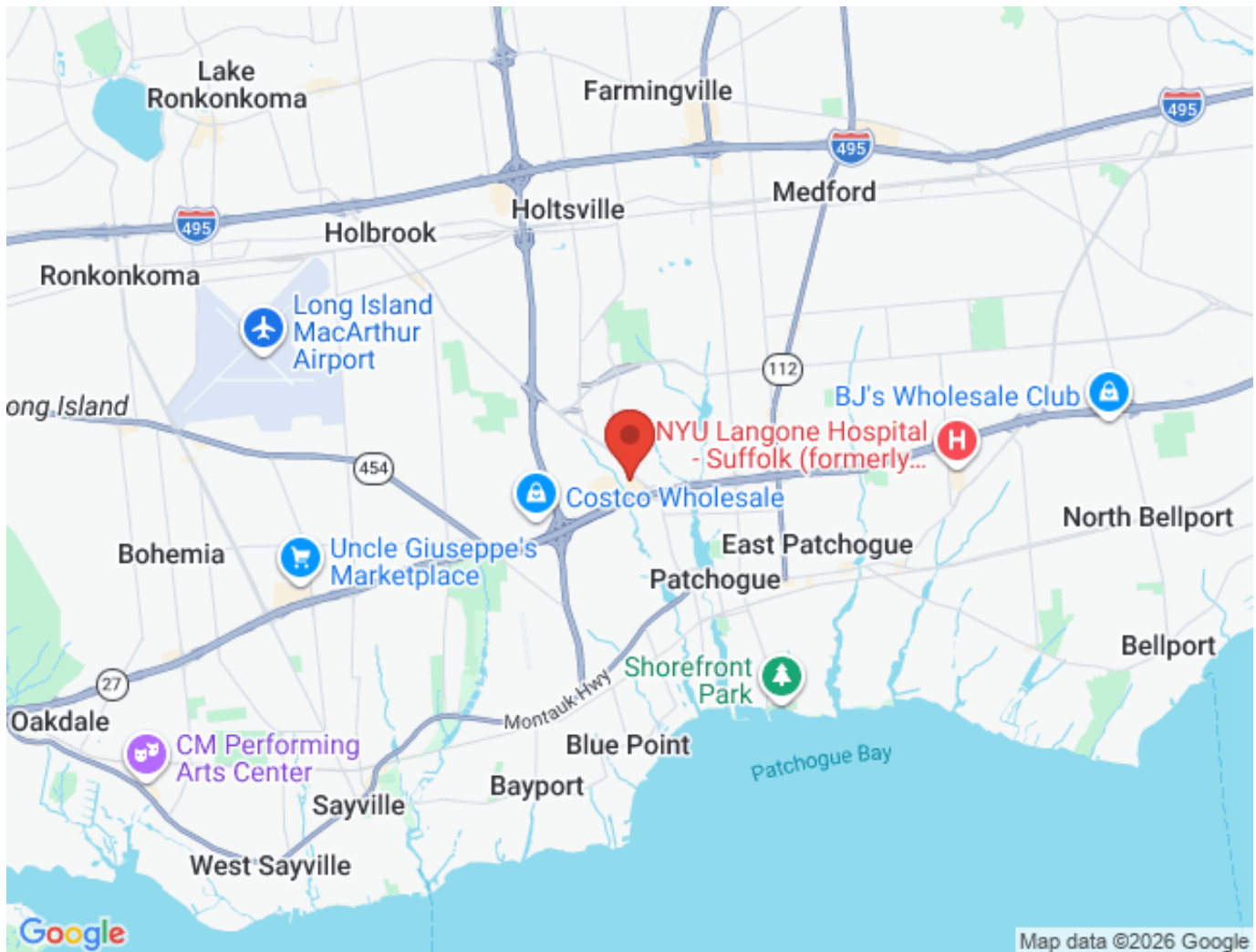


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Measurements may be estimates and information shown should not be relied upon without independent verification.



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