

4400

VETERANS MEMORIAL HIGHWAY

HOLBROOK, NY 11741

VALUE ADDED

PROFESSIONAL OFFICE BUILDING



2-STORY
PROFESSIONAL
OFFICE BUILDING



HIGH VISIBILITY
ON VETERANS MEMORIAL HWY
(RT. 454)



AMPLE
ON-SITE PARKING



ELEVATOR
SERVED

PROPERTY OVERVIEW

This two-story professional office building is strategically located along Veterans Memorial Highway in the heart of Holbrook, offering exceptional visibility, accessibility, and a location adjacent to Long Island MacArthur Airport and one of Suffolk County's primary business corridors.

The property presents a compelling value added opportunity for investors seeking to increase cash flow through capital improvements, cosmetic upgrades, leasing initiatives, and operational efficiencies.

For owner-users, the available first-floor space and former bank branch layout provide a rare opportunity to acquire and occupy a well-positioned office property in a highly accessible location with strong surrounding business activity and convenient access to major transportation routes.



**AVAILABLE FIRST FLOOR
OPPORTUNITY**
(Former Bank Branch)
3,500 SF

Ideal for an owner-user or investor seeking immediate occupancy.

BUILDING SUMMARY



BUILDING SIZE

12,500 SF
Includes 732 SF Common Area



STORIES

2 Stories



LOCATION

High visibility on
Veterans Memorial Hwy (Rt. 454)



LOT SIZE

± 0.97 Acre



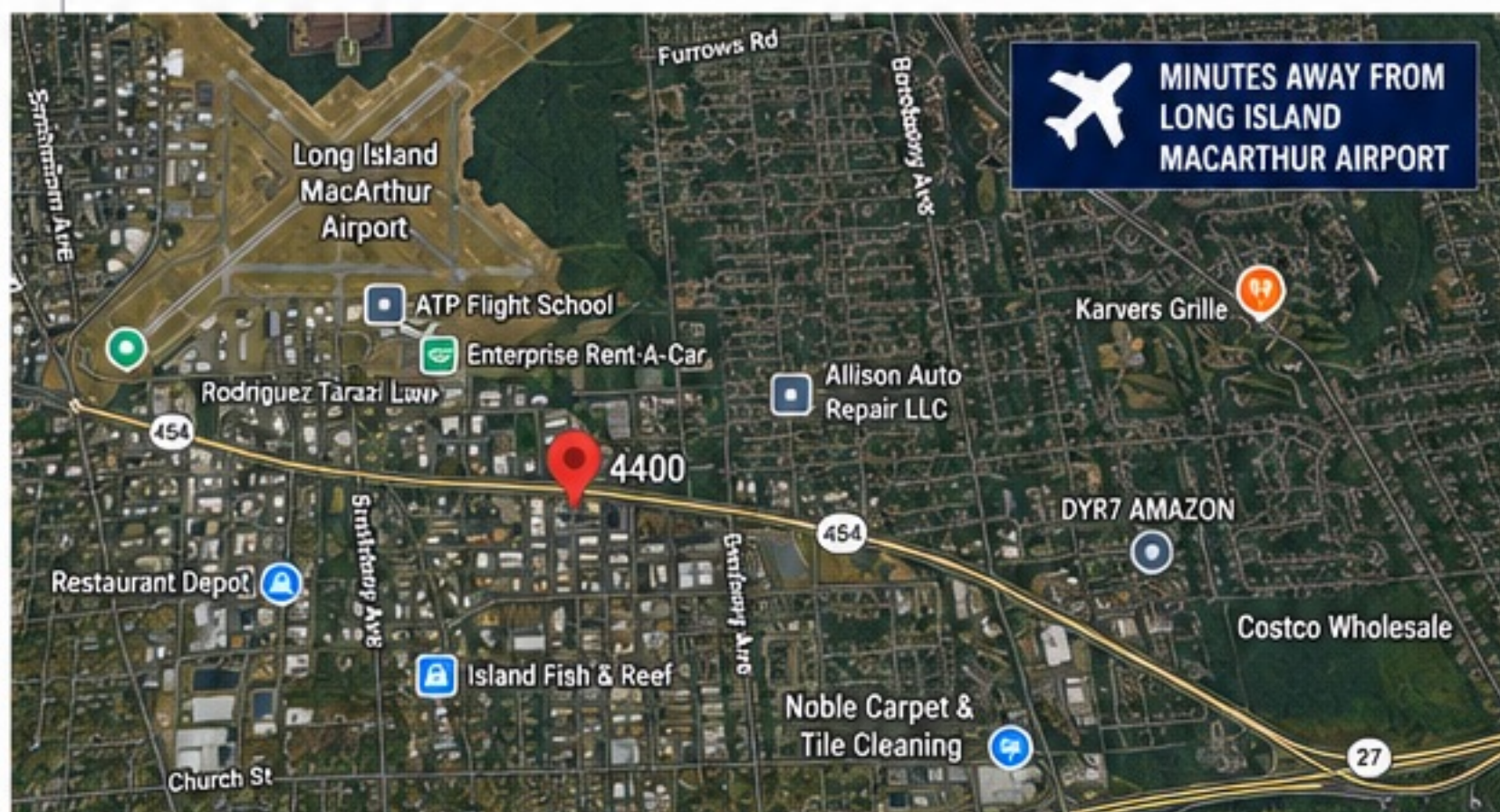
PARKING

77 Total Parking Spaces
17 Covered Parking Spaces
60 Surface Parking Spaces



ELEVATOR

Served



INVESTMENT HIGHLIGHTS



STRONG INCOME- PRODUCING PROPERTY

Established tenant base
with room for additional
upside.



HIGH VISIBILITY LOCATION

Located on a major thoroughfare
with excellent exposure.



VALUE ADDED OPPORTUNITY

Increase income and value through
capital improvements, cosmetic
upgrades, and leasing initiatives.



CONVENIENT ACCESS

Close proximity to major roads,
shopping, dining and
local amenities.

PRESENTED BY:

P&A
PHELPS & ASSOCIATES, INC.
REAL ESTATE

PHELPS & ASSOCIATES, INC.

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