



Ronkonkoma Hub Business Center

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Ronkonkoma Hub Business Center

\$26.00 - \$38.40 /SF/YR

THE GEM OF RONKONKOMA | PREMIER OFFICE SPACE IN THE HEART OF THE HUB

Welcome to one of Ronkonkoma's premier professional office properties—a standout building in the heart of one of Suffolk County's most exciting growth corridors.

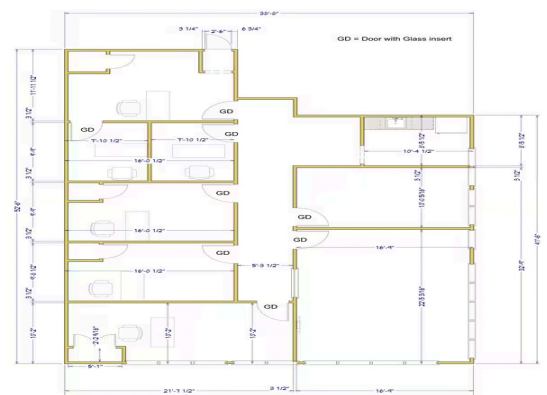
Positioned within the rapidly transforming **Ronkonkoma HUB**, this meticulously maintained, professionally managed office building offers a level of quality, location, and accessibility that is increasingly difficult to find.

Just...

- In Walking distance of the Ronkonkoma Train Station
- Adjacent to Station Yards with 1,400 new apartments
- Glass-wall conference rooms and upscale finishes
- Flexible layouts with build-out options available
- Fastest-Growing Business Hub!



Rental Rate:	\$26.00 - \$38.40 /SF/YR
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Rentable Building Area:	13,700 SF
Year Built:	1988
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	50 (Fairly friendly)
Taxes:	\$0.00 USD/SF/MO
Operating Expenses:	\$0.31 USD/SF/MO
Rental Rate Mo:	\$3.20 /SF/MO



Lower Level Ste #1

Space Available	250 SF
Rental Rate	\$38.40 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	1 Years

Executive Office Suite | Fully Turnkey | All-Inclusive

Now available: a well-appointed 250 SF executive office suite designed for professionals seeking a refined, private workspace. This suite features high-end finishes, including detailed trim work and upgraded carpeting, delivering a polished and professional setting.

Offered at \$800 per month, this is a true all-inclusive opportunity, with utilities, high-speed WiFi, and after-hours HVAC included—providing a seamless, turnkey solution with no additional overhead.

Located within a modern, elevator building, the property is professionally managed and known for its low tenant turnover and limited foot traffic, creating a quiet, focused environment ideal for professionals who value discretion and productivity.

Surrounded by a strong mix of established professional users, this suite offers an excellent opportunity to elevate your business within a high-quality, executive-level setting.

1st Floor Ste 100

Space Available	2,205 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

RARELY AVAILABLE PREMIER OFFICE SUITE | LIE SIGNAGE OPPORTUNITY | RONKONKOMA HUB

****A truly rare opportunity to secure one of the premier office suites within the Ronkonkoma Hub Business Center.****

****Impress your employees. Impress your clients and customers. Elevate your company's image.****

Now available is a premium, newly constructed professional office suite offering a combination of ****high-end finishes, executive presence, prominent building placement, and Long Island Expressway exposure**** that is extremely difficult to find in the Ronkonkoma market.

Thoughtfully designed for a professional or corporate user, the suite features ****five oversized private offices, including a large executive office****, providing an ideal combination of privacy, comfort, and presence.

EXECUTIVE-LEVEL OFFICE ENVIRONMENT

The suite is presented in like-new condition with a refined, contemporary design and professional finishes throughout. Expansive windows provide abundant natural light, while high-efficiency LED lighting creates a bright, polished, and highly productive workplace.

A modern, well-appointed ****break room/kitchenette**** further enhances the employee experience, providing the functionality expected in a high-quality corporate office environment.

The suite also features a ****tenant-controlled HVAC system****, allowing occupants to manage their own comfort and providing additional flexibility for businesses requiring evening or after-hours use.

****Positioned directly off the building's main lobby****, the suite offers outstanding presence and accessibility. Clients and customers can enter the building and arrive at your office with ease, creating a professional first impression from the moment they walk through the door.

HIGH-VISIBILITY LIE BUILDING SIGNAGE

Perhaps one of the most unique features of this offering is the availability of ****large-format building façade signage with direct exposure to the Long Island Expressway (LIE).****

This provides an exceptional branding opportunity for a tenant looking to put its company name in front of the thousands of motorists traveling one of Long Island's most heavily traveled corridors every day.

****Office space can be replaced. This combination of executive-quality space and prominent LIE branding**

exposure is much harder to replicate.**

RONKONKOMA HUB BUSINESS CENTER

The Ronkonkoma Hub Business Center is a first-class, professionally managed, three-story office property designed to provide tenants with a secure, polished, and dependable business environment.

Building features include:

- * 24/7 secure keyless access
- * Advanced security camera system
- * Centrally monitored fire alarm
- * Full fire sprinkler protection
- * High-speed Optimum WiFi connectivity
- * Elevator access
- * Professionally maintained common areas
- * Prime Ronkonkoma HUB location
- * Immediate access to the LIE and major roadways
- * Convenient access to the Ronkonkoma LIRR station and Station Yards

A SPACE THAT MAKES A STATEMENT

This is not a typical office vacancy.

For a business looking to attract and retain employees, impress clients and customers, strengthen its corporate image, and gain significant brand exposure along the LIE, this suite offers a combination that rarely becomes available.

Newly constructed. Executive-level. Turnkey. Highly visible. Rarely available.

Schedule a private tour and see firsthand why this is one of the standout office opportunities in the Ronkonkoma market.

2nd Floor Ste 202

Space Available	600 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Modern, Fully Furnished Office Suite with Large Training / Conference Room - This would be a shared concept / sublet with minimal use from lease - A few weekends a month in the training room. Call for more details

This turnkey ±2,205 SF office suite features a bright, modern layout ideal for professional, training, or collaborative uses. The space includes a large, dedicated training / conference room with ample seating capacity, built-in power at the conference table, and excellent natural light—perfect for meetings, presentations, or instructional sessions.

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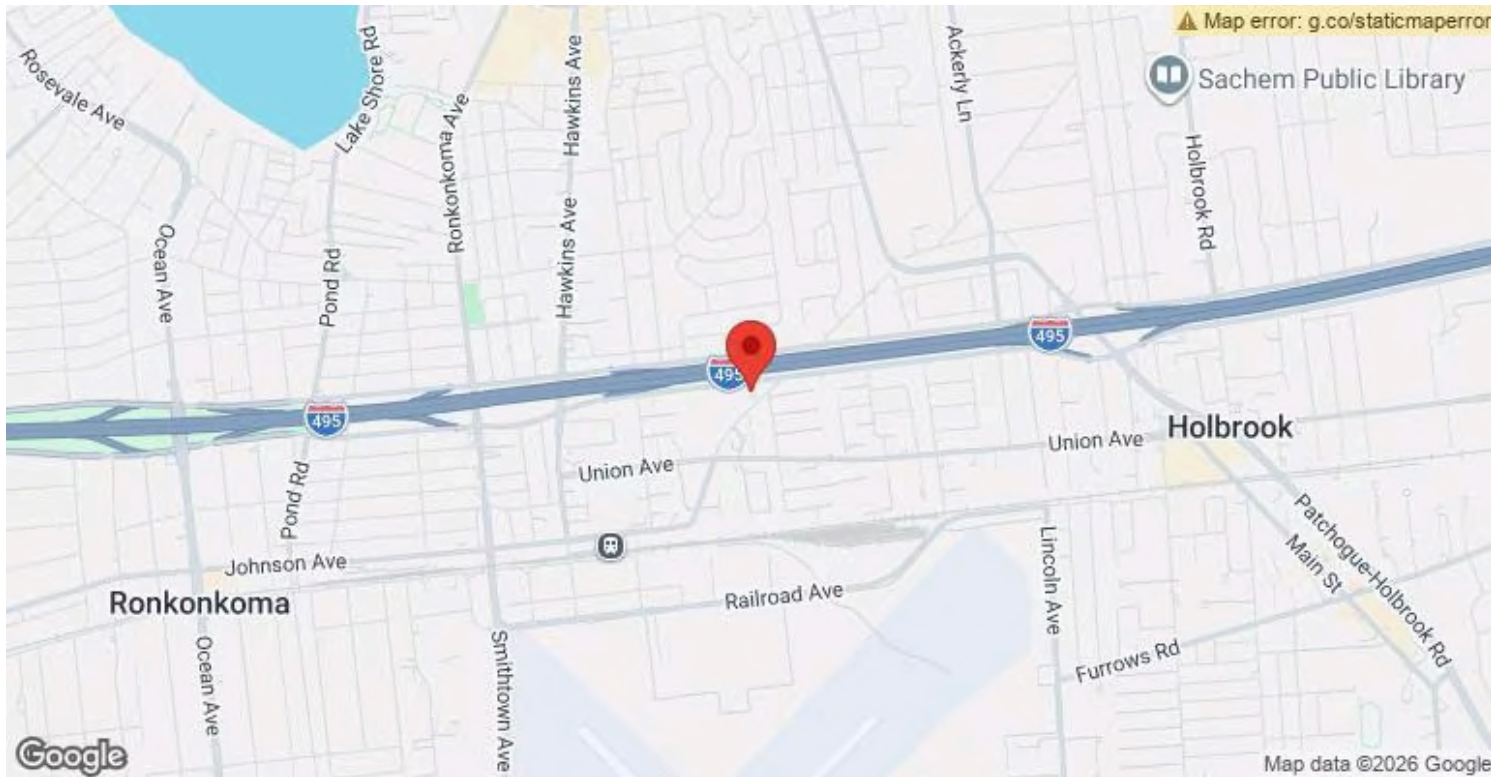
The suite is fully furnished and thoughtfully configured with five private offices, a reception/lobby area, a break room, and support space. High ceilings, updated finishes, and oversized windows create a clean, contemporary work environment. The training room is positioned for easy access from the main circulation area, allowing flexible use without disrupting day-to-day office operations.

The attached floor plan highlights an efficient layout that balances private offices with open collaboration and training space, making this suite ideal for professional services, real estate, education, or hybrid office users

Move-in ready and designed for flexibility, this space offers a rare opportunity for users seeking a furnished office with a true training and conference component.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dynamic Control	-	May 2022
Eastern Suffolk Boces	-	June 2035
Law Offices of Elke E. Mirabella, P.C.	-	November 2027
Long Island Paralegal	-	
Synchropet, Inc.	-	November 2025
UpNexa	-	April 2027



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Just steps from the transformative ****Station Yards development****, the property sits at the center of the tremendous investment and growth taking place throughout the Ronkonkoma area. Tenants enjoy immediate access to an expanding collection of dining, retail, residential, entertainment, and lifestyle amenities, creating a true work-and-lifestyle destination.

The location is exceptional. Adjacent to the ****Ronkonkoma LIRR station**** and minutes from the Long Island Expressway, Veterans Memorial Highway, and other major arteries, the property provides outstanding connectivity for businesses, employees, and clients traveling throughout Long Island and into New York City.

The three-story, elevator-serviced building immediately presents a polished, professional image. Meticulously maintained common areas, modern finishes, expansive windows, abundant natural light, energy-efficient LED lighting, and thoughtful ongoing improvements create a first-class environment for businesses that care about how they present themselves.

Tenants also benefit from professional property management, all-inclusive rental options, high-speed Wi-Fi connectivity, and the convenience of having the building maintained and operated with close attention to detail.

