

FOR LEASE



PRICE UPON REQUEST

SUITE #202 | SPACE DETAILS:

SPACE AVAILABLE: +/- 2,534 SF
ZONING: MEDICAL
PARKING: EXCELLENT
OCCUPANCY: IMMEDIATE
LEASE TERM: NEGOTIABLE
RE TAXES: BASE YEAR INCLUDED

**CLASS "A"
MEDICAL SPACE**

- PRIVATE ENTRANCE
- AMPLE PARKING IN FRONT OF DIRECT ENTRANCE
- HIGH SPEED INTERNET IN COMPLEX
- 24/7 ACCESS
- NO LOSS FACTOR!
- SIGNAGE
- PART OF A +/- 10,500 SF TWO-STORY MULTI-TENANTED, STATE OF THE ART MEDICAL BUILDING. SITUATED ON A +/- 2.48 ACRE LOT WITHIN PROXIMITY OF HOSPITALS AND SMITHTOWN AND RONKONKOMA LIRR STATIONS. +/- 20 MINUTES FROM LONG ISLAND MACARTHUR AIRPORT.

For further information or to arrange an inspection, please contact broker(s):

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994 JERICHO TPKE. SUITE 202 EXISTING PLAN

SCALE: 1/4" = 1'-0"

