

Property For Sale

# 450 Sunrise Highway

450 Sunrise Highway Rockville Centre, NY 11570



For More Information:

**Steven Llorens**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
917.830.7091  
steven.llorens@elliman.com

**Andreas Nakos**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
917.886.6918  
andreas.nakos@elliman.com

[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 650 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 868-2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 450 Sunrise Highway Rockville Centre, NY 11570



### Offering Summary

<b>Sale Price:</b>	\$2,250,000
<b>Building Size:</b>	9,010 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	0.132 Acres
<b>Price / SF:</b>	\$249.72
<b>Cap Rate:</b>	5.0%
<b>NOI:</b>	\$112,254

### Property Overview

9,000+ SF office building with a ground floor and basement level, configured into multiple small office suites generating stable rental income. The property offers a mix of tenant-occupied spaces along with a 1,125 SF owner's unit, which can be delivered vacant at closing—ideal for an owner-user. Functional layout supports a variety of professional uses. Ample parking available in the immediate area.

### Property Highlights

- 9,010 SF two-level office building
- Divided into multiple small office suites
- 1,125 SF owner's unit can be delivered vacant
- Owner-user or investment opportunity
- Flexible layout for professional uses
- Prime Sunrise Highway location

For More Information:

**Steven Llorens**

917.830.7091

steven.llorens@elliman.com

**Andreas Nakos**

917.886.6918

andreas.nakos@elliman.com



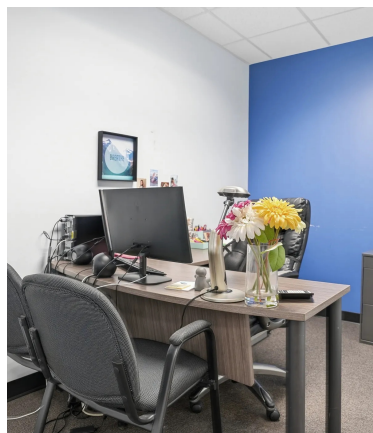
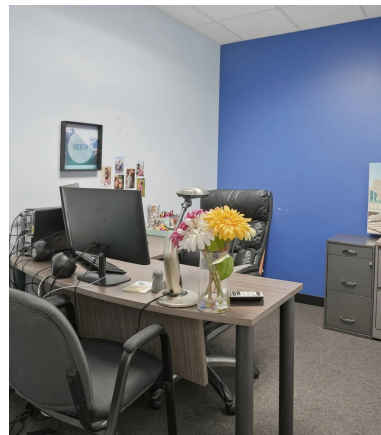
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 450 Sunrise Highway Rockville Centre, NY 11570



For More Information:

**Steven Llorens**

917.830.7091

steven.llorens@elliman.com

**Andreas Nakos**

917.886.6918

andreas.nakos@elliman.com

 **Douglas Elliman**  
Commercial

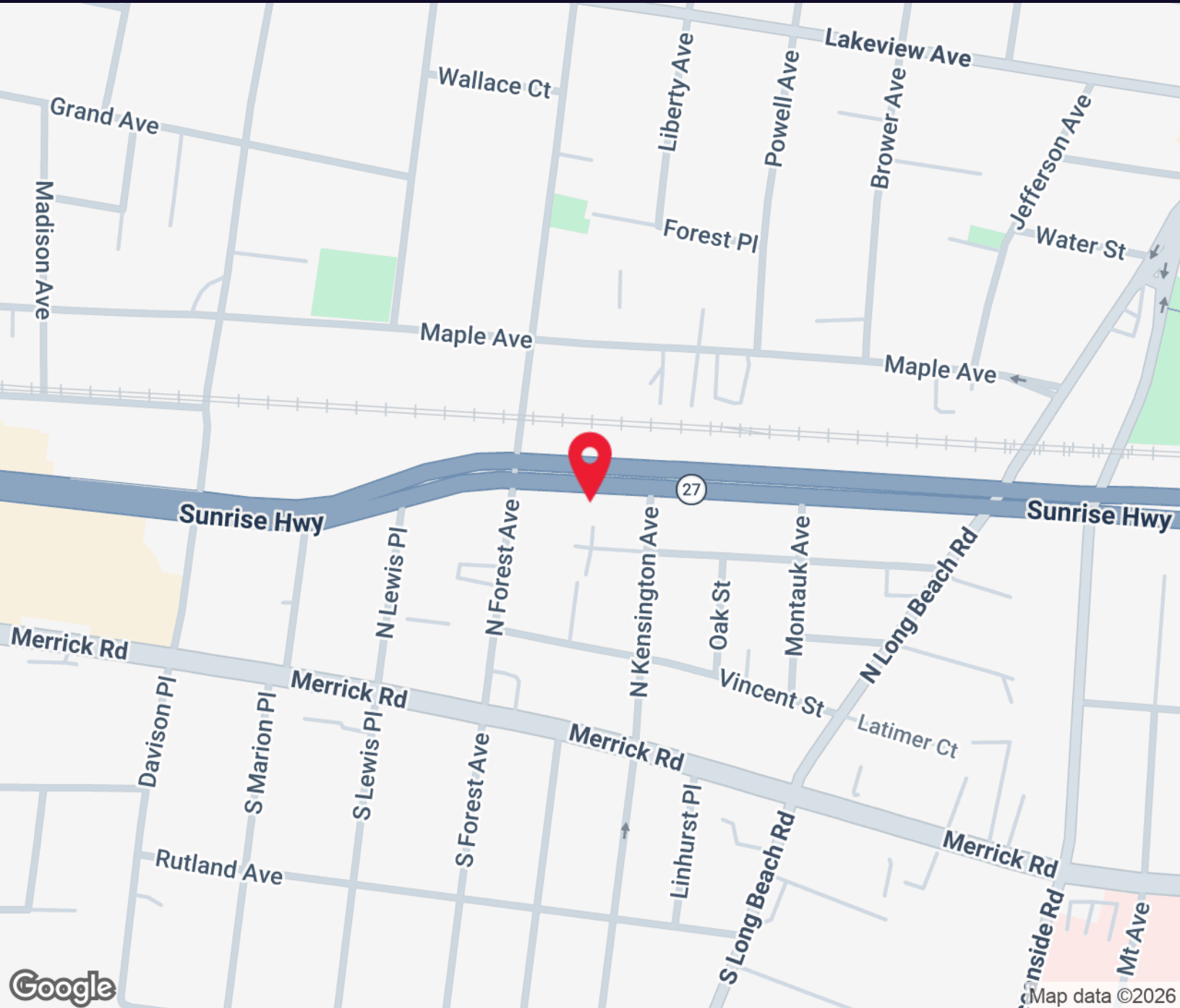
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 450 Sunrise Highway Rockville Centre, NY 11570



For More Information:

**Steven Llorens**

917.830.7091

steven.llorens@elliman.com

**Andreas Nakos**

917.886.6918

andreas.nakos@elliman.com



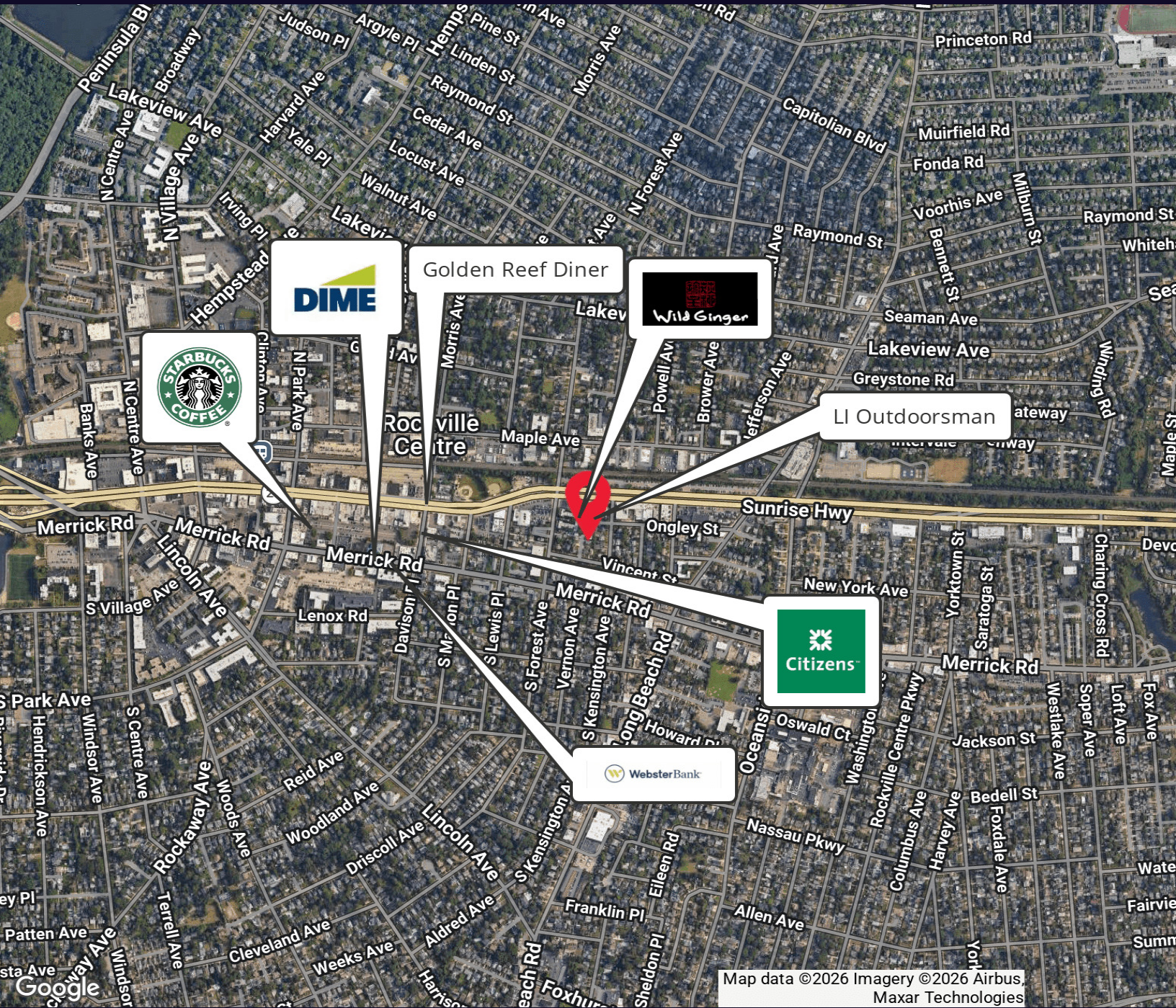
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 450 Sunrise Highway Rockville Centre, NY 11570



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

For More Information:

**Steven Llorens**

917.830.7091

steven.llorens@elliman.com

**Andreas Nakos**

917.886.6918

andreas.nakos@elliman.com



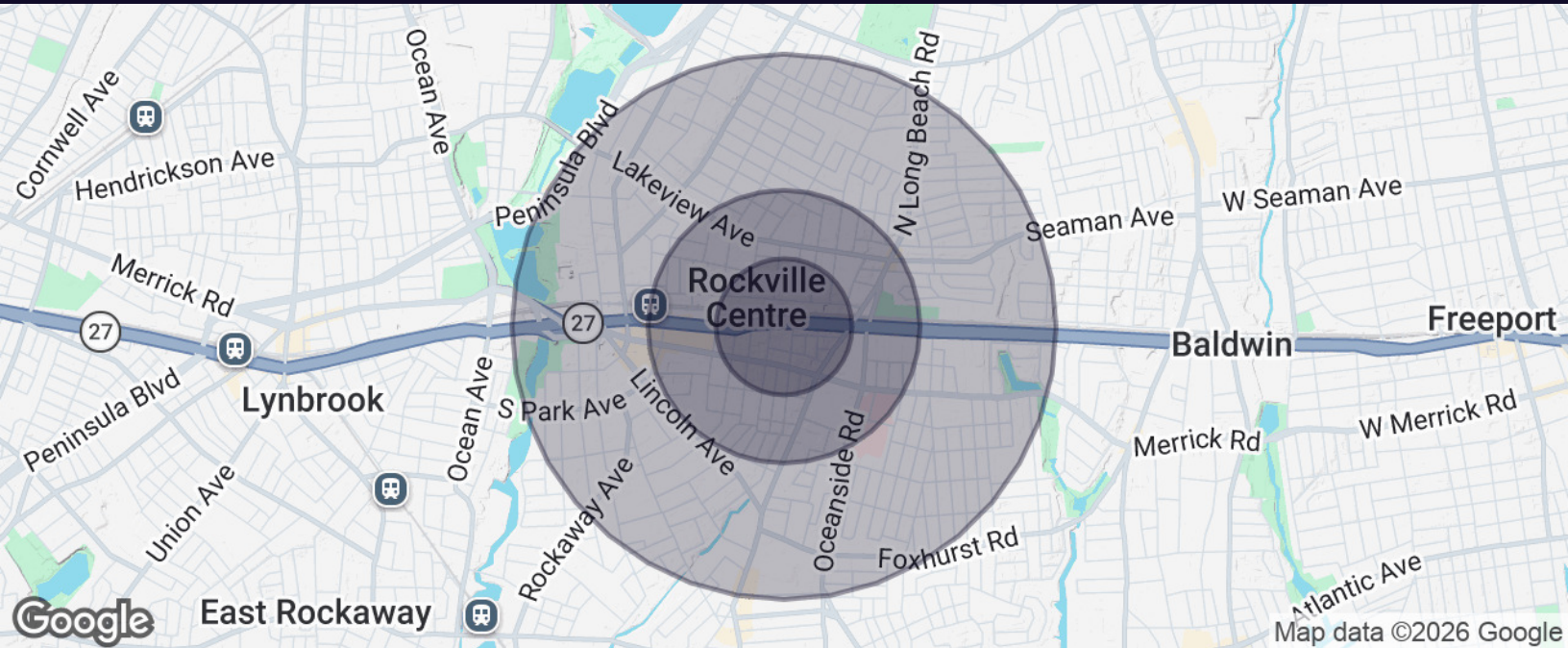
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 450 Sunrise Highway Rockville Centre, NY 11570



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,181	7,242	25,733
Average Age	46.9	46.4	46.1
Average Age (Male)	37.2	41.5	44.8
Average Age (Female)	53.0	47.9	47.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,006	3,098	10,074
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$115,144	\$141,498	\$171,270
Average House Value	\$636,075	\$645,248	\$688,158

For More Information:

**Steven Llorens**

917.830.7091

steven.llorens@elliman.com

**Andreas Nakos**

917.886.6918

andreas.nakos@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

## WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

For More Information:

**Steven Llorens**

Licensed Associate Real Estate Broker  
917.830.7091  
steven.llorens@elliman.com

**Andreas Nakos**

Licensed Real Estate Salesperson  
917.886.6918  
andreas.nakos@elliman.com

Office: 631.858.2405  
Fax: 631.543.0851  
550 Smithtown Bypass  
Smithtown, NY 11787