

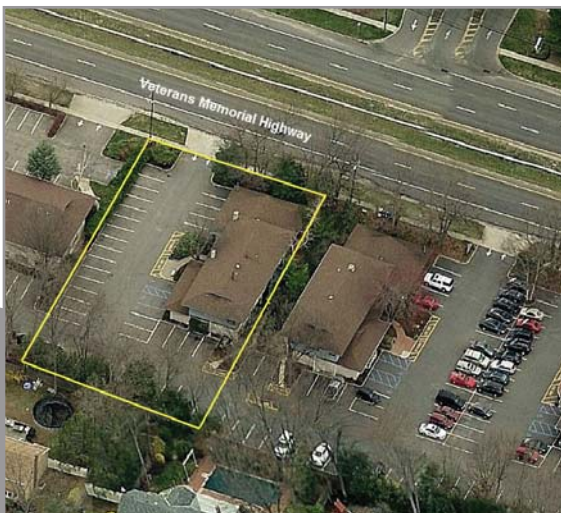
## Suffolk County Office Building for Sale or Lease

Lease or Own Office Space on Veterans Highway



### 350 Veterans Memorial Highway, Commack, NY

350 Veterans Highway is a 9,500 square foot contemporary, California-style newly renovated professional office building.



- > 9,500-square-foot building for sale
- > 1,200 to 3,500 square feet available for lease
- > All suites separately metered for gas and electric
- > Employee-friendly location with plenty of lighted parking
- > One block from Northern State Parkway
- > On most mass transit routes
- > Low loss factor
- > Management on premises
- > Handicapped accessible
- > Simple, efficient 2-story block construction

## 350 Veterans Memorial Highway, Commack, New York



### Description:

Available for sale is a 9,500-square-foot suburban office building with a great leasing history including many 30-year occupants. Part of a beautiful office park that was developed in the 1980's, the two-story building sits low on a major artery while shielded by clever landscaping. Offices are accessible 24/7 by means of security access. Suites control their own temperatures. Available suites for lease range from 1,200 to 3,500 square feet.

### Location:

Conveniently located near the Northern State and Sunken Meadow Parkways.

### Parking:

Building parking lot for 54 cars

### Building:

Electric: Suites separately metered  
 Air conditioning: Yes  
 Heating: Gas  
 Zoning: O-B (Town of Smithtown)  
 Handicapped Accessible

### Sale Price:

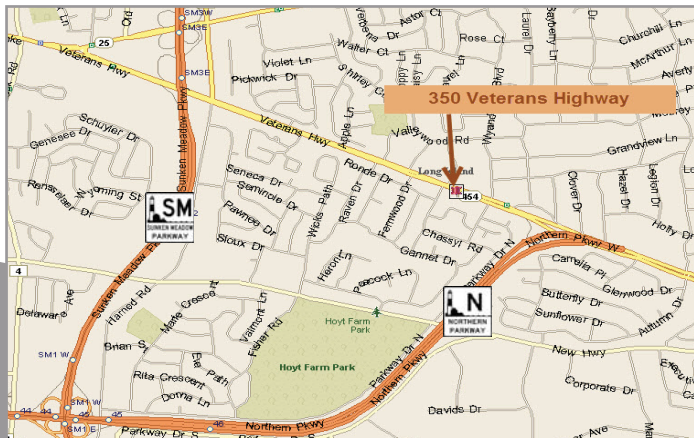
\$1,600,000 (\$168/sf)

### Rent:

Starting at \$17.50 psf gross + utilities & cleaning

### Taxes:

\$33,851 (\$3.56/sf)



### For Further Information:

Andy Dorman  
 Licensed Associate Broker

### HUNT CORPORATE SERVICES, INC.

17 Dupont Street, Suite 4, Plainview, NY 11803  
 Tel: (516) 937-1000 • Cell: (631) 988-6800  
 adorman@huntcorp.com  
 www.huntcorp.com

12/07/2016