

# HUNT

Commercial Real Estate & Construction

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## 1,309 & 800 Square Foot Offices for Lease

Ideal for Professional Use



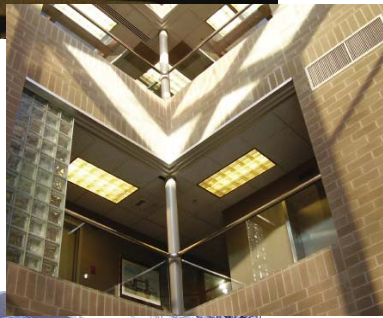
### 50 Karl Avenue, Smithtown, New York

15,000 square foot office building located across from the Smithtown train station. Ideal for medical use, attorneys, engineers, architects, insurance, pension planners and non-profit organizations.



- > 1,309 & 800 square foot offices available
- > Owner will build to suit
- > Generous parking
- > 24/7 access to the building
- > Atrium lobby
- > Zoned for medical or any professional use
- > On-Site management

## 50 Karl Avenue, Smithtown, New York



### Description:

This 15,000 square foot, three-story building has several professional suites available. The property has a majestic atrium entrance, a completely new and redesigned entrance lobby, extensively landscaped grounds, renovated common areas and bathrooms, and storage/archive space.

### Location:

Two blocks north of Main Street (on Karl Avenue), which intersects with the Smithtown train station. Easy access to Jericho Turnpike, Northern State Parkway, Long Island Expressway (Exit 57).

### Parking:

4:1 ratio

### Building:

Office Suites: 1,309 & 800 sf available

Elevator: Yes

Zoning: O-B (Business Office)

Built: 1989

### Rent:

\$18.00 per square foot, plus \$3.00 per square foot HVAC and CAM.

### Term:

Flexible

### For Further Information:

Andy Dorman

Licensed Associate Broker

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