

**Lease**
**Office**
**Exclusive Listing**

**Property Information**
**57-61 Southern Boulevard, Smithtown, NY 11787**

<b>Min Available SF:</b>	1,929	<b>Possession:</b>	Immediate	<b>Fuel:</b>	Gas
<b>Max Available SF:</b>	1,929	<b>Lot Size (Acres):</b>	3.9		
<b>Gross Building Area:</b>	23,660	<b>Parking:</b>	166		
<b>Lease Rate PSF:</b>	\$21.00	<b>Year Built:</b>	2008		
<b>Lease Type:</b>	NNN	<b>Stories:</b>	1		
<b>RE Taxes PSF:</b>	\$4.75				
<b>CAM PSF:</b>	\$2.90				

Lease rate price reduction just announced. State of the art medical office park. Only one space available in this Separate entrances and utilities/HVAC. No loss factor. Second generation medical office space. 5-6 exam rms, 2 consult rms, nurses station, reception area, waiting rm, 2 ADA bathrooms, kitchen/pantry.

Join Mount Sinai Medical Center's North Shore Medical Group and other well established medical office users in this successful medical office park.

Newly constructed three (3) one-story professional office buildings in parklike setting. Immediate access to Nesconset Highway (Rte 347) and Middle Country Road (Rte 25). Only minutes to Stony Brook University Hospital and St. Catherine's Hospital.

**For Information, please contact:** Lee Rosner, CCIM SIOR

(631) 761-6886 Direct Dial

Email [lrosner@cbcli.com](mailto:lrosner@cbcli.com)
**CBCLI.COM**
**Coldwell Banker Commercial Island Corporate Services**  
**1601 Veterans Memorial Highway, Ste 420**  
**Islandia, NY 11749**
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**Alternate Photo**

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**Street Map**

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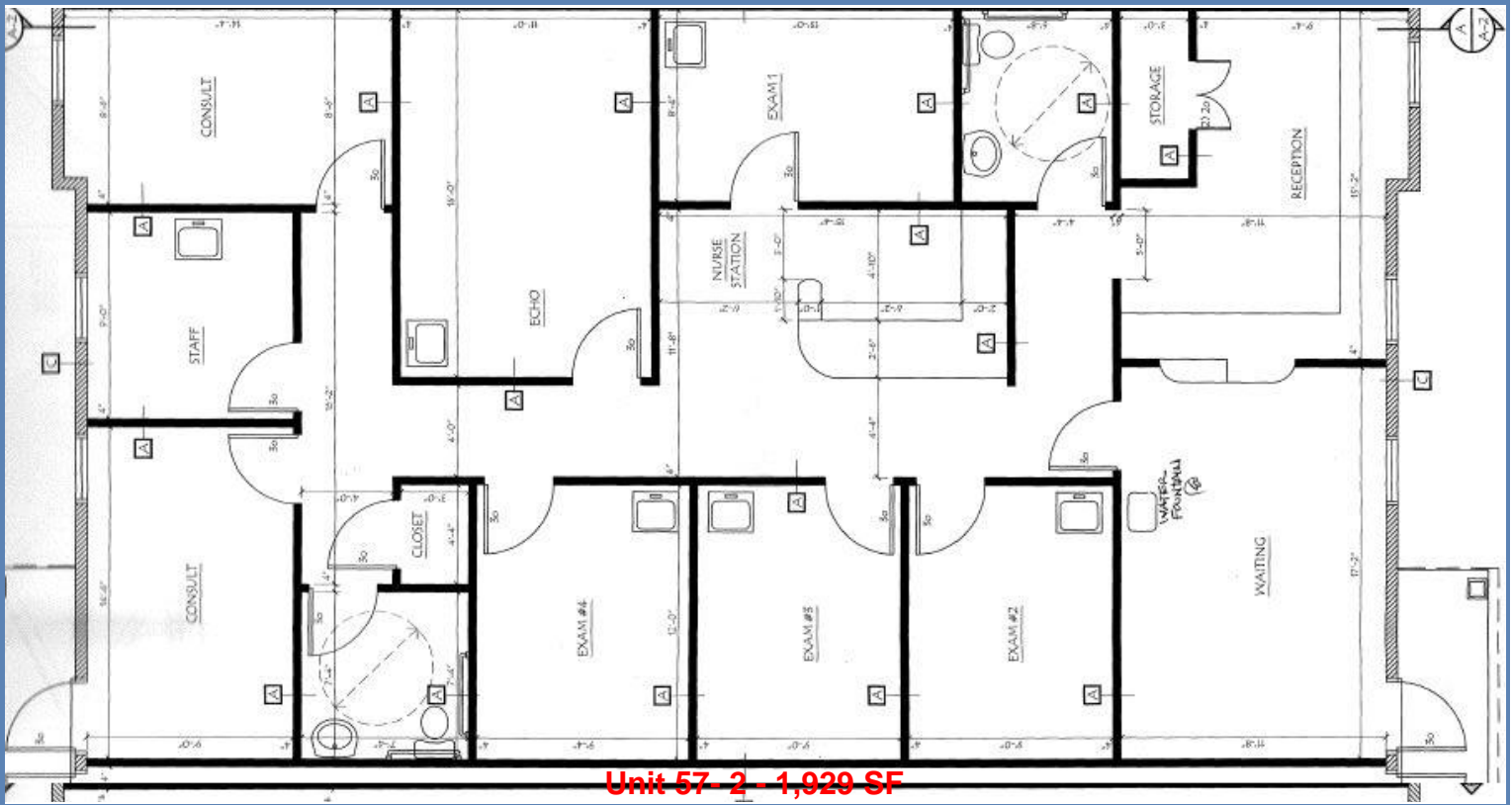
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Aerial



Unit 57-2 - 1,929 SF

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**CBCLI.COM**

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**Monument Sign**



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