

# Office

# Exclusive Listing

# Lease

**LV Medical Plaza**  
**31 Main Road**  
**Riverhead, NY 11901**



## Property Information

<b>Min Size:</b>	1,500
<b>Max Size:</b>	8,500
<b>GLA:</b>	28,875
<b>Sale Price:</b>	
<b>Lease Rate PSF:</b>	\$26
<b>Lease Type:</b>	NNN
<b>Electric PSF:</b>	
<b>CAM PSF:</b>	2.5
<b>Possession:</b>	Immediate
<b>Office size:</b>	
<b>Floor:</b>	2
<b>Ceiling Hgt:</b>	
<b>Fuel:</b>	Gas
<b>Sprinklered:</b>	0
<b>Power:</b>	0
<b>Loading Docks:</b>	0
<b>Drive Ins:</b>	0
<b>Parking:</b>	231
<b>RE Taxes:</b>	\$67,856
<b>Lot Size (Acres):</b>	5.06
<b>Zoning:</b>	



Premier Medical Office Building in Riverhead! Located approx 1.75 miles east of the Peconic Medical Center on Main Road a/k/a Route 58. Smaller suites now available! (see attached leasing plan). Join Peconic Surgical Group, Northwell Health Urology, East End Rheumatology, Hamptons Orthopedic Institute & North Fork Physical Therapy in the premier medical office building in Riverhead. Separately metered gas & electric. Space available on the second floor with high weight floor load spec's. 480V power available to building. Ample storage space available for record retention with elevator access in lower level. \$25 PSF work letter included for qualified tenants. Taxes: \$2.35 PSF CAM: \$2.50 PSF

**For Information, please contact:** Neil Crawford (631)761-9407 Direct Dial Email [ncrawford@cbcli.com](mailto:ncrawford@cbcli.com)

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