

Office
Exclusive Listing
Lease
**55 2nd Avenue
Brentwood, NY 11717**
Property Information

Min Contiguous SF:	1,500
Max Contiguous SF:	10,500
Max Available SF:	10,500
Gross Leasable Area:	15,000
Lease Rate PSF:	\$22.95
Lease Type:	NNN
Possession:	Immediate
# of Stories:	1
Fuel:	Gas
Parking:	6.87 per 1,000 SF
Lot Size (acres):	1.89
Zoning:	
Year Built:	2010


Main Photo

Pre-Built Medical Office Space for Lease. Join established Pediatric, Dentistry and Orthopedic/Physical Therapy Practices at property. Immediate proximity to LIRR Station and Suffolk Avenue. Dense population base. Excellent public transportation in immediate area. Separate entrances to each suite. Separate HVAC systems and electric/gas meters for each unit.

Available medical office suites can be combined to create 3,000, 4,500, 6,000, 7,500 9,000 or 10,500 SF divisions. NNN Charges are \$5.04 PSF for Taxes and \$2.50 PSF for CAM

Suite No.	Min Avail Space	Max Avail Space	Rent PSF	Space Availability		
				Electric PSF	Availability	Description
Suite 6	1,500	10,500	\$22.95		Arranged	Pre-built medical space
Suite 10	1,500	10,500	\$22.95		Immediate	Pre-built medical space
Suite 5	1,500	10,500	\$22.95		Immediate	Pre-built medical space
Suite 4	1,500	10,500	\$22.95		Arranged	
Suite 3	1,500	10,500	\$22.95		Immediate	Pre-built medical space
Suite 2	1,500	10,500	\$22.95		Immediate	Pre-built medical space
Suite 1	1,500	10,500	\$22.95		Arranged	Pre-built medical space

For Information, please contact: Lee Rosner, CCIM SIOR (631) 761-6886 Direct Dial Email lrosner@cbcli.com
Neil Crawford (631) 761-9407 Direct Dial Email ncrawford@cbcli.com

One Suffolk Square, 1601 Veterans Memorial Highway, Suite 420, Islandia, NY 11749 | 631-232-4400 Tel | 631-2132-2438 Fax



Alternate Photo



Alternate Photo

For Information, please contact:

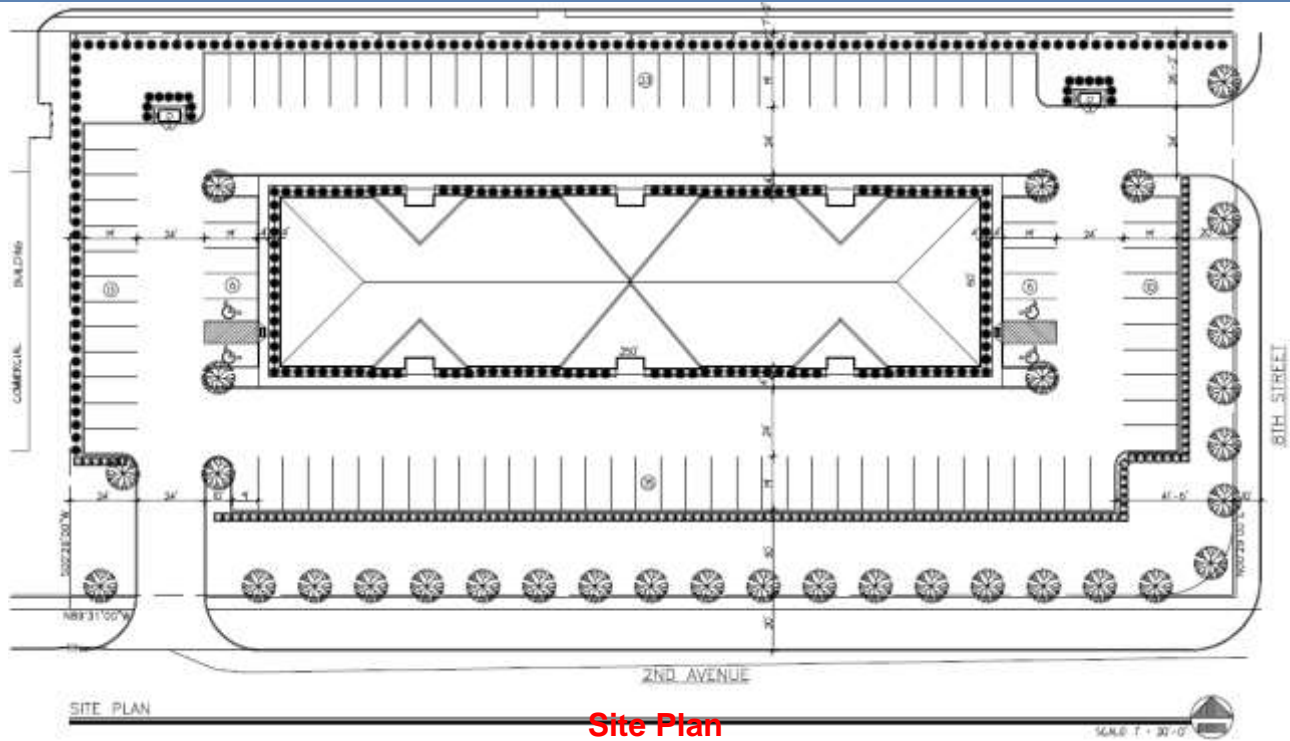
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Site Plan



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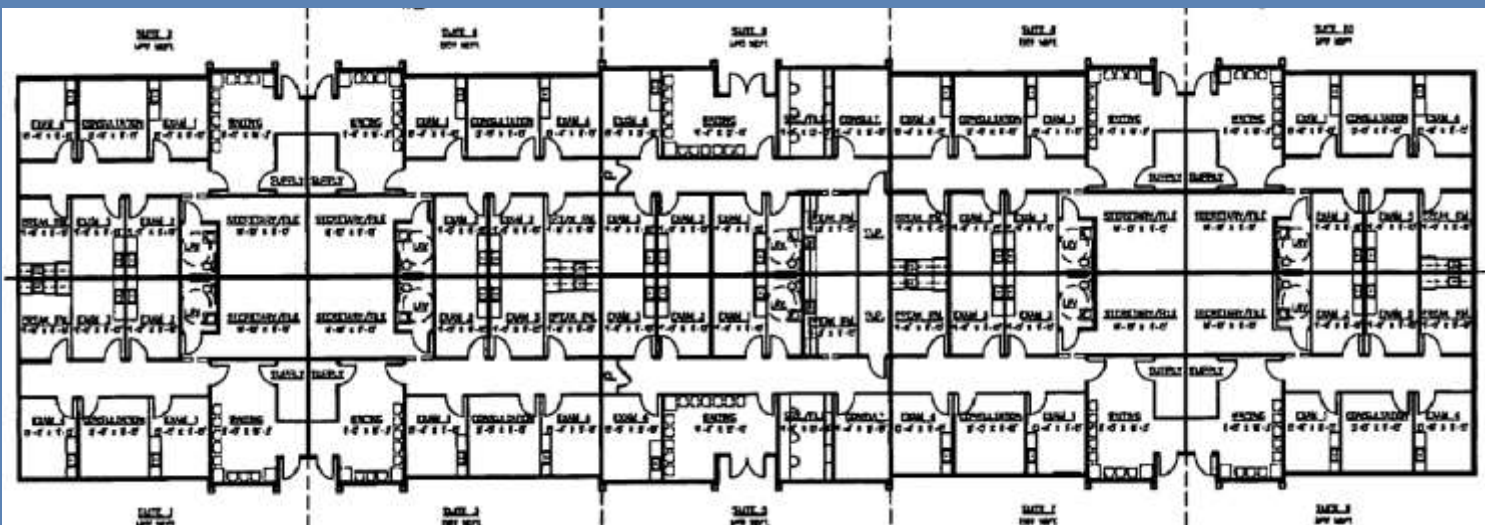
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	2nd Ave					
8th St	Vacant - Suite 10	Pediatrician - Suite 9	General Dentist - Suite 8	County Legislator - Suite 7	Orthopedist/PT - Suite 6	West
	Vacant - Suite 5	Occupied - Suite 4	Vacant - Suite 3	Vacant - Suite 2	Orthopedist /PT - Suite 1	
Highlighted Suites are Available		Shopping Center to the North				
Each unit is 1,500 sf						

Available Space Key

Space Plan
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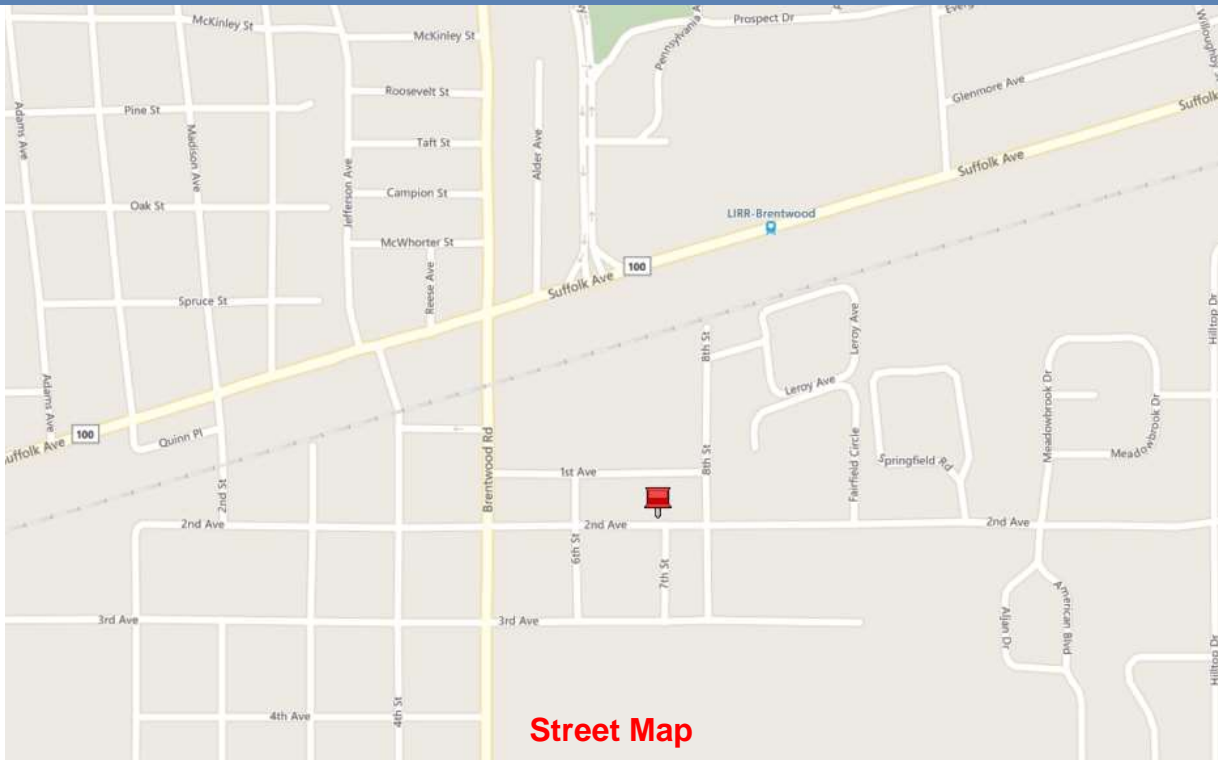
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Aerial

Street Map
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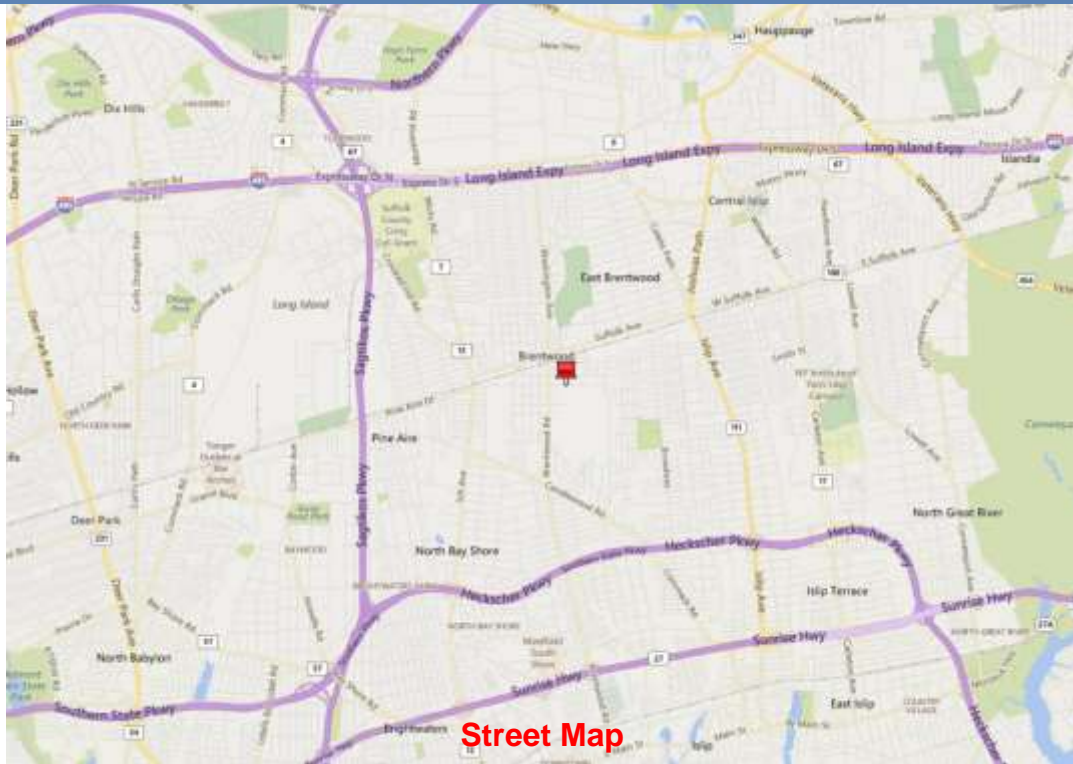
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Street Map

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