

Office

Exclusive Listing

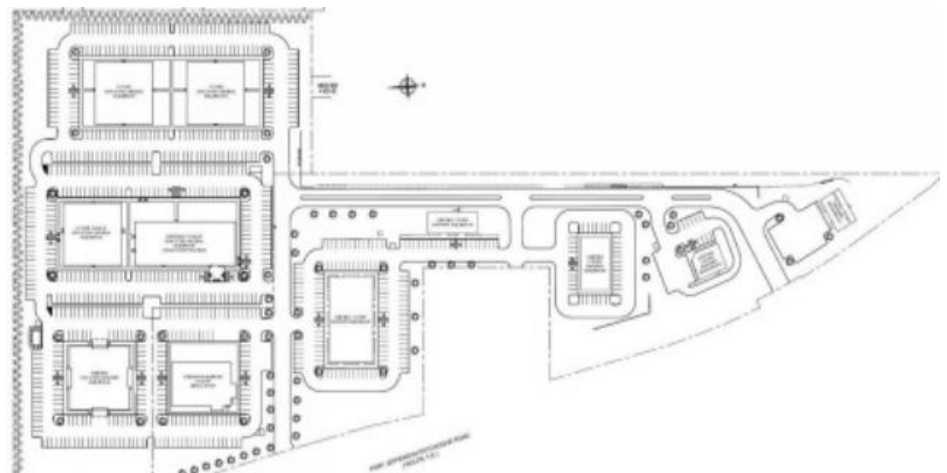
Lease

**Washington Professional Park
1500 Route 112
Port Jefferson Station, NY 11776**



Property Information

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|--------------------------|----------------|
| Min Size: | 1,480 |
| Max Size: | 43,000 |
| GLA: | 132,000 |
| Sale Price: | |
| Lease Rate PSF: | \$25.95 |
| Lease Type: | NNN |
| Electric PSF: | |
| CAM PSF: | |
| Possession: | Immediate |
| Office size: | |
| Floor: | 1 & 2 |
| Ceiling Hgt: | |
| Fuel: | Gas |
| Sprinklered: | 1 |
| Power: | 0 |
| Loading Docks: | 0 |
| Drive Ins: | 0 |
| Parking: | 6.67 per 1,000 |
| RE Taxes: | |
| Lot Size (Acres): | 21 |
| Zoning: | J4 |



Class A Medical Office Space for Lease. Build to suit opportunities range from 13,440 RSF to 43,000 RSF of contiguous space. Existing space opportunities for more immediate requirements range from 1,480 RSF to 7,033 RSF. WASHINGTON PROFESSIONAL PARK is a highly successful professional office park predominantly occupied with medical practices. It is located on a 21 acre site at a signaled intersection on NYS Route 112 within minutes of three major area hospitals. The 135,000 SF development is +/-80% built out. Current Tenants Include: North Shore Hematology Oncology Associates, P. C. (now known as NY Cancer), Cavallo & Horlick Dermatology, Frontier Healthcare's Long Island Digestive Endoscopy Center, Diehl Plastic Surgery Center, ENT and Allergy Associates, LLP, Long Island Bone & Joint LLP (coming soon), Neurological Surgery, P.C., Sighted (coming soon) & Desepoli Wealth Management. CAM & RE Taxes: \$6.50 PSF

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| 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 |
| | Joseph Sorbara | (631)761-9406 Direct Dial | Email jsorbara@cbcli.com |

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