



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (Full Service Gross (Electric Included)) \$1500/Month
Building Size:	8,200 SF
Available SF:	600 SF
Lot Size:	40,075 SF
Number of Units:	17
Zoning:	J4

PROPERTY OVERVIEW

SUBLEASE OPPORTUNITY: 600 SF Private Office Available For Sublease. The office is located in a well maintained building with excellent curb appeal and good parking. The suite has new vinyl flooring and a private entrance. The lease is being offered as full service gross (electric included).

LOCATION OVERVIEW

Stony Brook, NY, is a charming coastal community with a vibrant mix of historical landmarks, scenic beauty, and modern conveniences. The area features a rich cultural heritage and offers an array of dining, shopping, and recreational opportunities. The renowned Stony Brook University and Hospital add to the area's appeal, fostering a dynamic intellectual and medical community. The property is conveniently located near picturesque beaches, sprawling parks, and a diverse range of local businesses. With its blend of academic, cultural, and natural attractions, Stony Brook provides an inviting and stimulating environment for potential tenants seeking an ideally situated office location.

PROPERTY HIGHLIGHTS

- Private Office For SUBLEASE with Separate Entrance
- Ample Parking

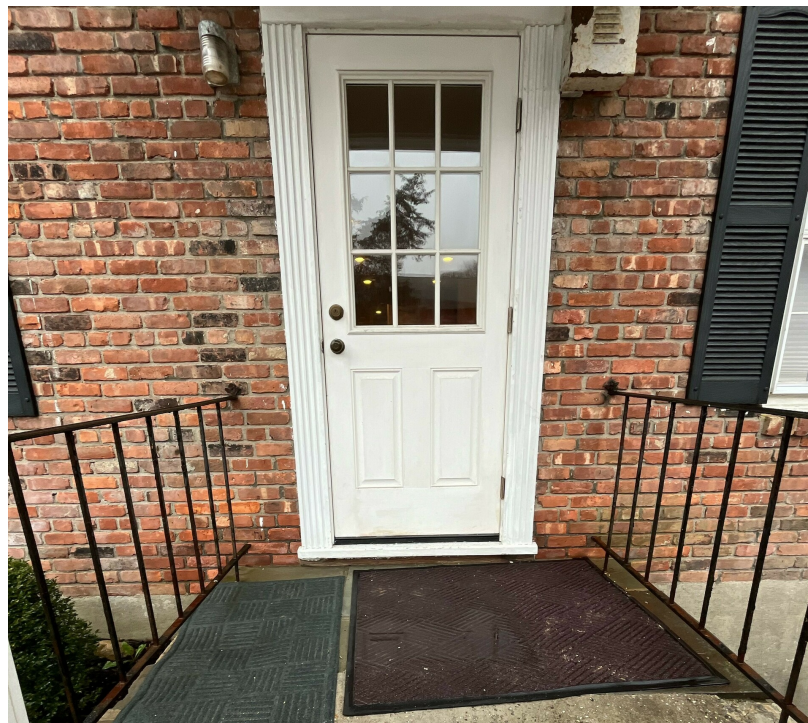
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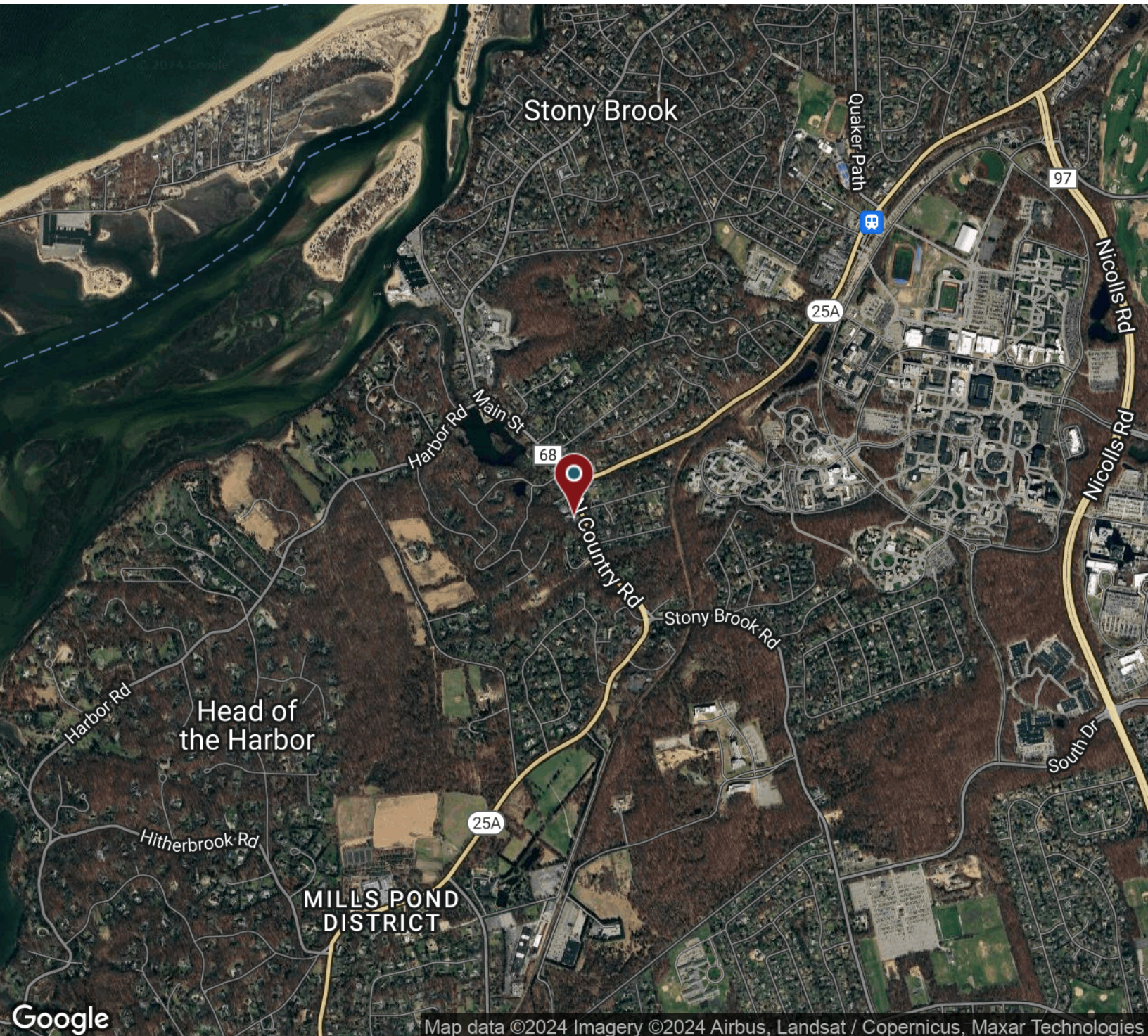
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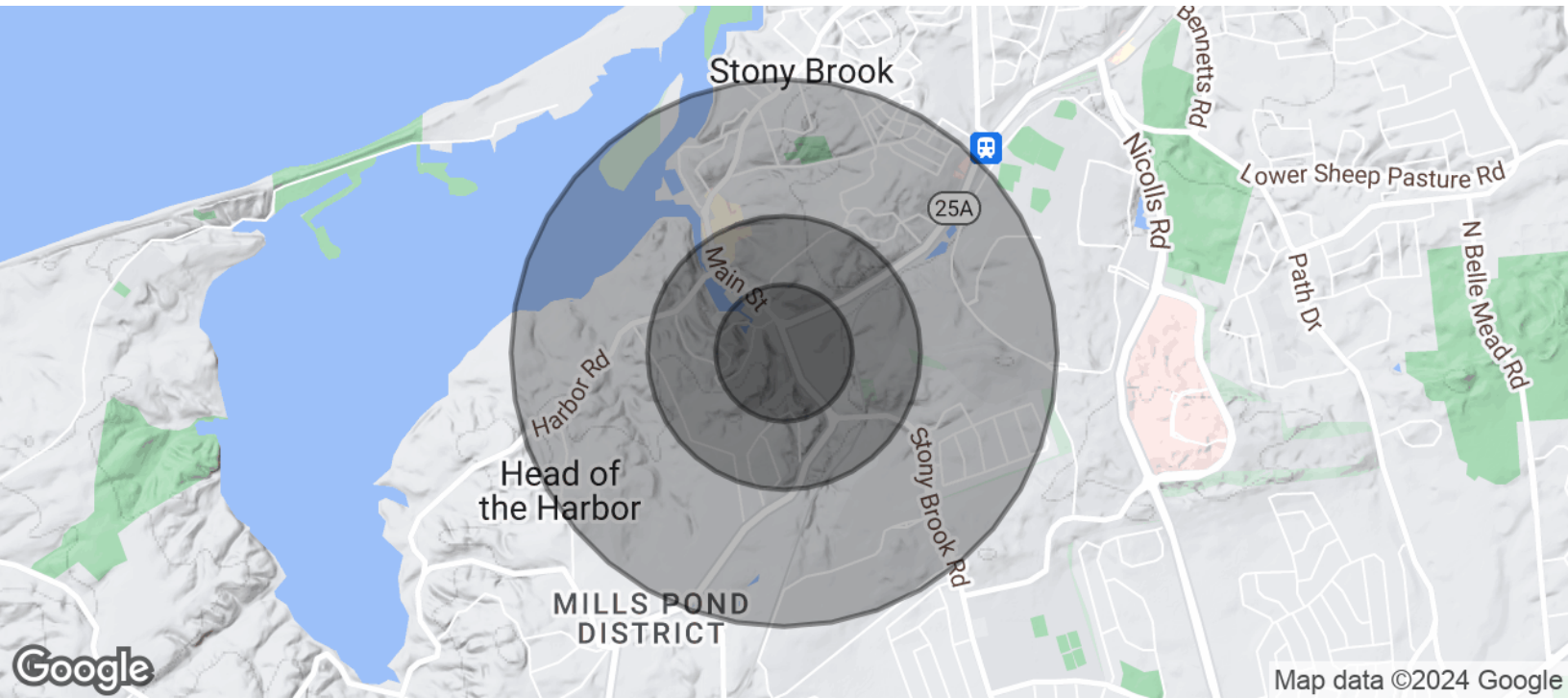
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	141	902	5,245
Average Age	44.5	36.7	31.7
Average Age (Male)	42.9	35.4	30.1
Average Age (Female)	45.7	38.3	33.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	234	1,046
# of Persons per HH	2.8	3.9	5.0
Average HH Income	\$191,317	\$179,636	\$171,533
Average House Value	\$591,916	\$604,895	\$622,326

2020 American Community Survey (ACS)

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