



MEDICAL BUILDING FOR LEASE
179 Little East Neck Road
West Babylon, NY

Medical Building For Sublease



ENTIRE BUILDING | ± 5,600 RSF + BASEMENT

For more information, please contact:

Melissa Naeder
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John A. LaRuffa, SIOR
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Available Space: First Floor: \pm 5,600 SF

Lot Size: \pm 24,829 SF

Parking: 45 Spaces

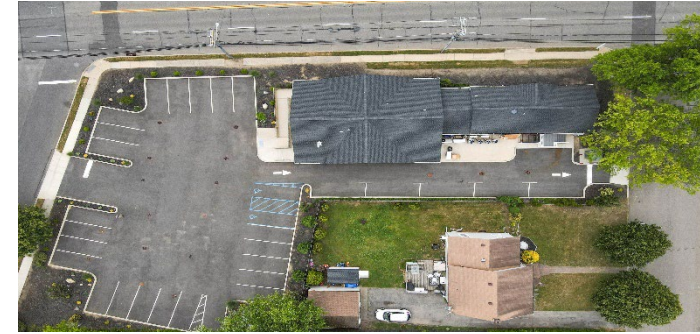
Possession: Arranged

Sublease Term: 9/30/2028

Sublease Price: Upon request

PROPERTY HIGHLIGHTS

- Long Island medical office portfolio comprised of two freestanding buildings and six condo suites.
- RadNet (Nasdaq: RDNT) is a leading national radiology provider with \pm 332 imaging centers across the US.
- Geographically diverse assets positioned throughout Suffolk County, New York.
- There are more than seven years remaining on all leases, with at least 3% annual increases.
- The portfolio is fully leased and occupied by Mid Rockland Imaging Partners, a subsidiary of RadNet.
- The portfolio has an in-place net operating income of approximately \$731,469.

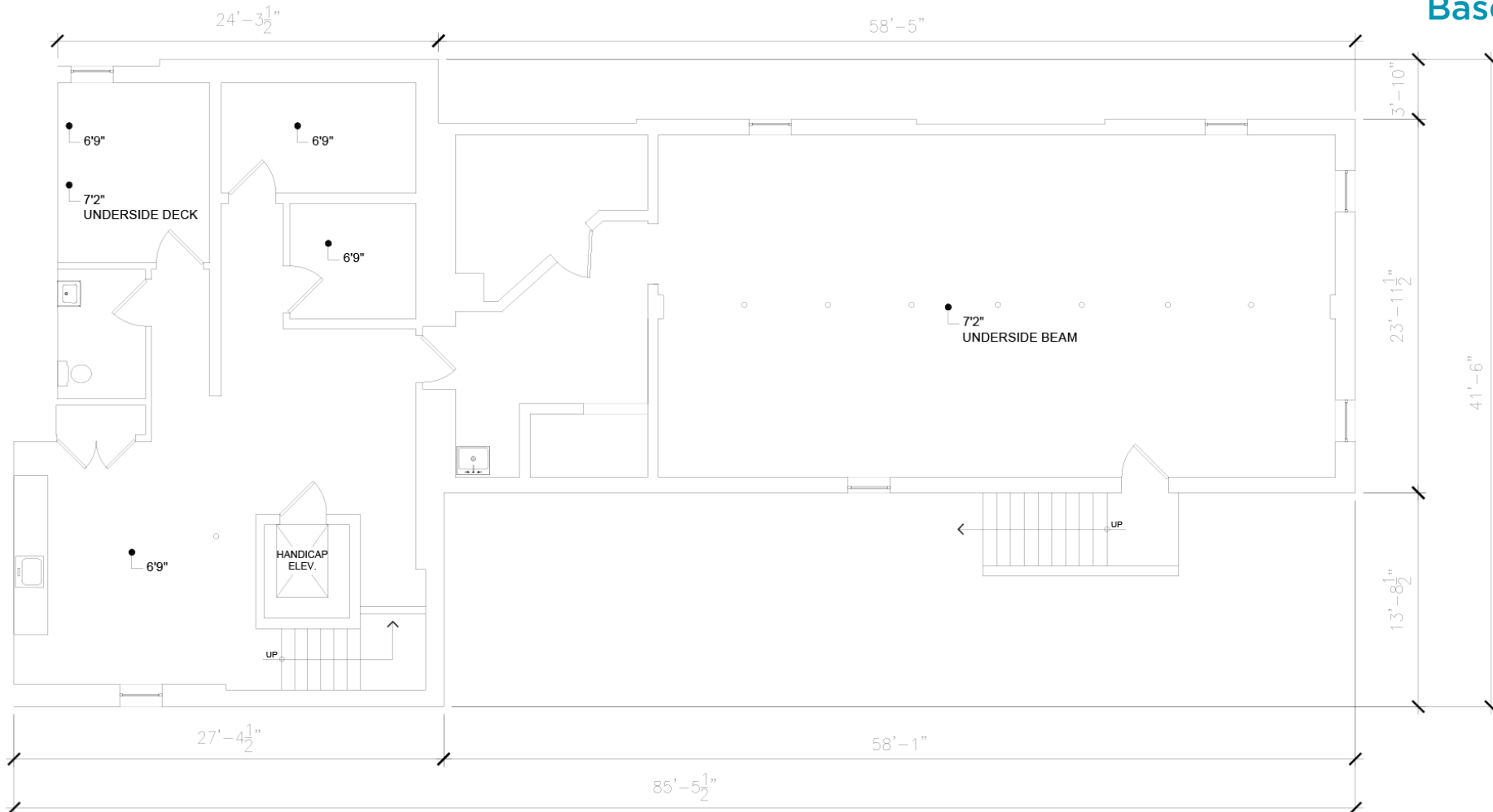


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FLOOR PLAN
Basement



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