

+/- 4,240 SF PROFESSIONAL/MEDICAL OFFICE

200-B West Main Street | Babylon, New York 11702

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



200-B West Main Street | Babylon, New York 11702

Available SF:	4,240 SF	Lot Size:	1.63 Acres
Floor:	Second Floor	Parking:	+/- 88 Spaces
Elevator:	Yes	Lease Price:	\$34.00 PSF (MG)

For more information and to schedule a tour, contact Michael Murphy

Property Overview

Exceptional opportunity to lease a turnkey 4,240 SF medical/professional office suite located within a well-established professional and medical office park on highly visible West Main Street (Montauk Highway) in the heart of Babylon. This impressive second-floor space is fully built out and ideally suited for medical, healthcare, legal, financial, wellness, or other professional office users seeking a premier Long Island location.

The thoughtfully designed floor plan offers a functional mix of private offices, exam rooms, administrative areas, conference space, and reception/waiting areas, providing flexibility for a wide range of professional uses. The suite is move-in ready and showcases high-end architectural details, including custom moldings, quality finishes, glass-front office areas, and abundant natural light throughout.

Large architectural-style windows create a bright and inviting work environment, while ample lighting, central air conditioning, and heating ensure year-round comfort. Elevator access and professionally maintained common areas further enhance the tenant experience.

Situated within a prestigious professional and medical office campus, the property benefits from ample parking for over 80 vehicles with 6 ADA assigned spaces in a private on-site lot, providing convenience for both employees and visitors. Tenants will also enjoy the unique advantage of being within walking distance of vibrant Babylon Village, offering an array of restaurants, cafés, retail shops, banking, and other everyday amenities. The location also provides excellent accessibility to major roadways and the Babylon LIRR station.

Combining a distinguished professional setting, exceptional accessibility, and a highly desirable Babylon Village location, this is a rare opportunity to establish or expand your practice or business in one of Long Island's most sought-after office markets.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

PROPERTY HIGHLIGHTS

200-B West Main Street | Babylon, New York 11702



Property Highlights

- Turnkey 4,240 SF Medical/Professional Suite – Fully built-out second-floor office featuring a versatile layout with private offices, exam rooms, administrative areas, conference space, and reception/waiting areas.
- Prestigious Babylon Village Location – Situated on highly traveled West Main Street (Montauk Highway), offering exceptional visibility and walking-distance access to Babylon Village restaurants, shops, banking, and the LIRR station.
- High-End Finishes & Abundant Natural Light – Features custom moldings, quality architectural details, glass-front office areas, large arched windows, ample lighting, and a professional, upscale appearance throughout.
- Ample On-Site Parking & Elevator Access – Located within a well-established professional/medical office park with a private parking lot, convenient accessibility, and elevator-served access for staff and visitors.

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EXTERIOR PHOTOS

200-B West Main Street | Babylon, New York 11702



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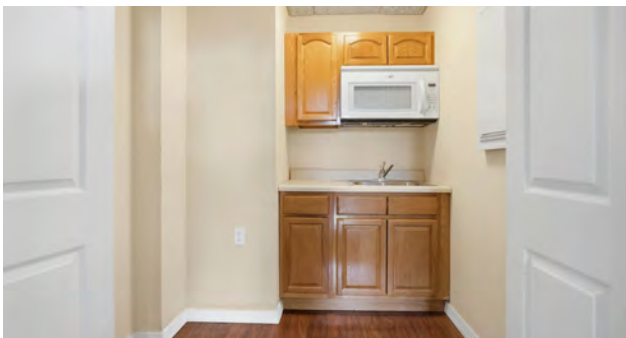
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INTERIOR PHOTOS

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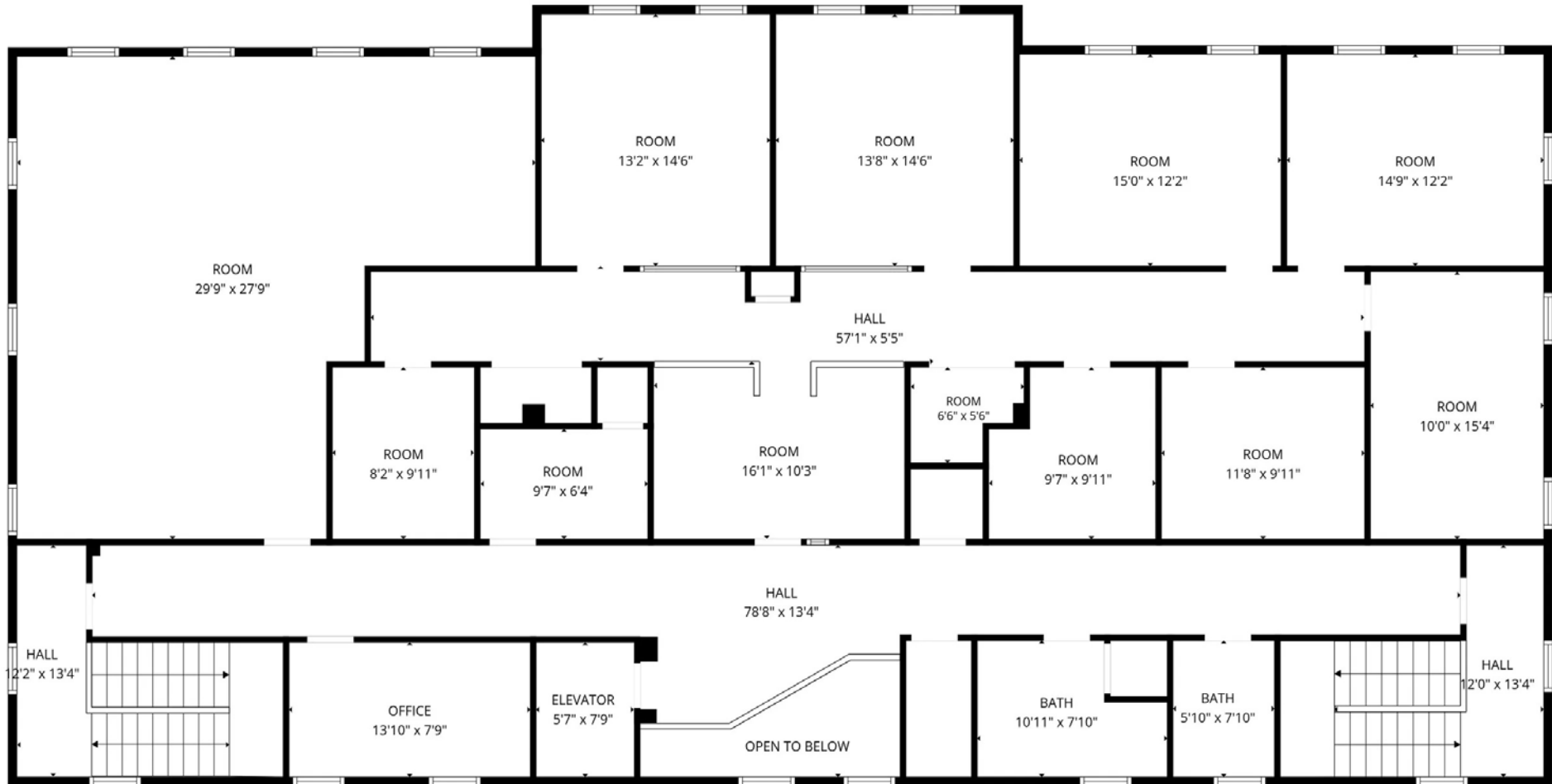
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FLOOR PLAN

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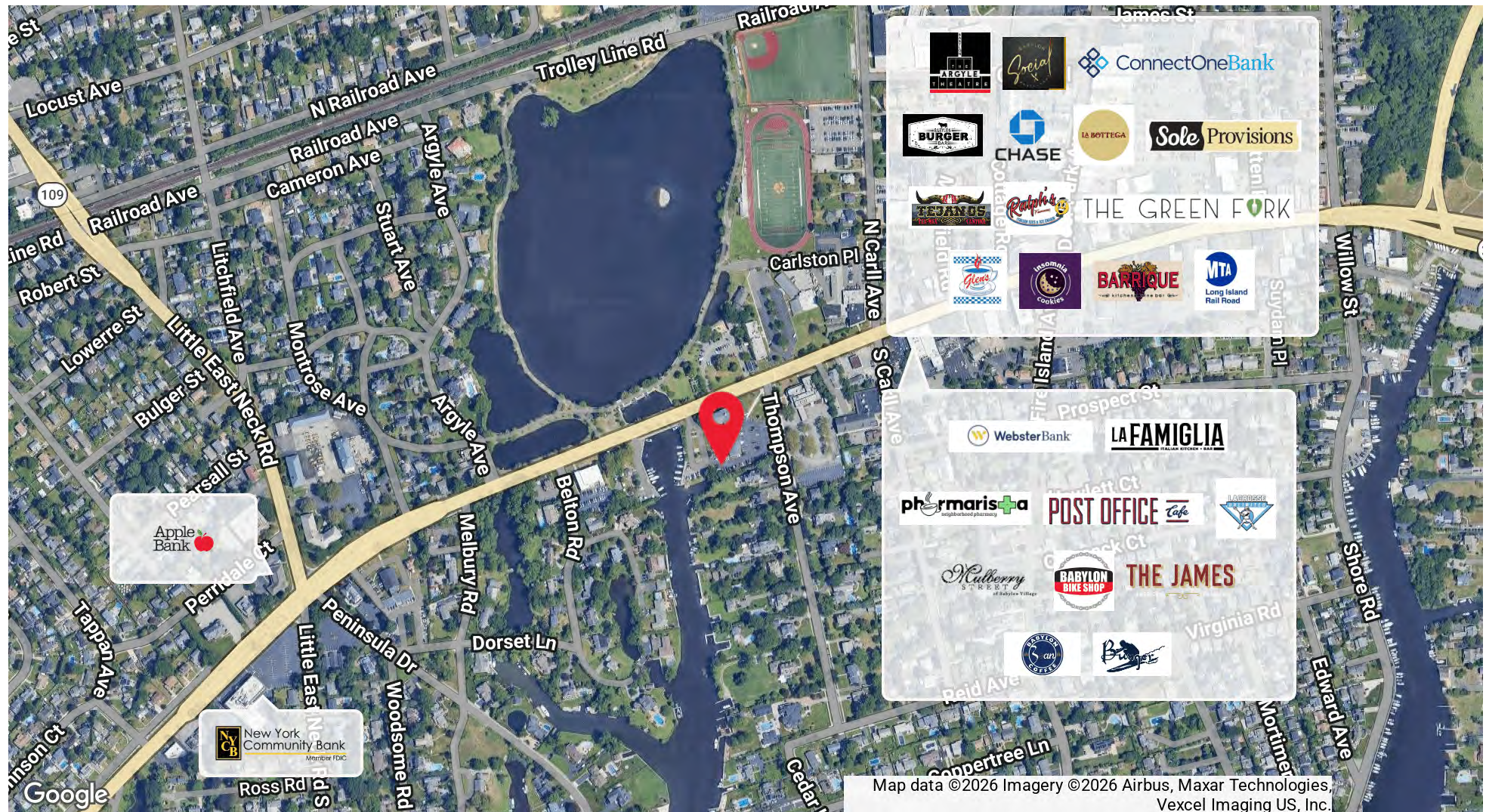
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RETAILER MAP

200-B West Main Street | Babylon, New York 11702



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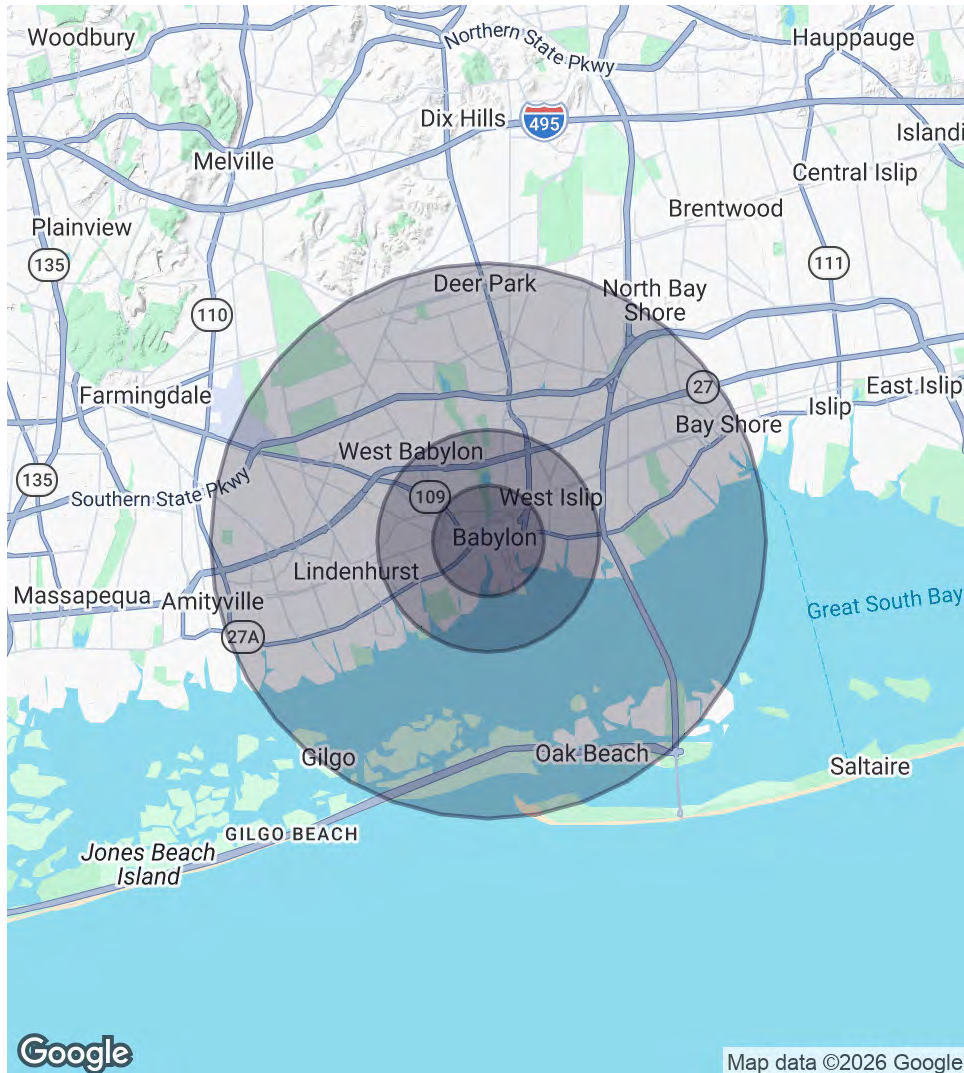
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DEMOGRAPHICS MAP & REPORT

200-B West Main Street | Babylon, New York 11702



1 Mile Radius

Population

12,911

Households

5,019

Average HH Income

\$165,987

2 Miles Radius

Population

47,614

Households

16,682

Average HH Income

\$162,903

5 Miles Radius

Population

240,806

Households

76,024

Average HH Income

\$155,556

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Michael G. Murphy

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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