



5000 Corporate Ct

5000 Corporate Court
Holtsville, New York 11742

Property Highlights

- Flexible floor plans for customizable workspace
- High-speed internet connectivity for seamless operations
- Ample parking for employees and visitors
- Prime location with easy access to major transportation routes
- Modern and well-maintained exterior with professional landscaping
- Spacious work areas to accommodate diverse business needs
- State-of-the-art facilities for enhanced productivity
- Professional environment to impress clients and guests
- On-site amenities for convenience and comfort
- Secure and reliable infrastructure for peace of mind

Offering Summary

Lease Rate:	Negotiable
Building Size:	264,482 SF
Available SF:	4,200 - 37,601 SF
Lot Size:	36.3 Acres

For More Information

Lee Rosner

O: 631 761 6886
lrosner@nailongisland.com

Neil Crawford

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Richard Witt

O: 631 761 6887
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Property Description

Introducing 5000 Corporate Court, Holtsville, NY - a premier leasing opportunity for your business. This modern property offers flexible floor plans, high-speed internet connectivity, and ample parking for employees and visitors. With its prime location, tenants benefit from easy access to major transportation routes and nearby amenities. The well-maintained exterior and professional landscaping create a welcoming environment for employees and clients. Inside, the property boasts spacious, customizable work areas and state-of-the-art facilities. Discover a space designed to elevate your business. Take advantage of this exceptional leasing opportunity at 5000 Corporate Court today.

Location Description

The property at 5000 Corporate Court in Holtsville, NY, 11742 is ideally situated within an industrial area that offers a dynamic blend of commercial activity and accessibility. Tenants benefit from the close proximity to key industrial and manufacturing facilities, providing a strategic advantage for business operations. Additionally, the property's location provides easy access to major transportation routes, offering convenience for employees and visitors. This prime location in the heart of an industrial hub provides an ideal setting for businesses seeking a productive and well-connected environment.



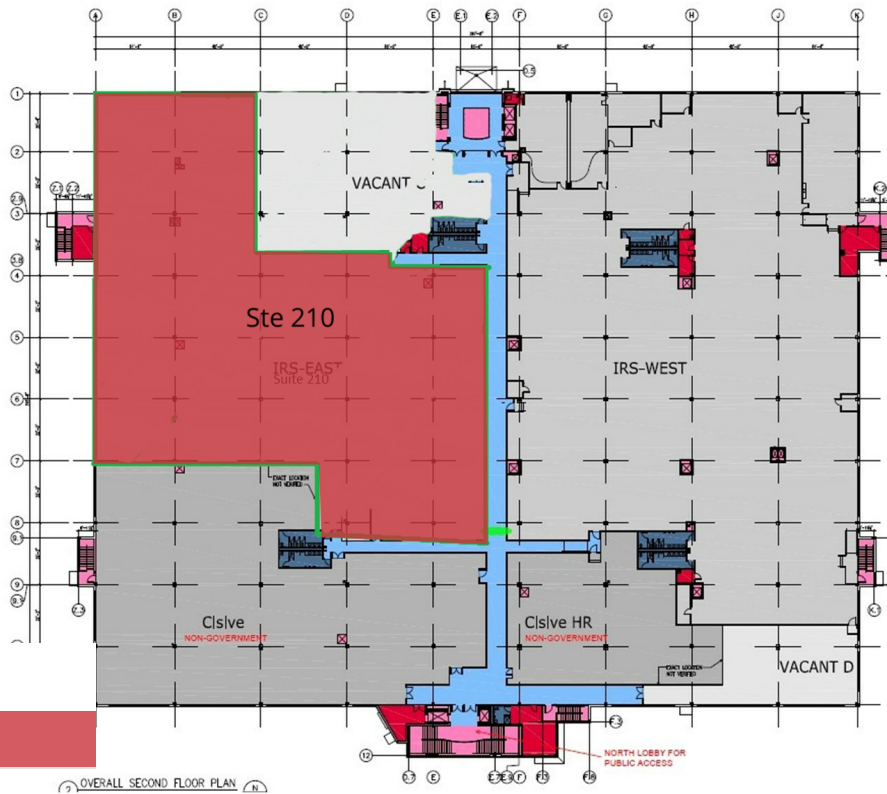
Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,200 - 37,601 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant Size (SF)	Lease Type	Lease Rate	Description
Ste 120	Available 4,901 SF	Modified Gross	Negotiable	Suitable for food use, including commercial kitchen, off-premises caterer, etc.
Ste 130	Available 4,200 SF	Modified Gross	Negotiable	Second generation space immediately off of main lobby. Open floor plan
Ste 210	Available 15,000 - 37,601 SF	Modified Gross	Negotiable	Large floorplate second-generation office space. Div to 15,000 RSF. Ready for occupancy. Former IRS space.
Ste 230	Available 10,220 SF	Modified Gross	Negotiable	First generation space. Can be combined with the adjacent 37,601 RSF second-generation former IRS space
Ste 240	Available 4,246 SF	Modified Gross	Negotiable	First generation space. Can be combined with adjacent 8,683 RSF second generation space.
Ste 250	Available 8,683 SF	Modified Gross	Negotiable	Fully furnished. Can be combined with adjacent 4,246 RSF first generation corner suite.

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Legend

Available

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Ste 210	Available	15,000 - 37,601 SF	Modified Gross	Negotiable	Large floorplate second-generation office space. Div to 15,000 RSF. Ready for occupancy. Former IRS space.



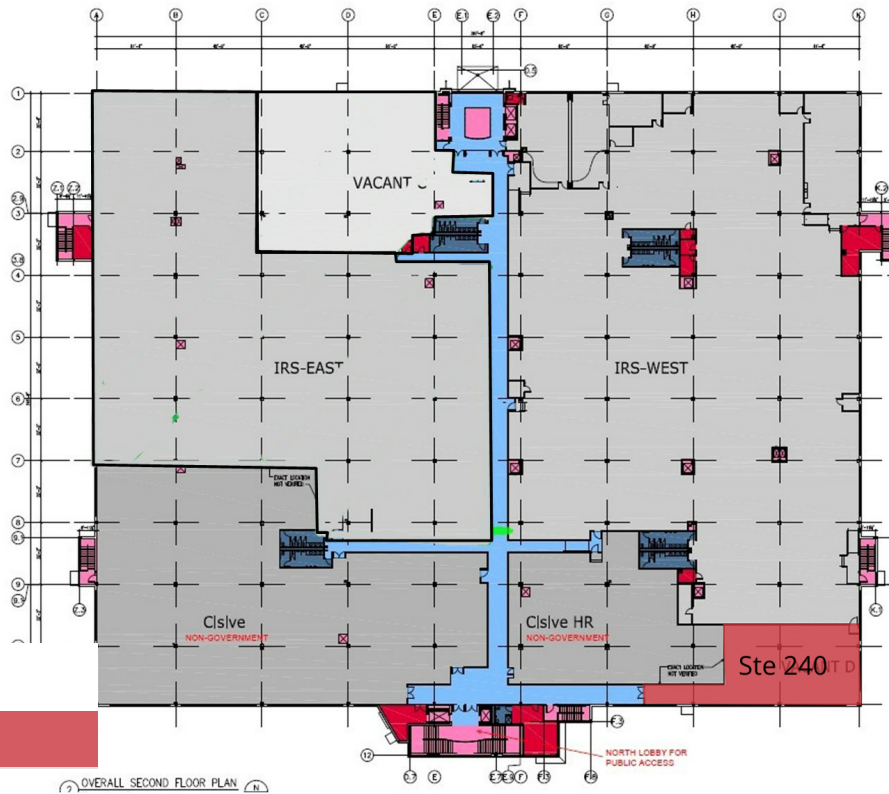
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Available

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Ste 230	Available	10,220 SF	Modified Gross	Negotiable	First generation space. Can be combined with the adjacent 37,601 RSF second-generation former IRS space

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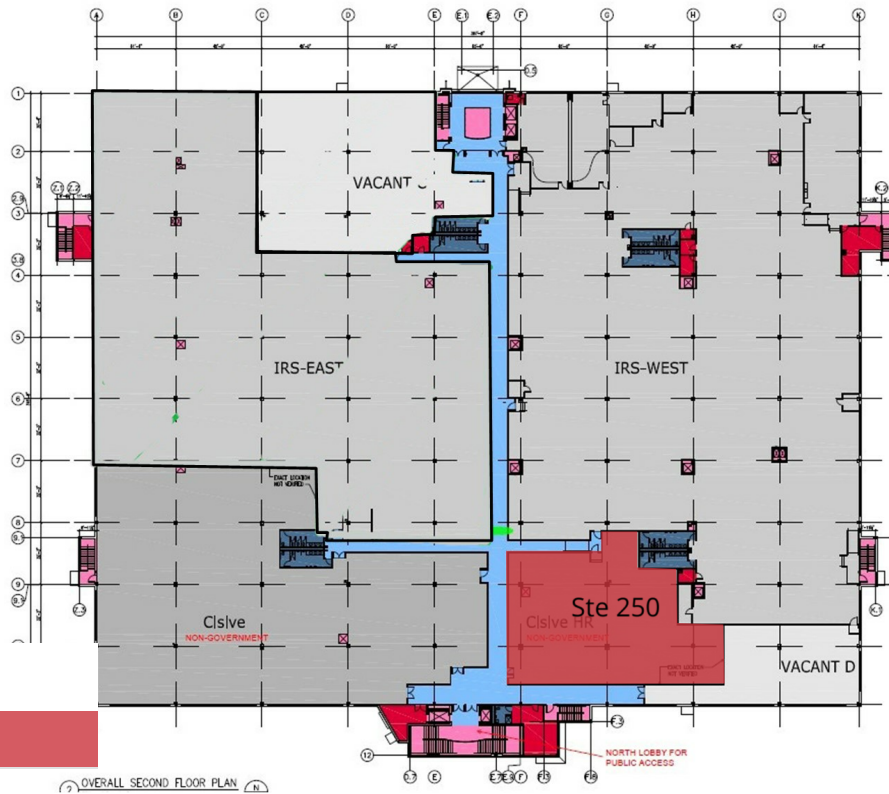
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Available

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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Ste 240	Available	4,246 SF	Modified Gross	Negotiable	First generation space. Can be combined with adjacent 8,683 RSF second generation space.
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Legend

Available

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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Ste 250	Available	8,683 SF	Modified Gross	Negotiable	Fully furnished. Can be combined with adjacent 4,246 RSF first generation corner suite.
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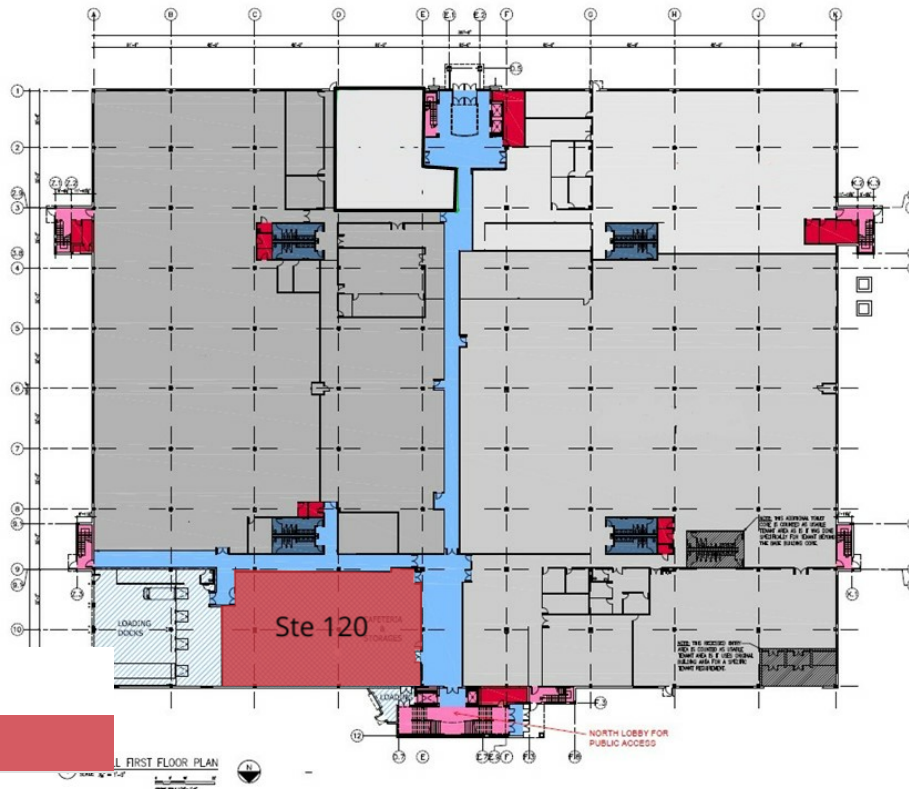
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Available

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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Ste 130	Available	4,200 SF	Modified Gross	Negotiable	Second generation space immediately off of main lobby. Open floor plan
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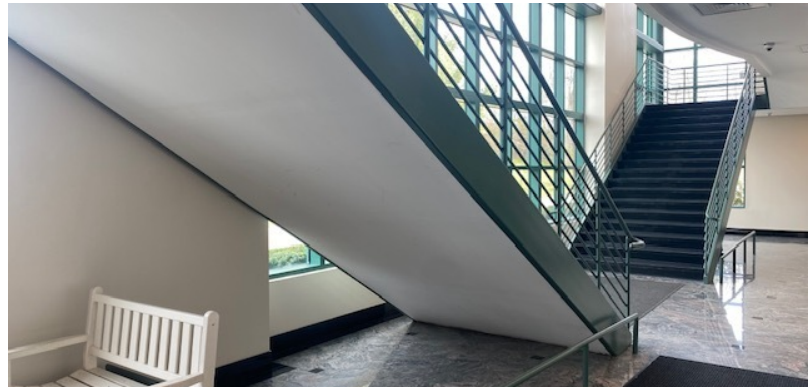
Available

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Ste 120	Available	4,901 SF	Modified Gross	Negotiable	Suitable for food use, including commercial kitchen, off-premises caterer, etc.

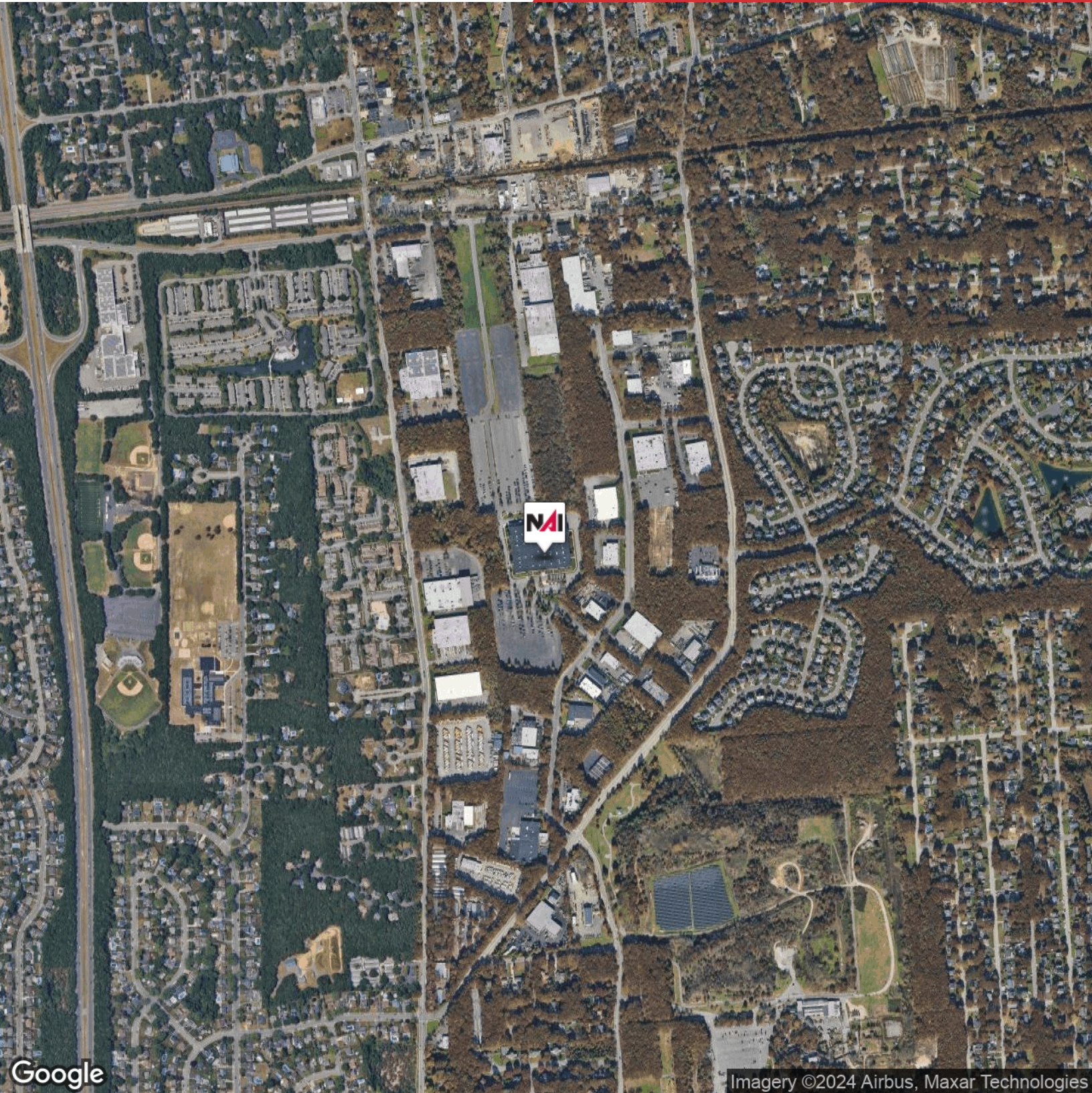
For Lease

4,200 - 37,601 SF | Negotiable
Office Space



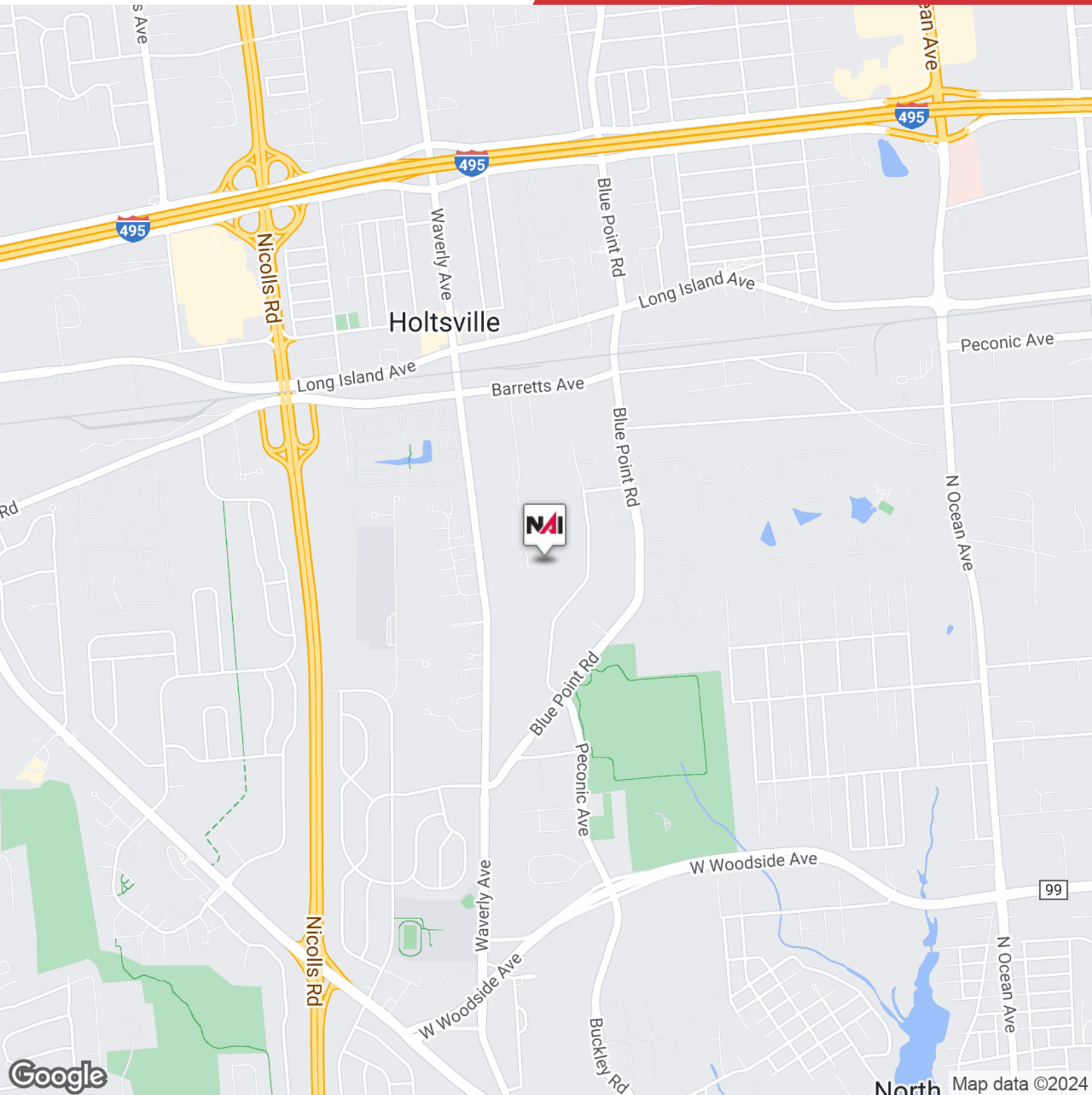
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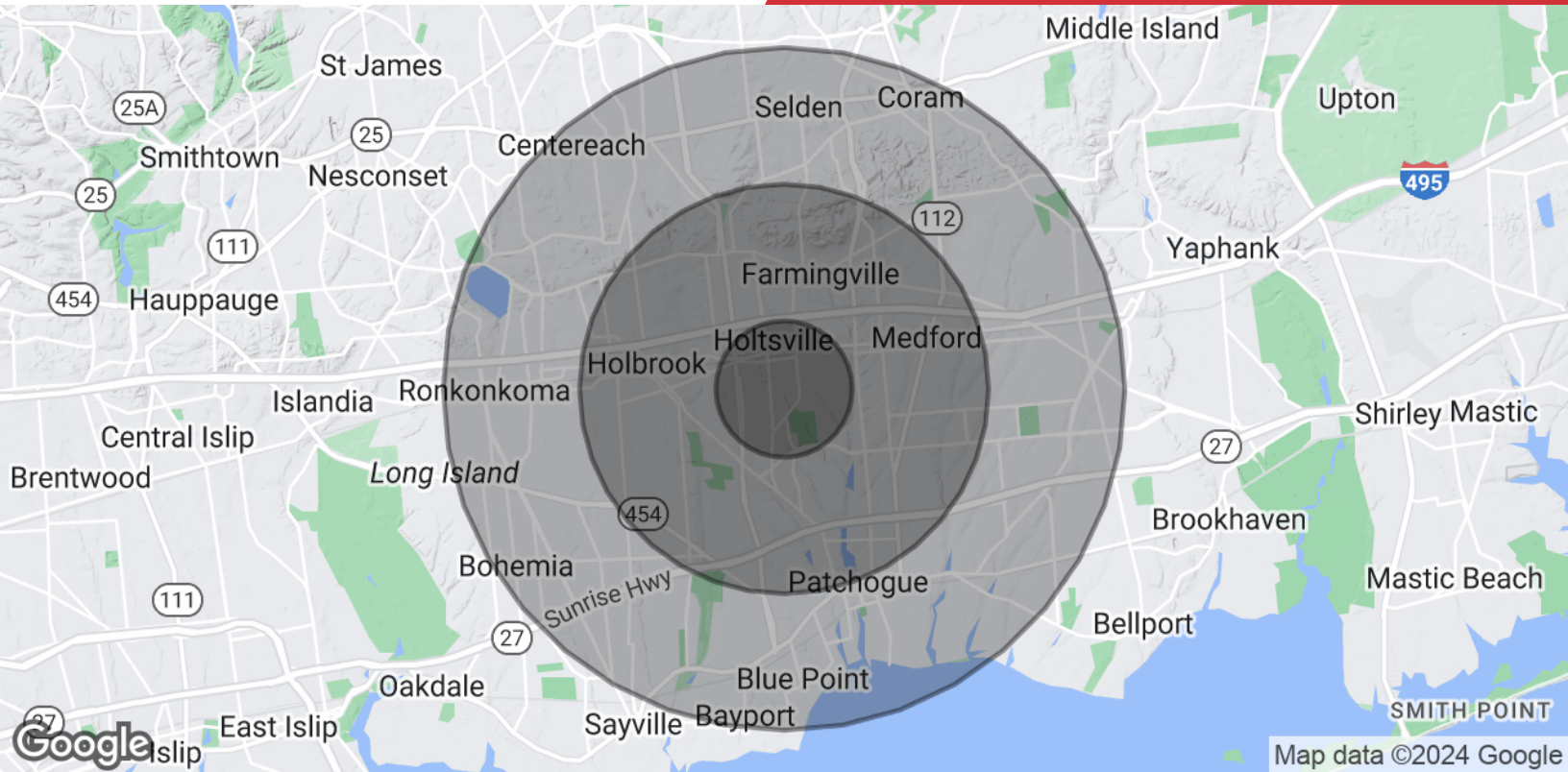
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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,322	88,049	228,298
Average Age	43.2	40.4	39.6
Average Age (Male)	42.1	39.5	38.2
Average Age (Female)	45.1	41.4	41.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,089	30,902	81,604
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$129,726	\$119,028	\$112,152
Average House Value	\$383,326	\$370,972	\$359,923

2020 American Community Survey (ACS)



Lee Rosner

Managing Principal

lrosner@nailongisland.com

Direct: 631.761.6886 | Cell: 631.786.0557

Professional Background

Career Summary

A veteran of the commercial real estate industry, Lee's career spans more than 35 years gaining him hands-on experience in nearly every facet of the business including sales, leasing, investment strategies, property management, and ownership. In 1997, Lee launched a commercial real estate brokerage firm that is now NAI Long Island, building on his exceptional depth of industry knowledge and pairing it with his natural leadership style to set a path of growth for the company.

He currently is the Managing Principal of NAI Long Island. He is actively involved, daily, with business development, coaching, transaction management, recruiting, operations, and long-term visioning for the firm. Under Lee's leadership and management, NAI Long Island has grown into one of the leading Long Island-based full-service commercial real estate firms completing over \$1B in transaction values and thousands of transactions over the years. The firm manages more than 1.5M square feet of commercial real estate.

Lee is a current Incorporated Village of Port Jefferson Planning Board Member. He completed two terms as a Trustee of the Incorporated Village of Port Jefferson and was the former Chairman of the Zoning Board of Appeals. From 2010 to 2016 he was an Adjunct Professor at Stony Brook University's College of Business teaching an MBA-level course (traditional and online) in commercial real estate fundamentals, user decision-making, and investment analysis through a case study approach to learning.

Education

Bachelor of Science, Syracuse University

Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

Memberships

SIOR

CCIM

Director and Board Member, Real Estate Institute at Stony Brook University College of Business

Commercial Industrial Brokers Society of Long Island (CIBS)



Neil Crawford

Senior Director

ncrawford@nailongisland.com

Direct: **631.761.9407** | Cell: **917.940.9341**

Professional Background

Neil Crawford is a 30+ year experienced veteran of the commercial real estate industry. He has extensive experience and knowledge in finance, leasing, investment sales, capital raising and property management and has been with NAI Long Island for over 9 years. With his background, he is able to assist owners, buyers and tenants by creating the most advantageous and effective solutions for their needs.

Neil's real estate financing experience includes over \$3 billion in debt financing for all types of commercial property as well as corporate real estate finance for the REIT and hospitality industry. He also successfully sourced equity capital and structured joint ventures for the development of industrial and residential projects in Brazil.

As a broker and property manager, Neil has built a visible presence in Suffolk County having successfully leased and sold industrial, medical office and land properties. He has also represented a growing list of owners and tenants in lease transactions for retail, medical and office space in Suffolk County. In addition, he is currently engaged in property management assignments for retail, industrial and office properties.

In his spare time, he enjoys spending time with his family and the occasional round of golf. Neil has also volunteered as a General Manager of the Southampton Breakers of the Hamptons Collegiate Baseball League

Education

Bachelor of Arts, SUNY - Cortland

Masters of Science, NYU - Real Estate Investment & Development

Memberships

CIBS



Richard Witt

Associate

rwitt@nailongisland.com

Direct: **631.761.6887** | Cell: **516.330.6940**

Professional Background

Richard Witt is a seasoned professional who has recently joined NAI Long Island as a Commercial Real Estate Associate Broker, marking yet another milestone in his illustrious career. With over four decades of experience in the real estate industry, Mr. Witt has carved a reputation for himself as an exceptional Broker, Owner, and Investor.

As a Broker, Richard Witt owned and managed a thriving firm for an impressive 38 years, overseeing a team of over 100 agents at its peak. Throughout his tenure as a Broker, he facilitated thousands of transactions, always ensuring top-notch service for his clients, be they property owners seeking to sell or rent, property buyers, or tenants.

Beyond his role as a Broker, Mr. Witt embraced the role of an Investor, personally buying and selling over 200 individual properties over the course of his career. This hands-on experience in the real estate market provided him with a unique perspective and insight into the industry's intricacies.

Richard Witt's influence also extended to the Long Island Board of Realtors, where he held a prestigious position as a member of the Board of Directors for many years. He further contributed to the real estate community by serving as Chairman of the Grievance and Professional Standards Committees, along with active participation in numerous other committees and activities.

Now, as a valued addition to NAI Long Island, Richard Witt is eager to leverage the company's abundant resources and support systems to benefit the regional community of business professionals and cater to the diverse needs of the Long Island commercial marketplace.

Beyond his professional pursuits, Mr. Witt maintains a well-rounded lifestyle. He spends his leisure time engaging in various activities such as cycling, fly fishing, hiking, and other forms of exercise. This commitment to personal interests not only rejuvenates his spirit but also underscores his discipline and passion in all aspects of life.