



# Medical | Professional Offices For Lease

## 267 Carleton Avenue Central Islip, NY 11722



### Offering Summary

<b>Lease Rate:</b>	\$22.50 - 24.50 SF/yr (MG; NNN)
<b>Building Size:</b>	21,300 SF
<b>Available SF:</b>	2,420 UP TO 7,000 SF
<b>Lot Size:</b>	0.92 Acres
<b># of Avail. Suites:</b>	3
<b>Year Built:</b>	2007
<b>Renovated:</b>	2016
<b>Parking Spaces:</b>	80 +/-

### Property Overview

This 21,300 SF Class A Office Building was designed with modern taste and elegance in 2007. Situated on 0.92 Acres, this property offers ample parking and a meticulously kept landscape. Courthouse Plaza offers some of the most affordable high-quality professional and medical office space on Long Island. Amenities include a computerized security system that allows 24/7 access to the building, central air conditioning, a fully finished lower-level storage/archive space and is equipped with sprinklers. Pristine Move in Condition Suites are ideal for any professional or medical office use. Directly across the street from LI Ducks baseball stadium and within walking distance to federal and county courts. Minutes away from Southern State Parkway, Sunrise Highway and other major thoroughfares and surrounded by local and national retailers. Three Suites Available. Call for more details or private showing.

### Property Highlights

- Walking Distance to Federal & County Courts
- High End Finishes Throughout
- Minutes Away from Major Thoroughfares & National Retailers
- Ideal Location across from Duck's Stadium
- Ample Parking in Large Lot, 24/7 Access, CAC, Elevator Building, Storage
- Approved for Medical Office Use

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### Lease Information

<b>Lease Type:</b>	NNN (Triple Net)	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	UP TO 7,000 SF	<b>Lease Rate:</b>	Price Upon Request

### Available Spaces

Suite	Tenant	Size (SF)	Lease Rate
■ Floor 2 Suite 200	Available	2,420 SF	\$22.50 SF/yr
■ Floor 2 Suite 204	Available	2,237 SF	\$24.50 SF/yr
■ Floor 3 Suite 300	Available	6,616 SF	\$24.50 SF/yr
■ First Floor 7000 SF	Available	7,000 SF	On request

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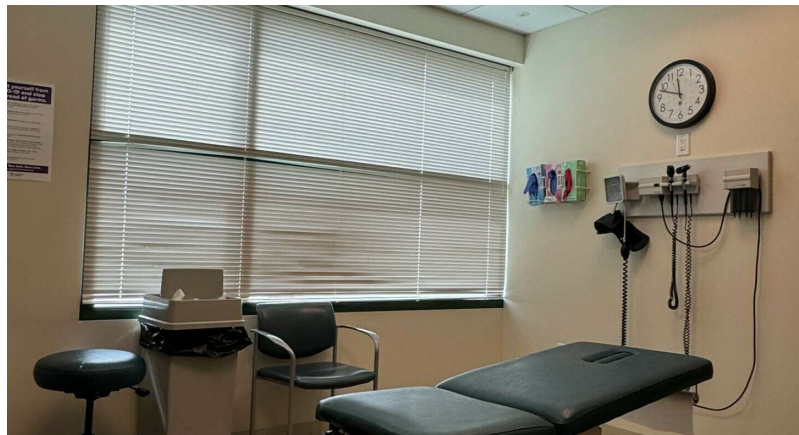
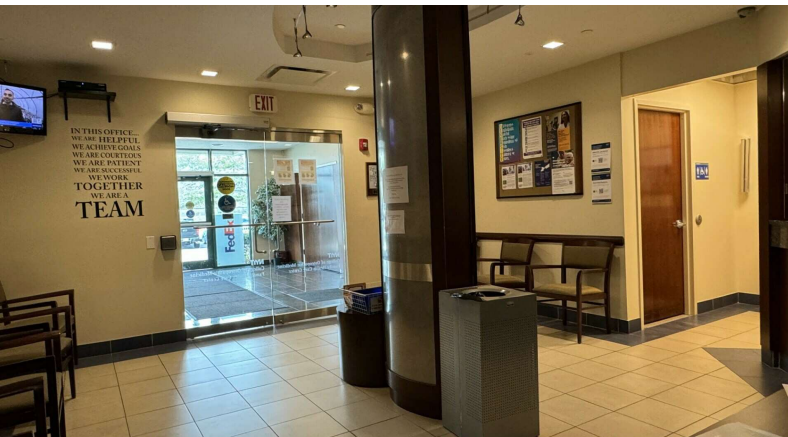
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# First Floor Photos

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# Ground Floor (1st Floor) Plan | +/- 7,000 SF

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# Second Floor | Suite 200 | Photos

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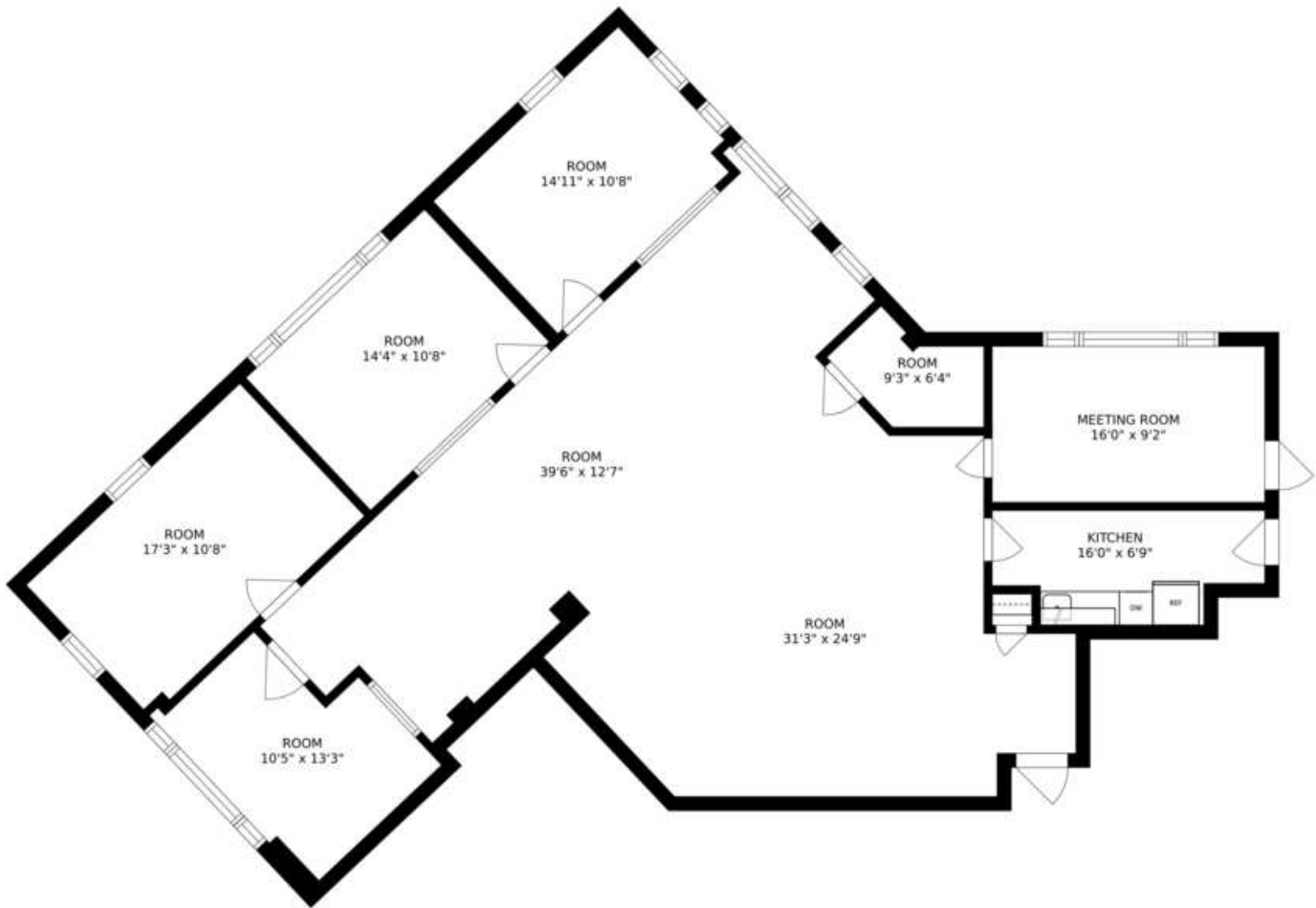
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# Second Floor | Suite 200 | 2,420 SF

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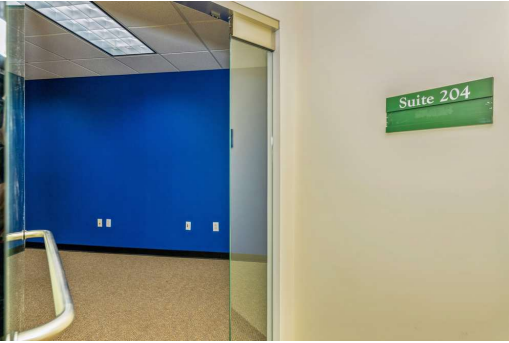
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# Second Floor | Suite 204 | Photos

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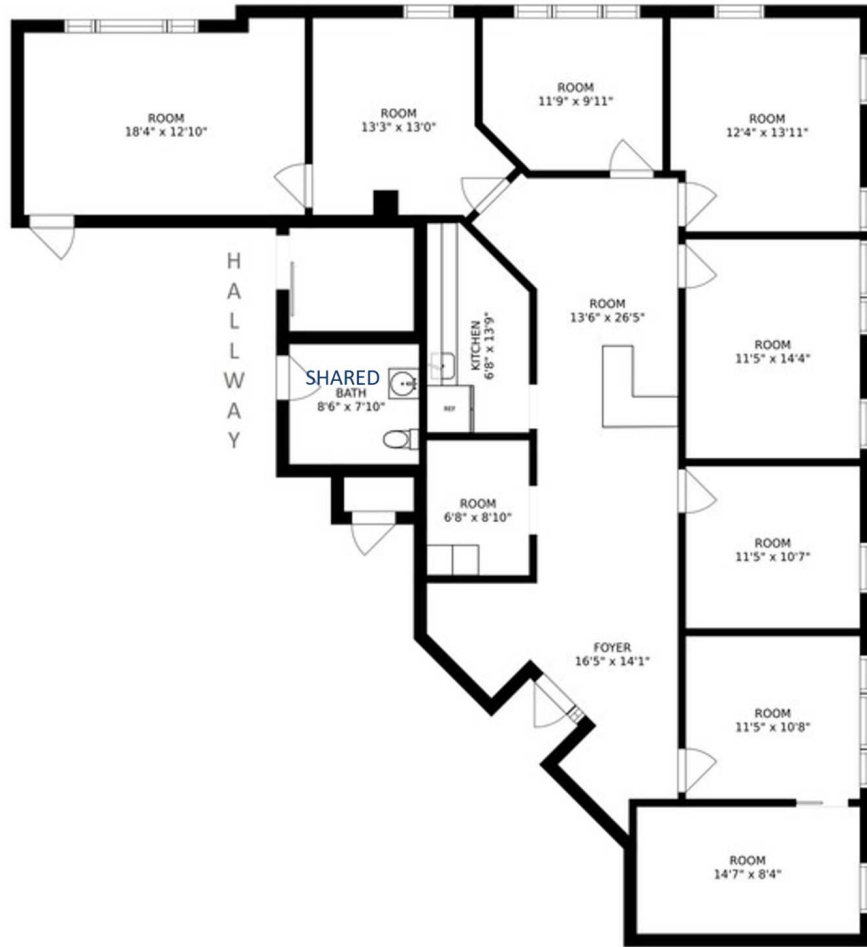
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# Second Floor | Suite 204 | 2,237 SF

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# Third Floor | Suite 300 | Photos

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# Third Floor | Suite 300 | 6,616 SF

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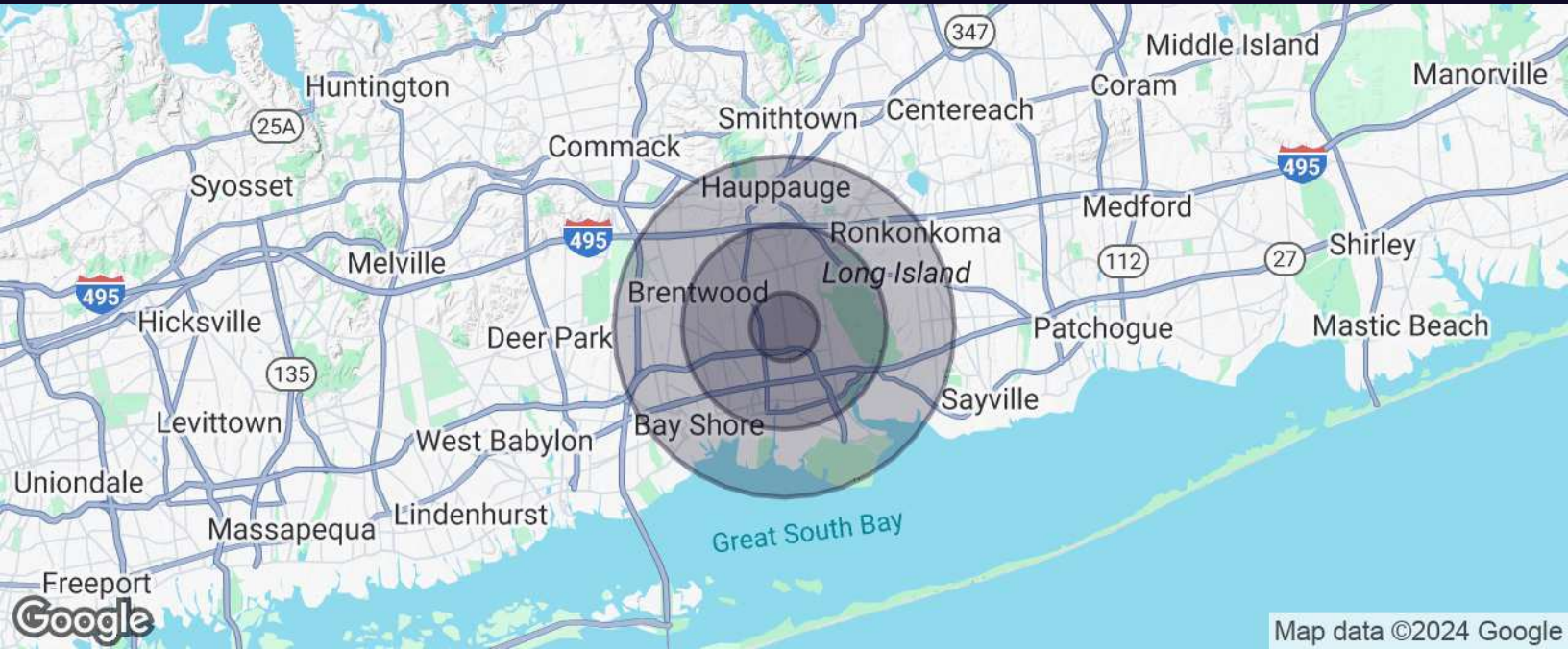
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# Office Property For Lease

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Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles
Total Population	10,467	123,324	258,405
Average Age	36.8	35.0	36.3
Average Age (Male)	33.3	33.3	34.5
Average Age (Female)	38.8	36.9	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,190	34,897	75,417
# of Persons per HH	3.3	3.5	3.4
Average HH Income	\$78,949	\$88,450	\$93,227
Average House Value	\$371,104	\$370,094	\$417,746

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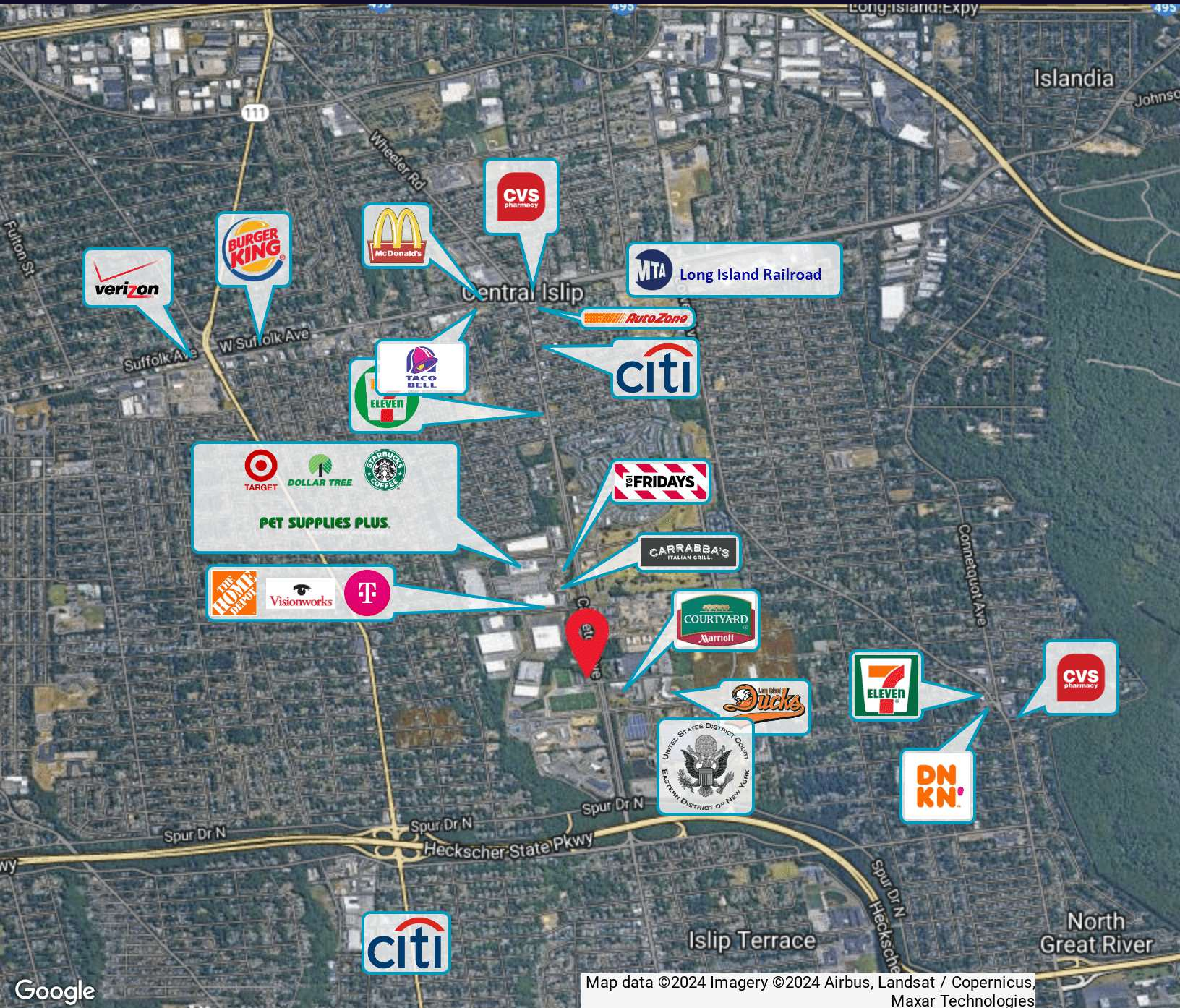
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# National Retailer Map

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# Aerial View of Property

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