



243 BOYLE ROAD

SELDEN, NY

PRE-BUILT MEDICAL OFFICE
AVAILABLE FOR SUBLEASE



PRE-BUILT MEDICAL OFFICE — FOR SUBLEASE

Ground Floor: +/- 3,559 RSF

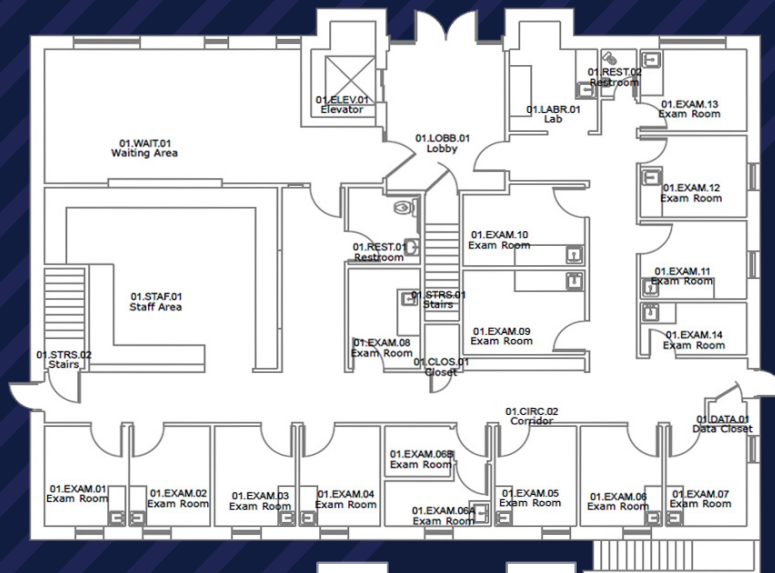
Lower Level: +/- 3,139 RSF

Among the tree-lined streets, and hometown feel of Selden, NY lies a rare pre-built medical office.

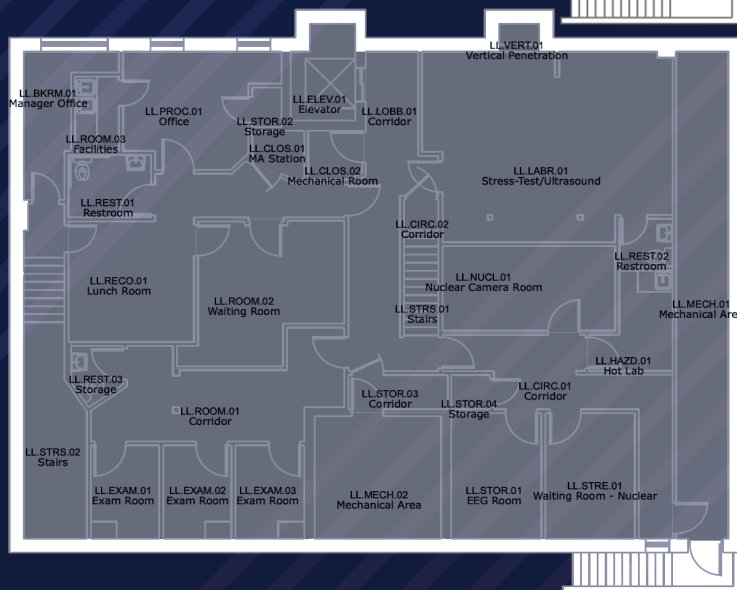
Space Details:

- Sublease term through 2/28/2030
- Waiting area, staff area, 14 exam rooms, lab, elevator, 2 restrooms, lower level offices and storage

GROUND FLOOR



LOWER LEVEL



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal, Colliers International LI, Inc.





DARREN LEIDERMAN
EXECUTIVE VICE PRESIDENT
516 284 3434
darren.leiderman@colliers.com
Licensed Salesperson

NICOLE ALPER
ASSOCIATE
516 284 3406
nicole.alper@colliers.com
Licensed Salesperson



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.