



# Brookhaven Professional Center

3231-3253 Route 112  
Medford, New York 11763

## Property Description

Brookhaven Professional Center (BPC) offers office space ranging from 1,000 to 9,970 RSF. BPC consists of 10 single-story, well-maintained office buildings. Recent improvements include new common areas, roofs, landscaping, signage/lighting and parking lots.

Non-Medical Office Space Leasing Rates start at \$17.95 PSF plus cleaning and electric.

### OFFERING SUMMARY

Available SF	1,000 - 9,970 SF
Lease Rate	\$17.95 (MG)
Lot Size	15.0 Acres
Building Size	155,079 SF

For more information

**Lee Rosner**

O: 631 761 6886  
lrosner@nailongisland.com

**Brian McGuire**

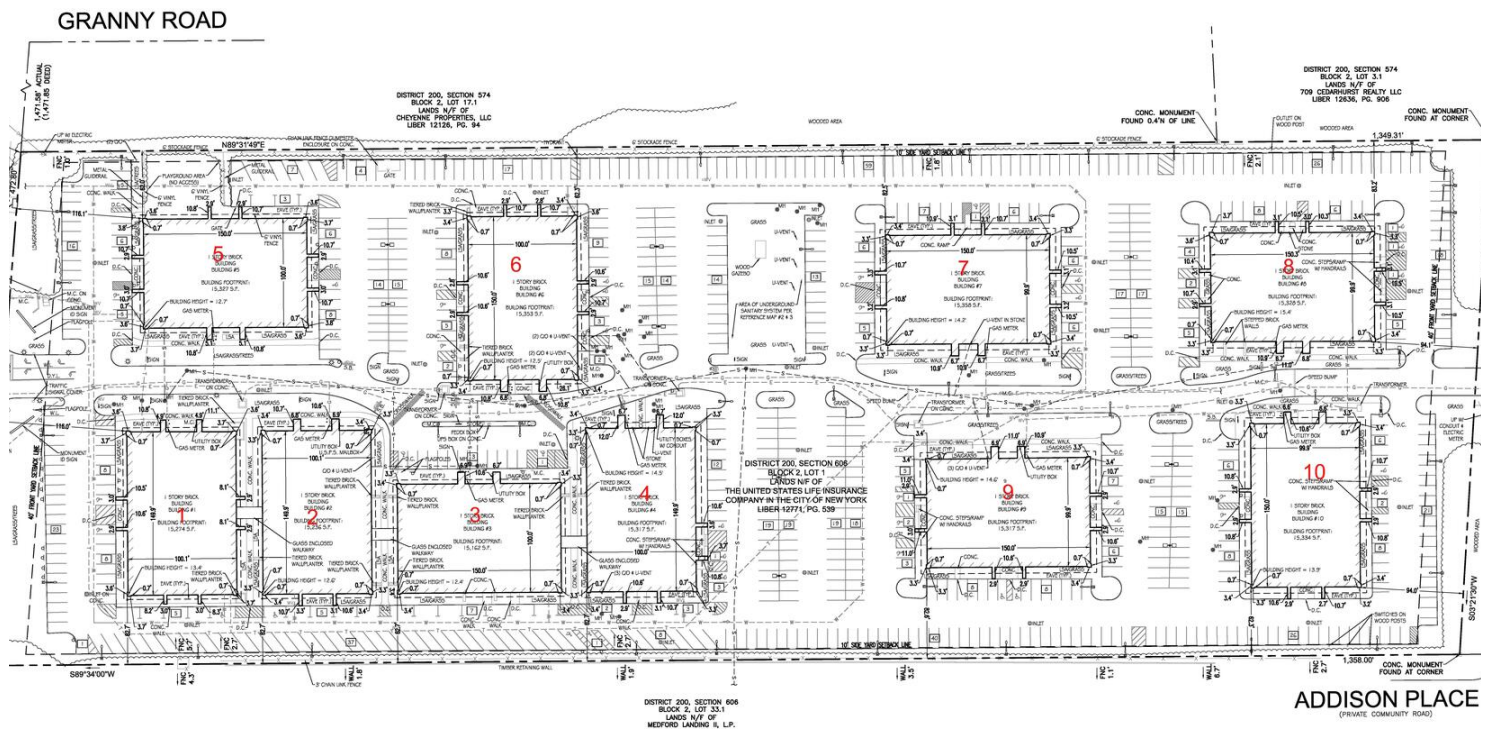
O: 631 761 9403  
bm McGuire@nailongisland.com

# Property Details

PROPERTY NAME:	Brookhaven Professional Center
PROPERTY ADDRESS:	3231-3253 Route 112 Medford, NY 11763
PROPERTY TYPE:	Office
LOT SIZE:	15 Acres
ZONING:	J4
PARKING SPACES:	950
PARKING RATIO:	6.2
YEAR BUILT:	1970
CONSTRUCTION TYPE:	Steel & Masonry
NUMBER OF STORIES:	1
AVERAGE FLOOR SIZE:	15,000 SF



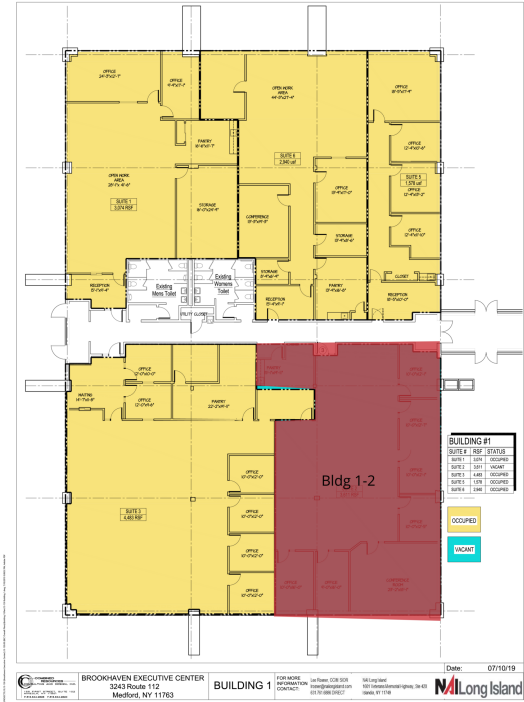
# Lease Spaces



## Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 1-2	Available	3,611 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 1-3	Available	4,483 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 1-5	Available	1,578 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 2-5	Available	1,972 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 4-1,2,5 & 11	Available	1,000 - 9,970 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 5-1	Available	2,951 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 5-6	Available	4,716 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 6-5	Available	1,501 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 8-3	Available	1,530 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 8-10	Available	5,483 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 9-3	Available	1,841 SF	Modified Gross	\$17.95 SF/yr	-





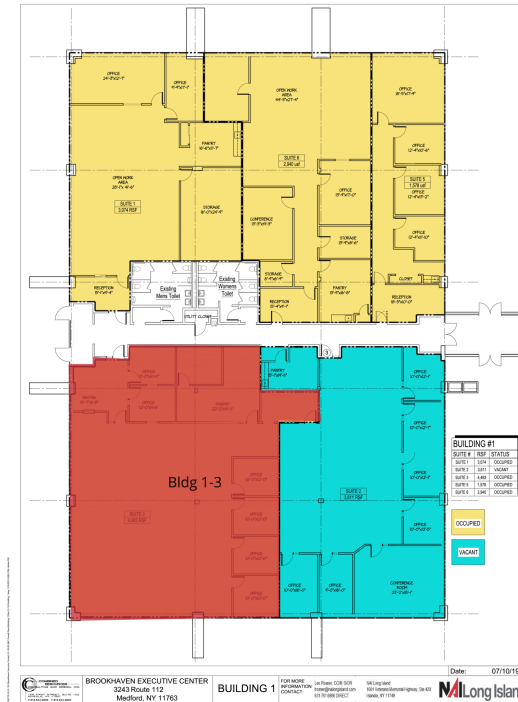
LEGEND

Available

Available Spaces

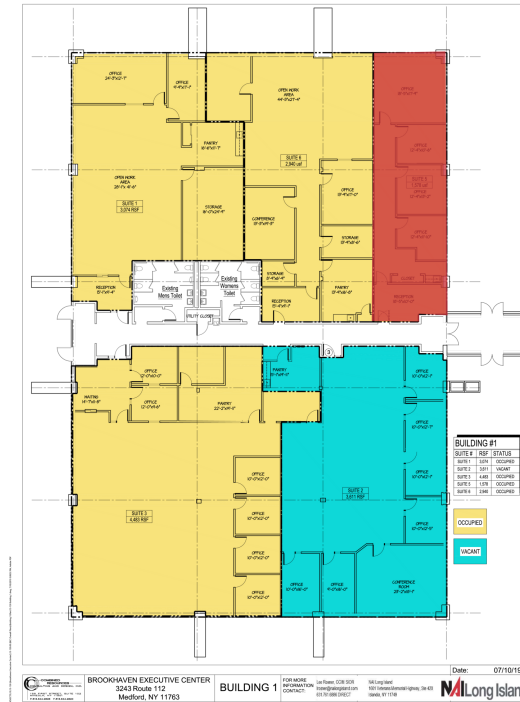
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 1-2	Available	3,611 SF	Modified Gross	\$17.95 SF/yr	-





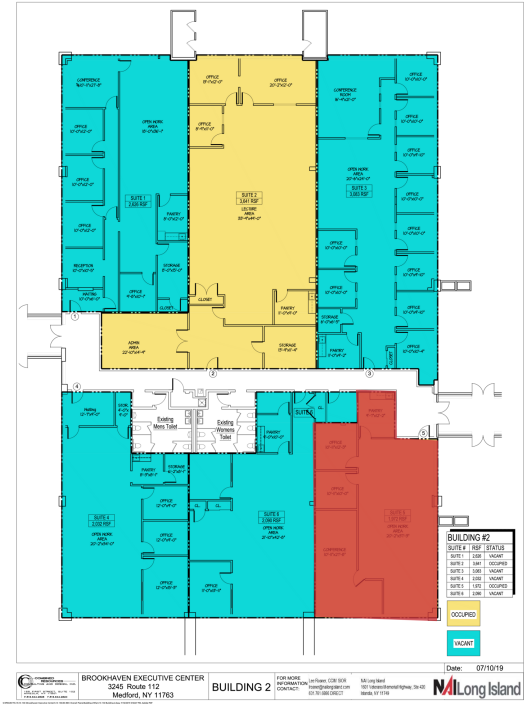
## Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 1-3	Available	4,483 SF	Modified Gross	\$17.95 SF/yr	-



## Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 1-2	Available	3,611 SF	Modified Gross	\$17.95 SF/yr	-



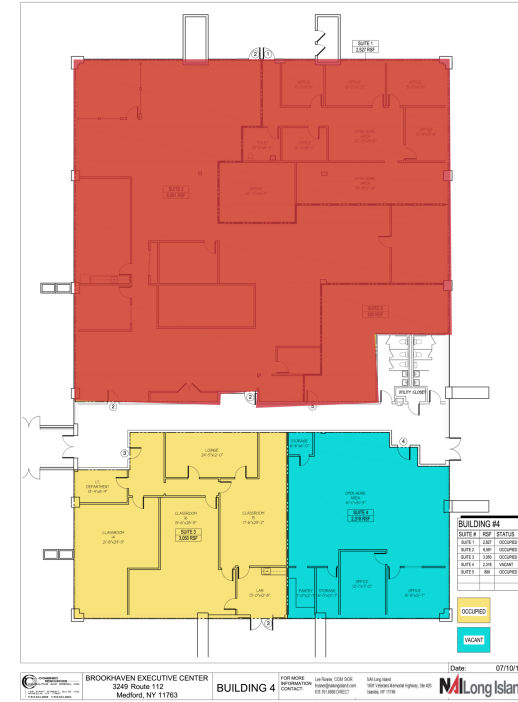
Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 2-5	Available	1,972 SF	Modified Gross	\$17.95 SF/yr	-



LEGEND

Available

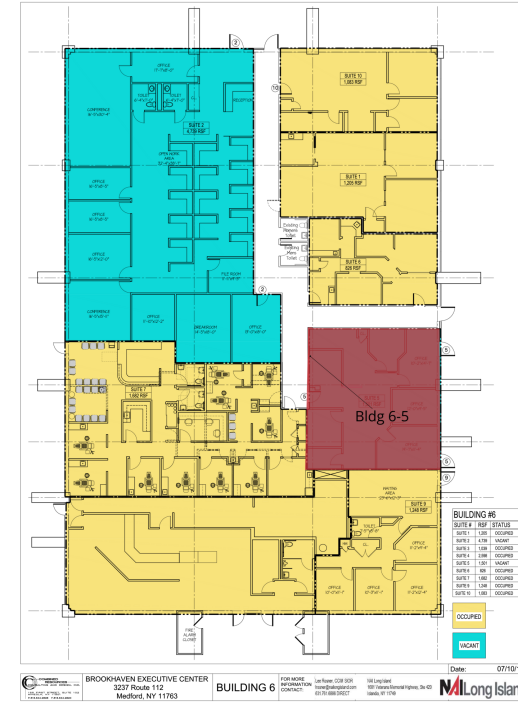


Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 4-1,2,5 & 11	Available	1,000 - 9,970 SF	Modified Gross	\$17.95 SF/yr	-

LEGEND

Available



Available Spaces

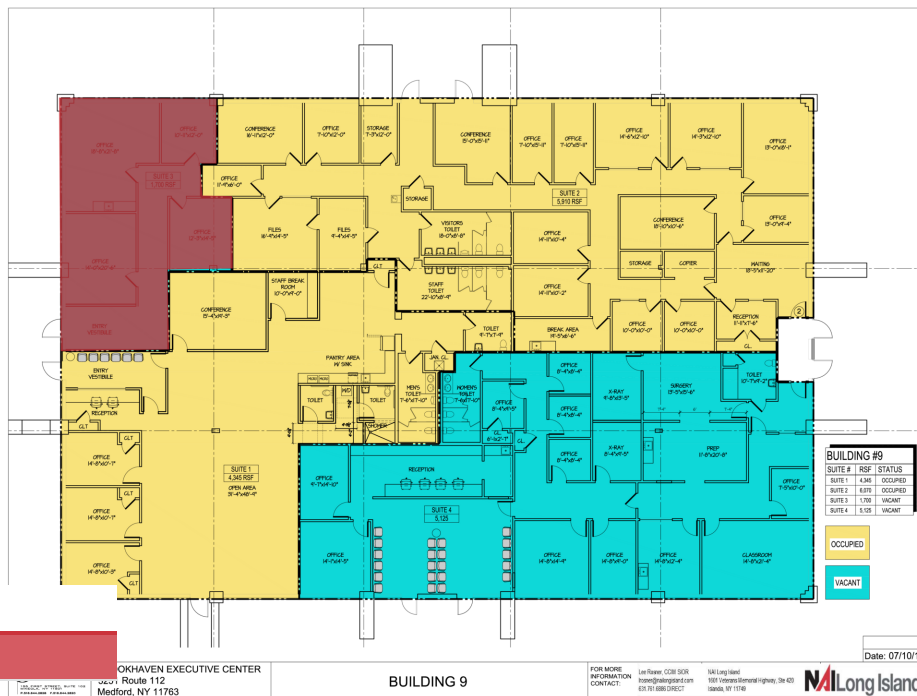
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 6-5	Available	1,501 SF	Modified Gross	\$17.95 SF/yr	-
Bldg 6-5	Available	1,501 SF	Modified Gross	\$17.95 SF/yr	-



## Available Spaces

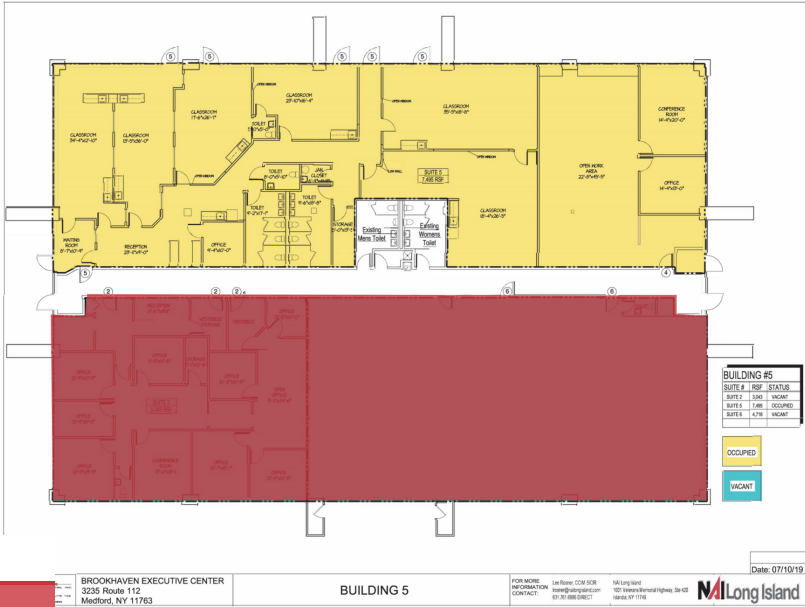
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 8-3	Available	1,530 SF	Modified Gross	\$17.95 SF/yr	-





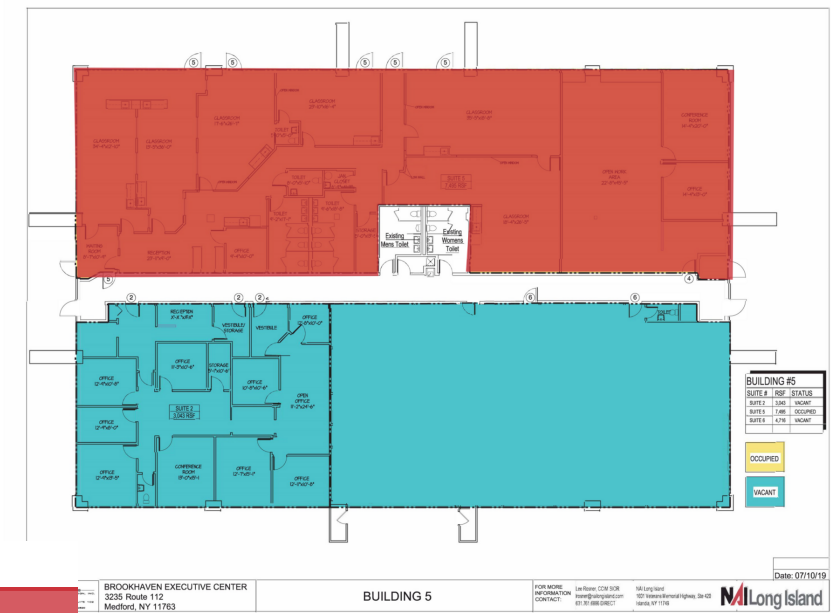
## Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 9-3	Available	1,841 SF	Modified Gross	\$17.95 SF/yr	-



Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 5-1	Available	2,951 SF	Modified Gross	\$17.95 SF/yr	-

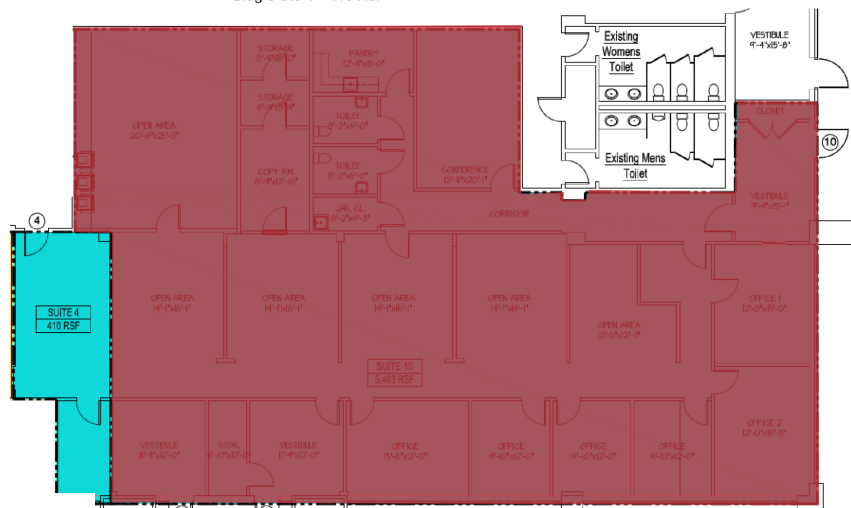


Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 5-6	Available	4,716 SF	Modified Gross	\$17.95 SF/yr	-



BPC—5,893 RSF Total Available (divisible)  
Bldg 8 Ste 10—5,483 RSF  
Bldg 8 Ste 4—410 RSF



## LEGEND

Available

## Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 8-10	Available	5,483 SF	Modified Gross	\$17.95 SF/yr	-

## Additional Photos





## Additional Photos





# Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies

**NAI** Long Island

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1601 Veterans Memorial Highway  
Islandia, NY 11749  
631 232 4400 tel  
[www.nailongisland.com](http://www.nailongisland.com)




## Location Maps

