



# For lease

## Class A Pre-Built Medical Office Space

20 Riverleigh Avenue, Riverhead, NY



# Space specifications

Size	3,122 SF
Floor	3rd floor
Possession	Immediate
Rental rate	Upon request

## Space features

- Reception area with vaulted ceiling
- 8 exam rooms with sinks and cabinetry
- Staff and patient bathrooms within unit
- Furnishing can be made available
- Utilities sub-metered

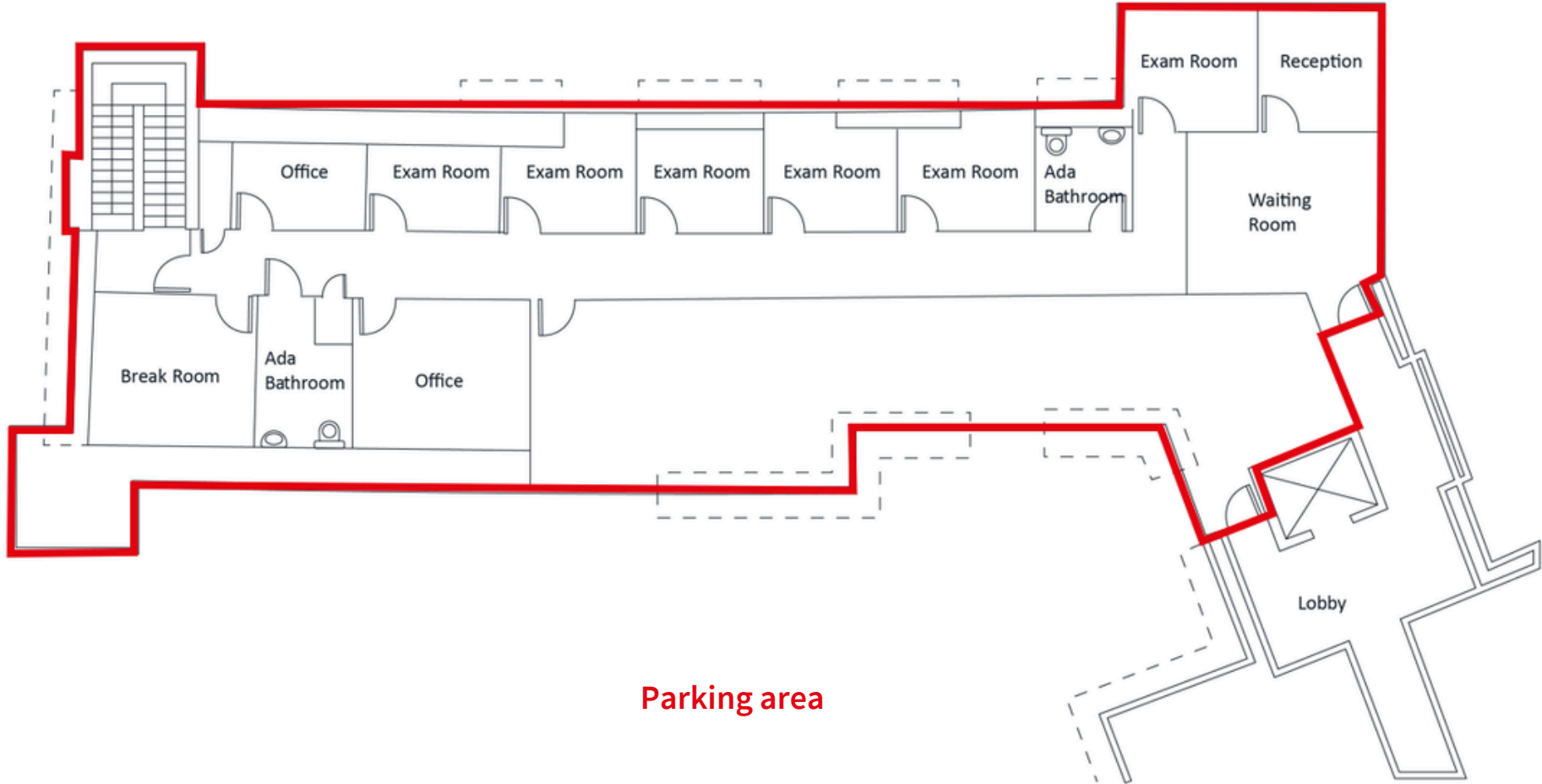
## Building highlights

- Brand new construction
- Excellent parking
- Great visibility on roundabout
- Fully sprinklered
- Walking distance to Main Street restaurants and shops



# Floorplan

Roundabout



### Restaurants / Entertainment

1. Long Ireland Beer Company
2. Dark Horse Restaurant
3. Farm Country Kitchen
4. Montauk Distilling Company
5. Tweeds Restaurant
6. The Suffolk Theatre
7. Riverhead Brew House
8. Long Island Aquarium

### Hotels

1. The Preston House and Hotel
2. Hyatt Plaza

### Retail

1. Tanger Outlets

### Healthcare

1. Peconic Bay Medical Center (NorthWell)

### Travel

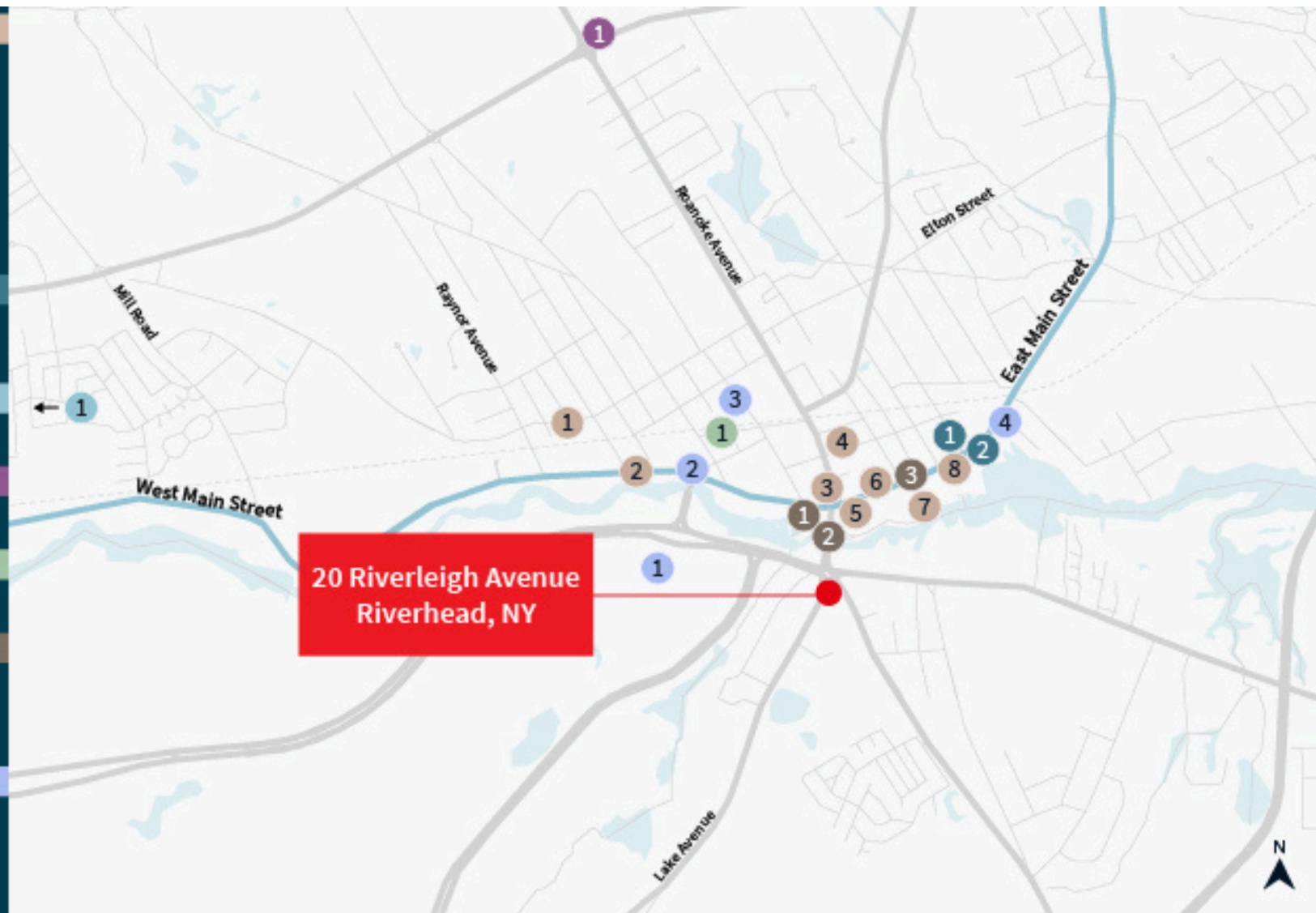
1. Riverhead LIRR

### Apartments

1. Peconic Crossing (45 units)
2. Summerwind Square (55 units)
3. The Lofts at Riverhead (116 units)

### Institutions

1. Suffolk County Courts
2. Riverhead Free Library
3. Cornell Cooperative Extension
4. Morgan Stanley



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