



For Sale

Medical office condominium for sale

Floor	Availability	Occupancy
Entire 1 st	3,120 SF	Arranged

Sale price: Upon request

Building attributes:

- Turnkey medical installation
- Self controlled utilities
- 11 exam rooms
- Two large executive offices
- Favorable parking
- Separate employee and patient entrances

Location:

- Close proximity to Mather Hospital (Northwell Health), St. Charles Hospital (CHS) and Stony Brook University Hospital
- Direct access from Route 347

3,120 RSF

5225 Nesconset Hwy
Building 2
Port Jefferson Station, NY

Ray Ruiz

Licensed Real Estate Associate Broker
Executive Vice President

+1 631 962 2890

ray.ruiz@am.jll.com

John A. Nielsen

Licensed Real Estate Salesperson
Associate

+1 631 962 7382

johna.nielsen@am.jll.com

jll.com/long-island



