

Property Summary



Brookhaven Professional Center

3231-3253 Route 112
Medford, New York 11763

Property Description

Brookhaven Professional Center (BPC) offers non-medical space ranging from 1,841 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 \$19.95 PSF plus cleaning and electric (\$3.75 psf).

OFFERING SUMMARY

Available SF	880 - 4,483 SF
Lease Rate	\$19.95 SF/yr (MG)
Lot Size	15.0 Acres
Building Size	155,079 SF
Electric Rate	\$ 3.75

For more information

Lee Rosner, SIOR CCIM

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Yesenia Gonzaga

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ygonzaga@nailongisland.com

[PROPERTY WEBSITE](#)



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1601 Veterans Memorial Highway
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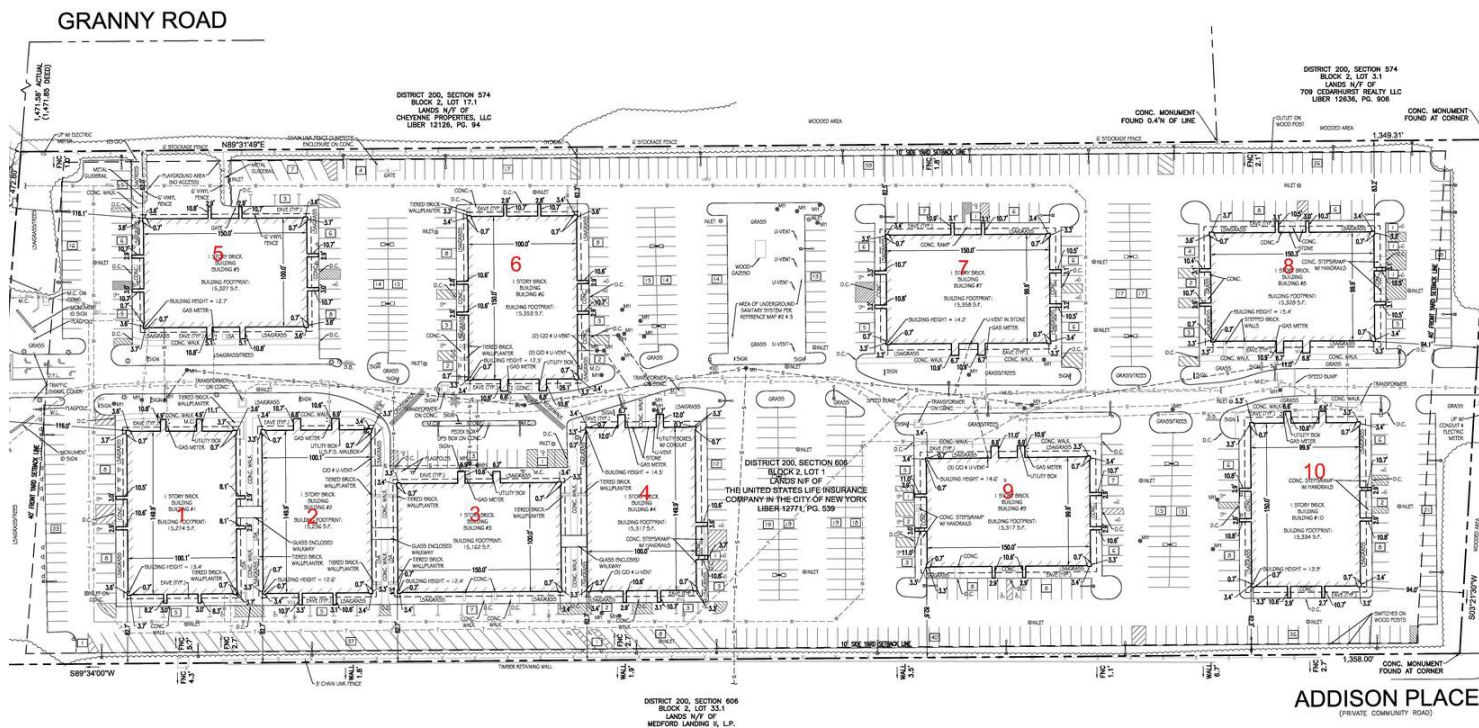


Property Details

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

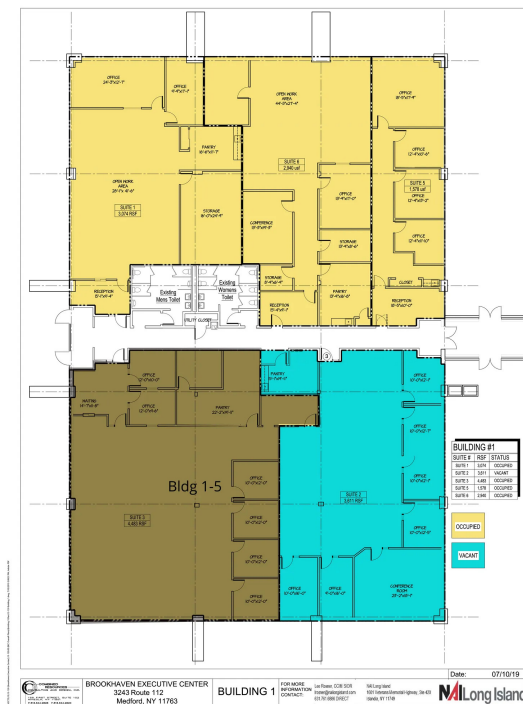
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 1-5	Available	4,483 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 1 - 6	Available	2,939 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 2 - 1	Available	2,626 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 4 - 1A	Available	880 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 6 - 8	Available	1,083 SF	Modified Gross	\$19.95 SF/yr	-
Bldg 9 - 3	Available	1,841 SF	Modified Gross	\$19.95 SF/yr	-

Additional Photos



Additional Photos



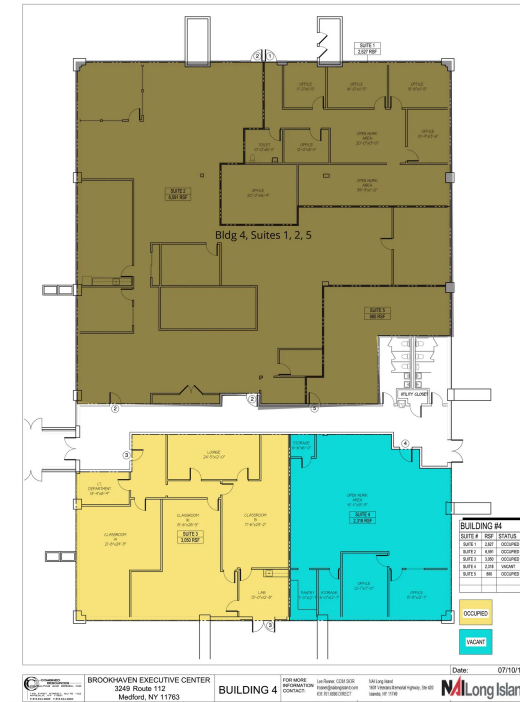


Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	880 - 4,483 SF	Lease Rate:	\$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 1-5	Available	4,483 SF	Modified Gross	\$19.95 SF/yr	-



Lease Information

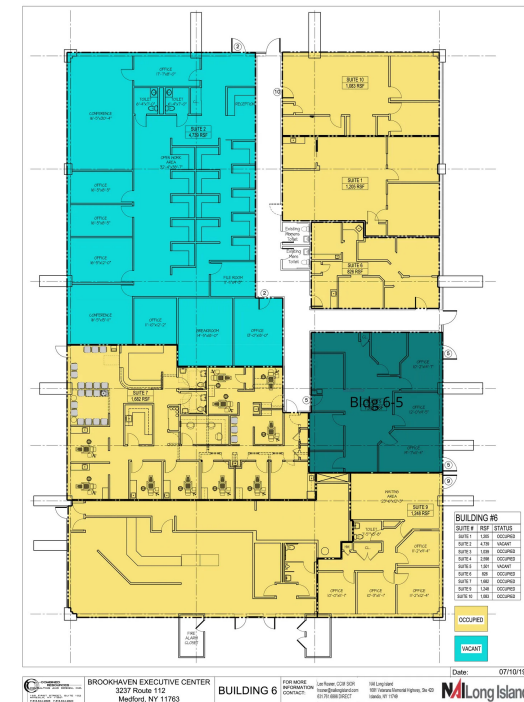
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Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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LEGEND

Available

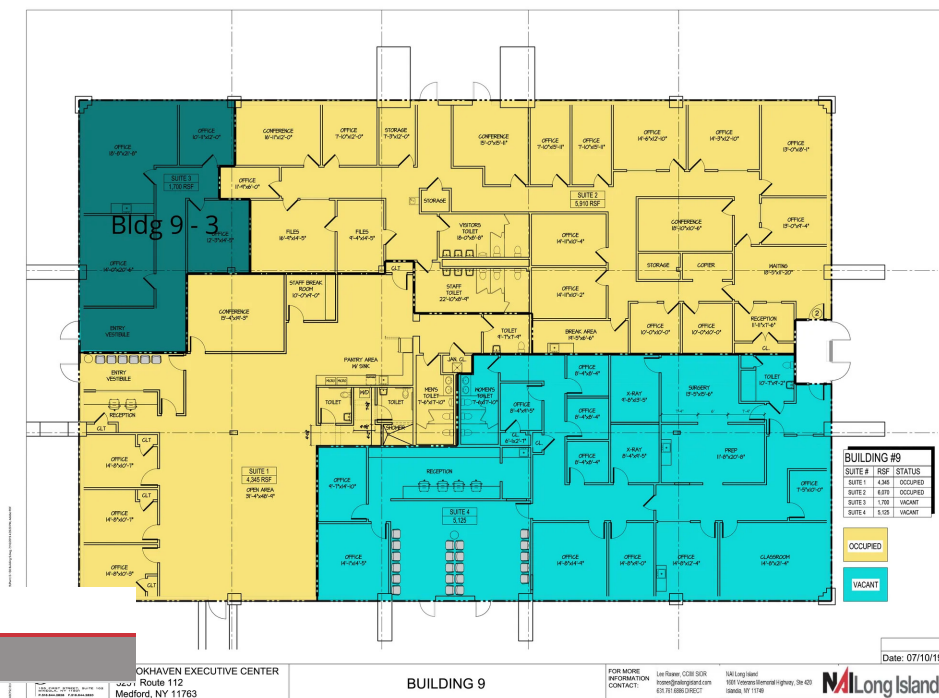


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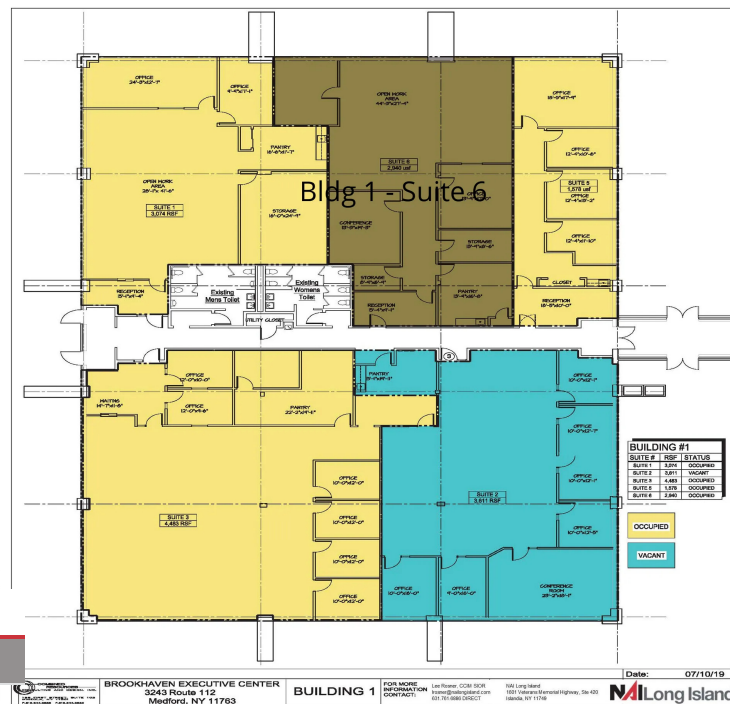
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	880 - 4,483 SF	Lease Rate:	\$19.95 SF/yr

Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 9 - 3	Available	1,841 SF	Modified Gross	\$19.95 SF/yr	-

LEGEND

Available



Lease Information

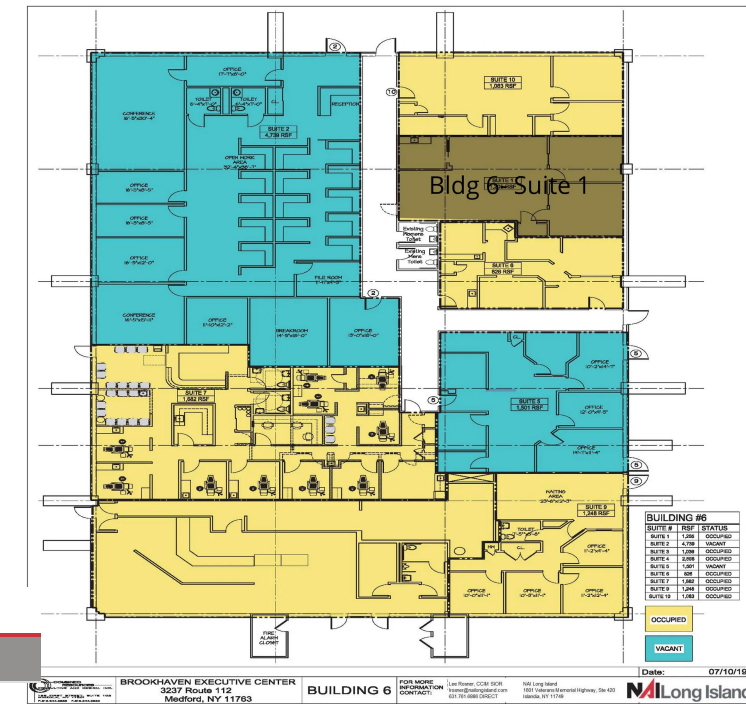
Lease Type:	MG	Lease Term:	Negotiable
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Available Spaces

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Bldg 1 - 6	Available	2,939 SF	Modified Gross	\$19.95 SF/yr	-

LEGEND

Available



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Available Spaces

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg 2 - 1	Available	2,626 SF	Modified Gross	\$19.95 SF/yr	-

Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

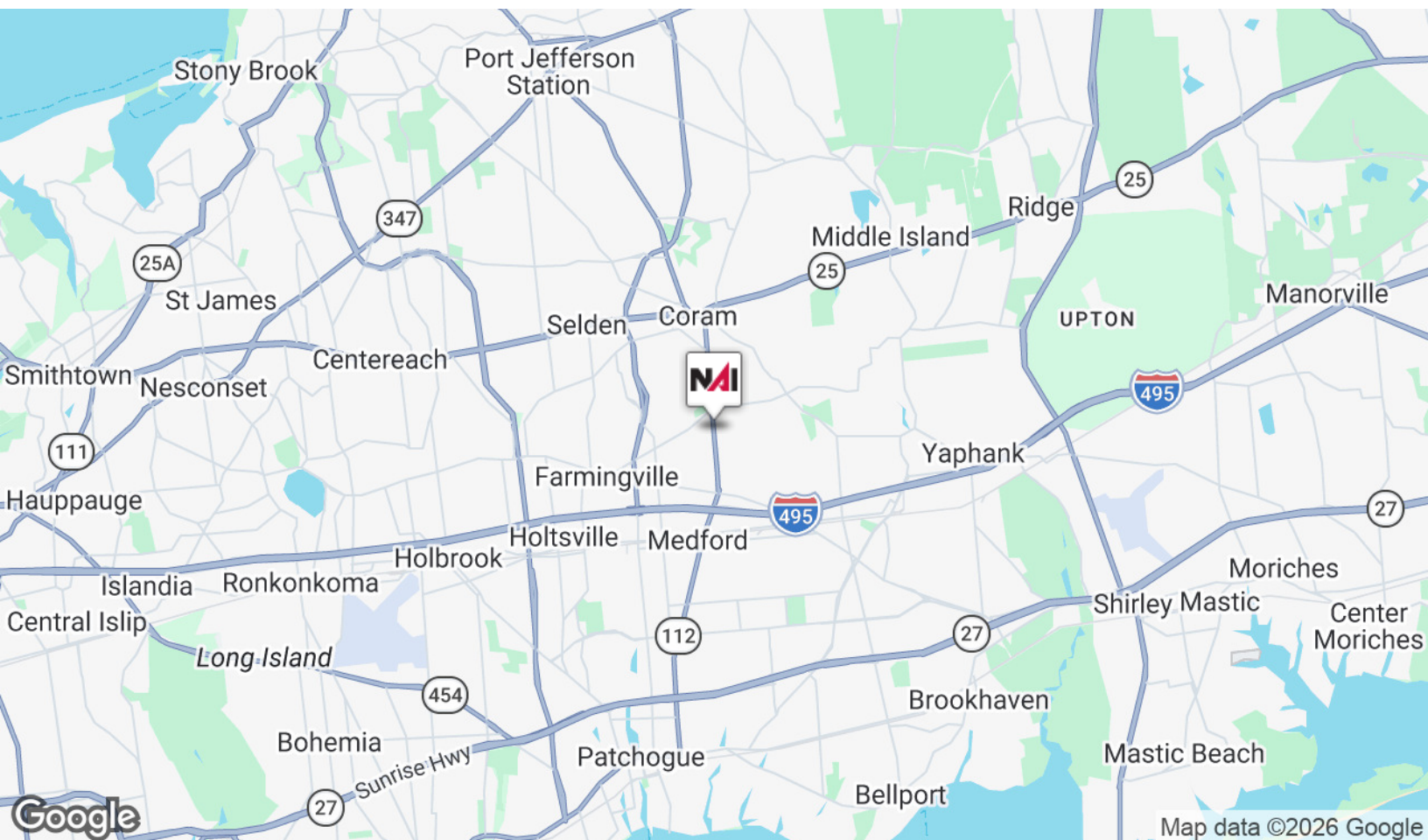
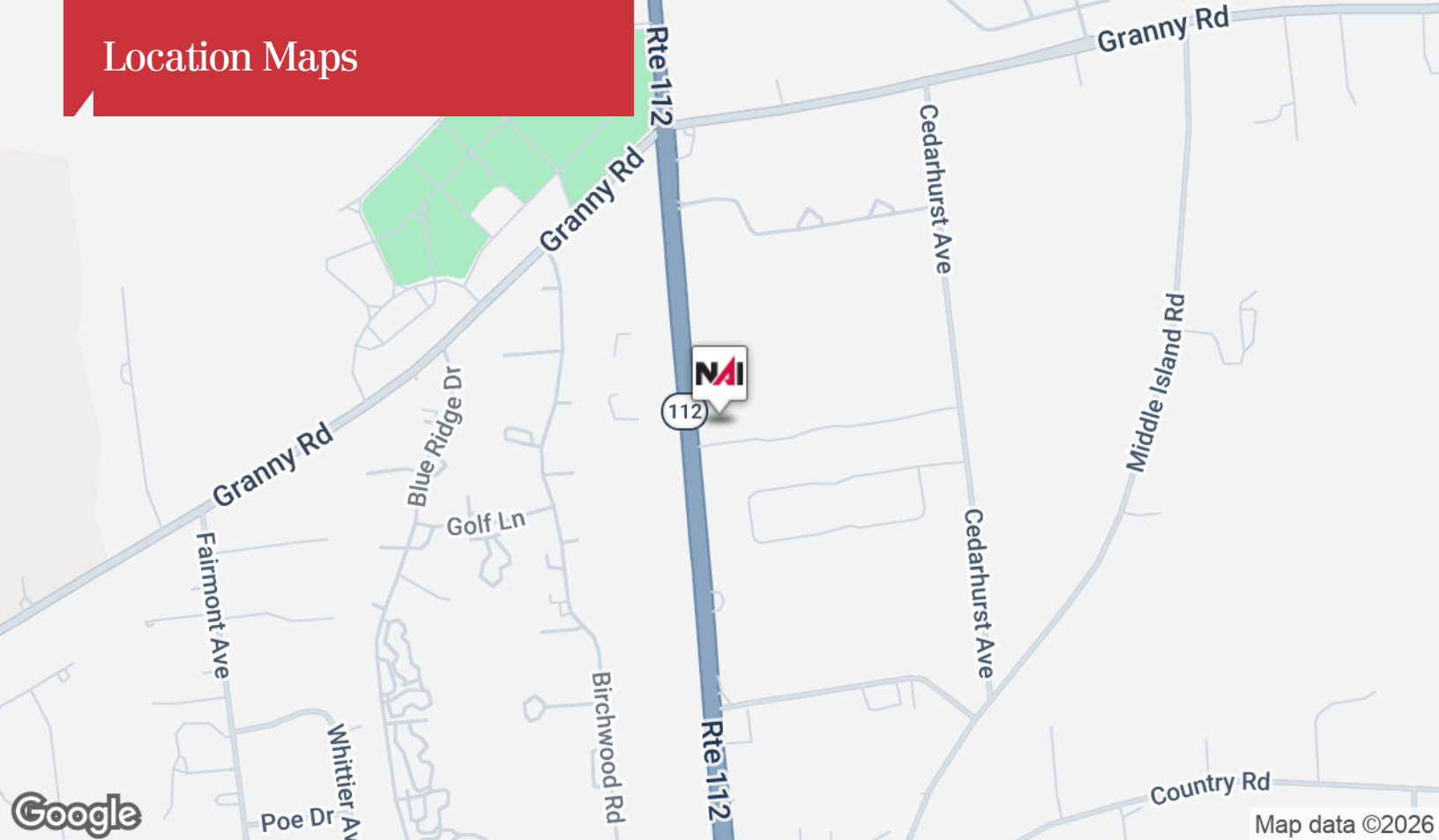
NAILong Island

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Location Maps





Yesenia Gonzaga

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Memberships & Affiliations

CIBS- Commercial Industrial Broker Society

Education

St Francis College - BA Advertising and Public Relations

Professional Background

Yesenia Gonzaga's journey into the dynamic realm of commercial real estate began after honing her expertise in Affordable Housing compliance and residential rentals. Drawing from her extensive experience in navigating the intricacies of residential real estate, Yesenia has gained invaluable insights into the diverse needs of both tenants and landlords.

Bringing a fresh perspective to the industry, Yesenia is unwaveringly committed to delivering personalized service. Her mission is to empower clients with all the essential information, ensuring a seamless commercial real estate transaction. What sets Yesenia apart is her determination and tenacity in locating the ideal commercial property for her clients, and is fond of the industrial space. As a native New Yorker, she possesses a deep understanding of Long Island and the surrounding New York-Metro areas.

Beyond her professional pursuits, Yesenia finds joy in kayaking along the Hudson River. When not on the water, you're likely to spot her biking on scenic trails or hiking in search of the perfect viewpoint to contemplate her next strategic move.

Trust Yesenia to be your guide through the commercial real estate process, offering professionalism, enthusiasm, and a keen eye for your specific requirements.