

Conceptual rendering
- subject to approval from
Village of Patchogue



For Lease

**214 East Main Street
Patchogue, NY**

Class A medical office building

Floor	Availability	Possession	Use
Lower level	10,000 RSF (divisible)	Arranged	Medical
1 st floor	11,864 RSF (divisible)	Arranged	Medical/Retail
2 nd floor	11,864 RSF (divisible)	Arranged	Medical/Office
3 rd floor	11,364 RSF (divisible)	Arranged	Medical/Office
4 th floor	10,864 RSF (divisible)	Arranged	Medical/Office

Asking rental: Upon request

Building highlights:

- Prominent frontage and visibility on Main Street (60 ft. of Main Street frontage)
- Connected to the village of Patchogue sewage system
- J-6 Zoning (medical, office, retail, and restaurant)
- Proximity to Brookhaven Memorial Hospital and Patchogue LIRR station
- Adjacent to 300 car free municipal parking lot

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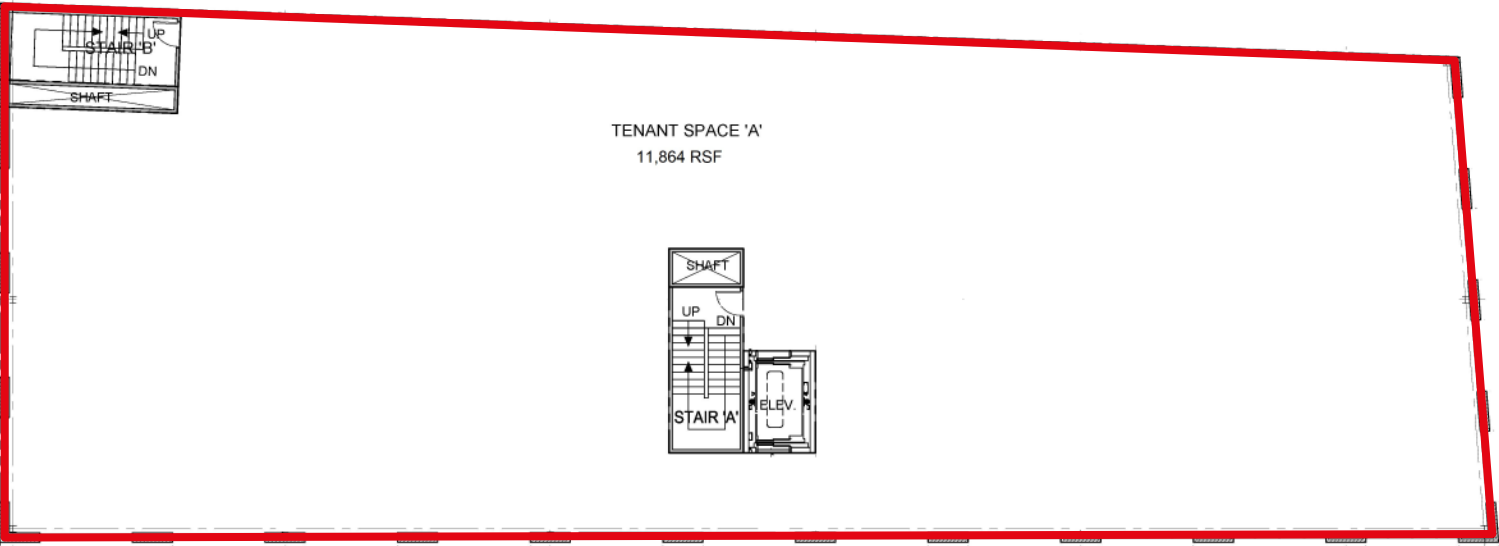
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Typical floor plate:



Location map:

