



207 Hallock Road, Stony Brook, NY 11790

Property Highlights

- Professional Office & Medical Suites for Lease
- Immediate Occupancy or build to suit
- Elevator Service to all Floors
- Secure 24/7 Tenant access
- On site parking for 130+ vehicles
- Conveniently located at the corner of Hallock Road and Rt. 347 Nesconset Hwy

Offering Summary

Lease Rate:	\$26.00 SF/yr (MG)
Building Size:	25,489 SF
Available SF:	1,030 - 3,002 SF
Lot Size:	1.16 Acres

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,055	26,906	69,623
Total Population	8,769	90,666	221,305

For More Information

Marian Campi-Conde

O: 631 761 9628
mconde@nailongisland.com | NY #10401290062

Michael Corsello

O: 631 761 9627
mcorsello@nailongisland.com

Property Description

Modified Gross Leases with Heat included. Separately metered electric. Elevator service to all floors.

Location Description

Located at the intersection of Hallock Road and Nesconset Highway/Rt. 347. Across the street from Brooktown Plaza.

Power Description

Separately metered electric

Gas Description

gas service

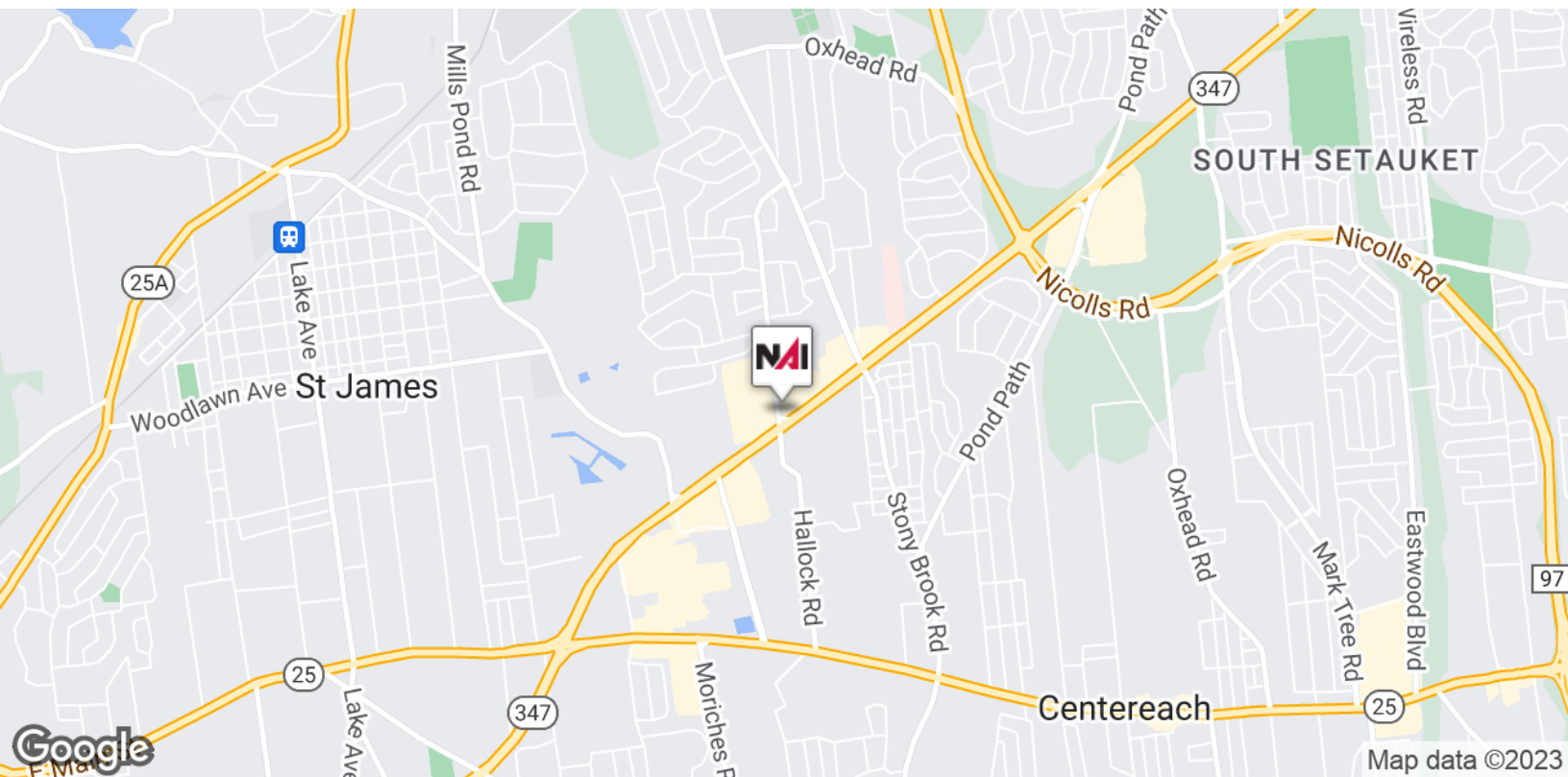






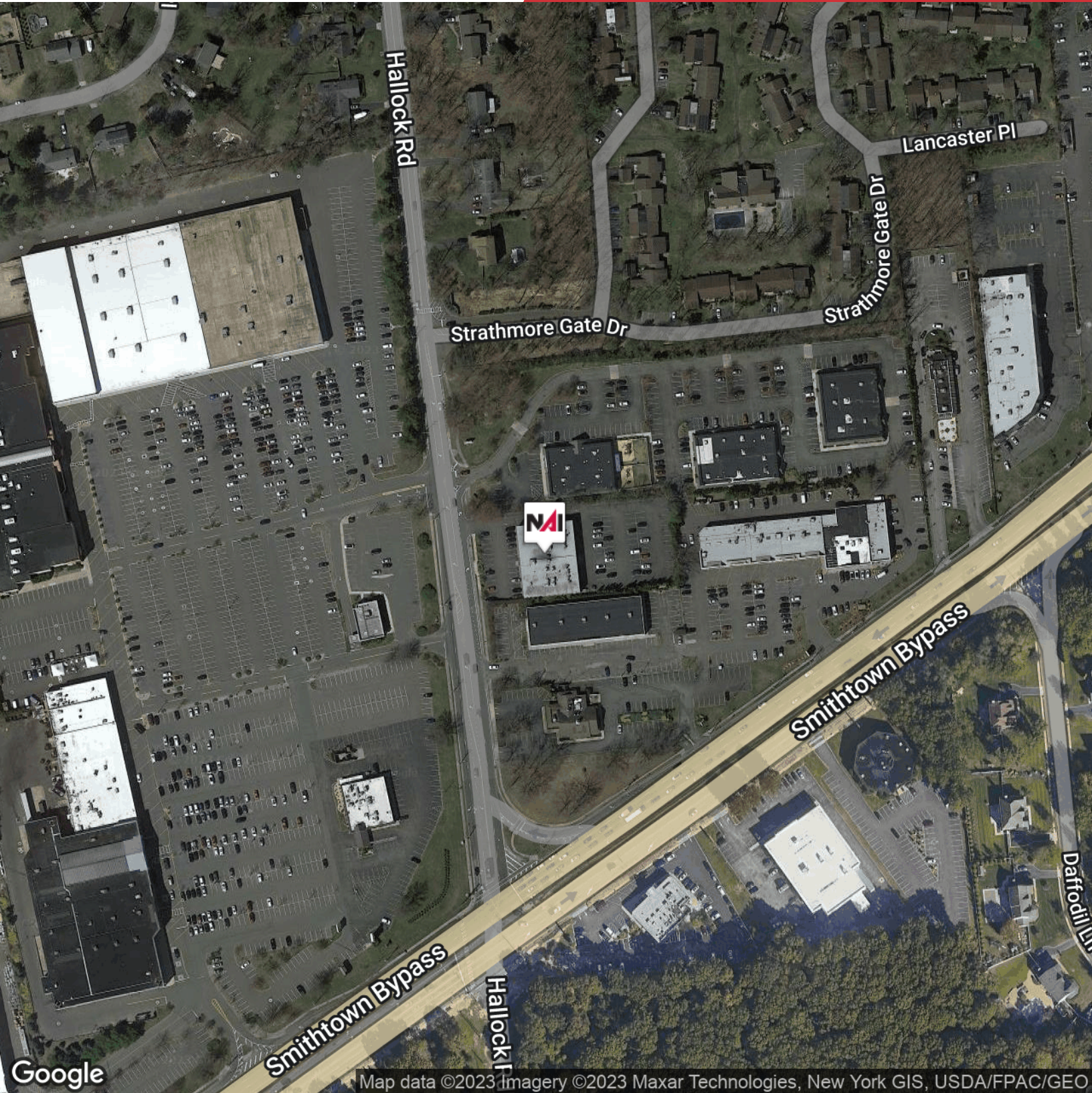
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1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
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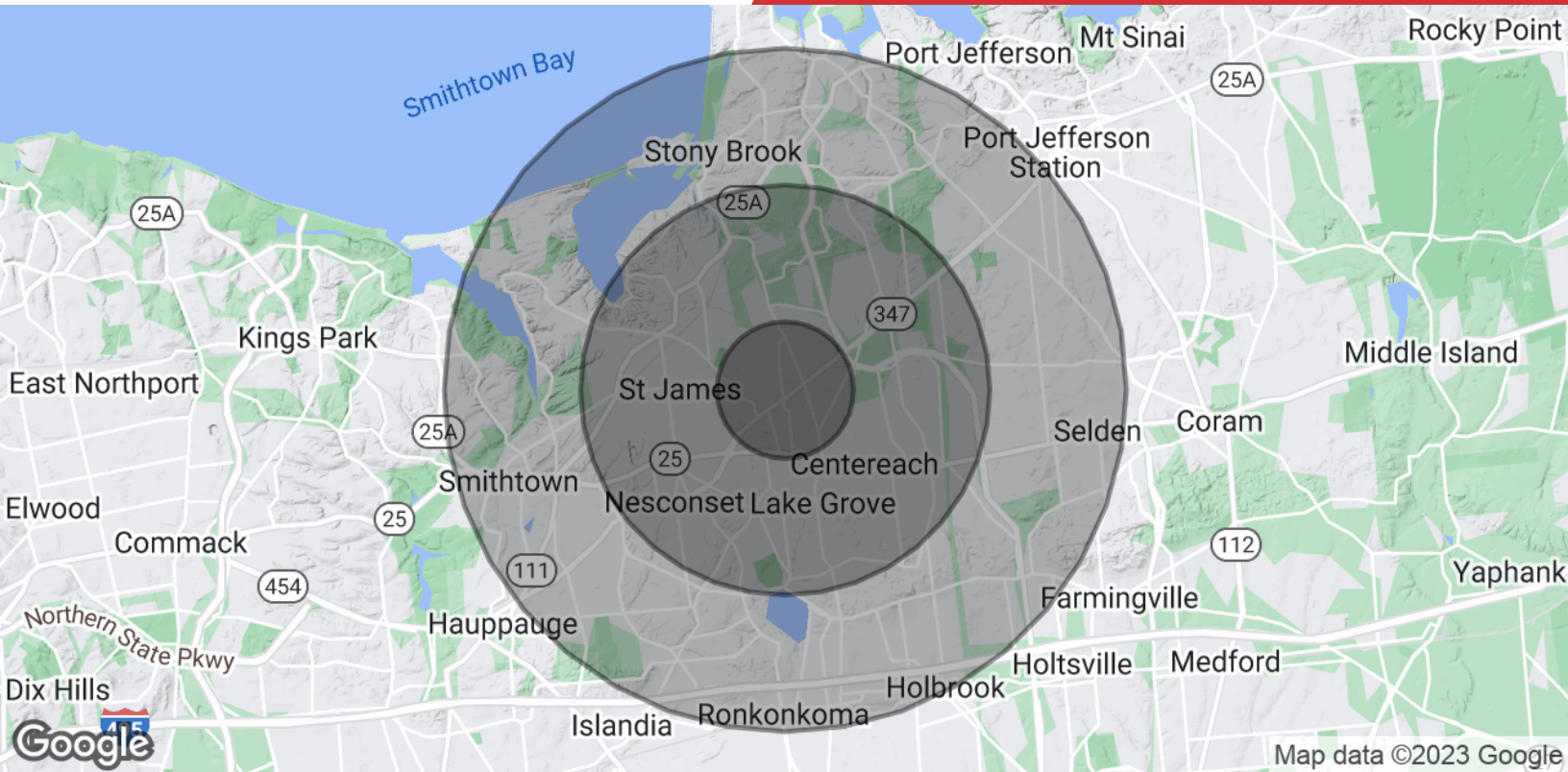
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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,769	90,666	221,305
Average Age	42.7	37.8	38.7
Average Age (Male)	41.0	36.8	37.5
Average Age (Female)	44.5	39.0	39.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,055	26,906	69,623
# of Persons per HH	2.9	3.4	3.2
Average HH Income	\$120,246	\$112,849	\$110,029
Average House Value	\$476,186	\$473,155	\$440,952

* Demographic data derived from 2020 ACS - US Census



Marian Campi-Conde

Director

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NY #10401290062

Professional Background

Marian is a licensed commercial investment and real estate certified specialist (CIREC), who focuses on industrial and office real estate as well as landlord/tenant representation. She started her real estate career at developer Jaymont Properties in Miami, Florida as a managing director.

Upon her return to New York in 1993, Marian redirected her efforts, specializing in project development, property management and leasing for commercial, institutional, and investment real estate clients throughout the United States. She has negotiated for Fortune 500 companies in many major US markets, acting as a CRE liaison between corporate headquarters and regional offices. Marian has overseen the leasing and management of major real estate projects in Miami, Philadelphia, Columbus, and throughout the New York Metropolitan area.

A well-respected commercial real estate veteran, Marian has earned numerous distinctions throughout her 30-plus years in the industry. She was chosen by former Florida Governor Jeb Bush as Miami's CRE industry designee for Leadership Miami and was a board member of Greater Miami's Chamber of Commerce and Beacon Council. Marian has served as Vice President of the NYC-LI chapter of the New York State Commercial Association of Realtors (NYSCAR), and 2019 President Elect of the Commercial Network of the Long Island Board of Realtors (CN-LIBOR). She is an active member of CIBS, Long Island's Commercial Industrial Brokers Society.

Education

Bachelor of Science in Psychology, Hartford University

Bachelor of Arts in Sociology, Hartford University

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS) and (CIBS-W)

Commercial Network of the Long Island Board of Realtors (CN-LIBOR) - 2019 President Elect

New York State Commercial Association of Realtors (NYSCAR) - Vice President 2018-2020

Long Island Business Development Council (LIBDC)

Long Island Women in Real Estate



Michael Corsello

Director

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Direct: **631.761.9627** | Cell: **516.840.4448**

Professional Background

Michael is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on retail and industrial properties.

Prior to Michael joining NAI Long Island he was President and CEO of Nash Lumber, a building material wholesale distributor and importer for 30 years. The experience gained from owning and operating a business gives him a unique, in-depth perspective of the intricacies that are part of every transaction. Beyond bringing owners, tenants, buyers and sellers together for a transaction, he is able to understand each party's needs and unique perspectives.

Michael's success with national and regional franchise brands has proven invaluable. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and successfully negotiate their leases. Working with retail landlords, he has helped secure quality tenants who not only leased space, but strengthened the property's income and value.

Using his over 30 years of experience developing and managing his own industrial properties, he provides keen insights when assisting industrial property developers and owners.

Additionally, being versed in office properties, he is a team player assisting his long time partner whose expertise is in office property assets.

As an avid skier, Michael routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he has recently taken to hydrofoil kiteboarding. A native Long Islander, he earned degrees both in business and engineering with degrees from Syracuse University and SUNY College of Environmental Science and Forestry.

Education

Bachelor of Science in Engineering, Syracuse University

Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS)

NYS Commercial Association of Realtors (NYSCAR)