



Wading River Professional Center

6144 New York 25A

Wading River, New York 11792

Property Highlights

- High-visibility location on Route 25A
- Established medical tenant base which includes Northwell Health Labs, Northwell Health Peconic Bay Medical Group, Suffolk Pediatric Dentistry and Orthodontics, Orthopedic Associates of Long Island, Northwell Health Physician Partners Endocrinology, Zwanger Pesiri Radiology, Optum Pediatrics and Quest Diagnostics
- Close to retail and dining amenities
- Professionally managed with ample on-site parking
- Separate entrances
- Basement storage space available

Offering Summary

Lease Rate:	\$28.00 SF/yr (MG)
CAM Charge:	3.40 SF/yr
Gas & Electric:	Separately Metered
Building Size:	30,000 SF
Available SF:	1,808 SF
Lot Size:	4.14 Acres

For More Information

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Property Description

Wading River Professional Center offers a fully built-out medical suite featuring 4 exam rooms, 1 private office, two restrooms, a nurses station/lab area, waiting area, reception, breakroom, and storage. Located at 6144 Route 25A, this high-visibility office and medical park is situated directly off the busy Route 25A corridor and just 15 minutes from Peconic Bay Medical Center (Northwell Health) in Riverhead.

This locally owned and managed property spans 4.14 acres of beautifully landscaped grounds and includes secure, on-site parking for tenants and visitors. Surrounded by established medical tenants and minutes from The Shoppes at East Wind, restaurants, and other local amenities, Wading River Professional Center is an ideal location for medical or professional users seeking convenience, visibility, and quality.

Location Description

6144 Route 25A in Wading River, known as Wading River Professional Center, is a prominent office and medical park offering high visibility along the main thoroughfare, Route 25A. Located less than 10 miles—or about 15 minutes—from Peconic Bay Medical Center (Northwell Health) in Riverhead, a key facility on the East End, the property is also close to a variety of amenities, including retail shops and restaurants, with The Shoppes at East Wind just minutes away.

While not situated directly on a commuter rail line, the property offers convenient access to several nearby stations, including Riverhead, Yaphank, and Port Jefferson, making it easily reachable by car, with Long Island MacArthur Airport approximately 40 minutes away for additional regional connectivity. Overall, the location combines visibility, accessibility, and convenience in a well-trafficked and amenity-rich area.

Site Description

Beautifully landscaped grounds located on 4.14 acres with plenty of secure, convenient parking for tenants and visitors.

Utilities Description

Tenant pays own utilities plus \$3.40 psf for CAM.





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1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,808 SF	Lease Rate:	\$28.00 SF/yr

Available Spaces

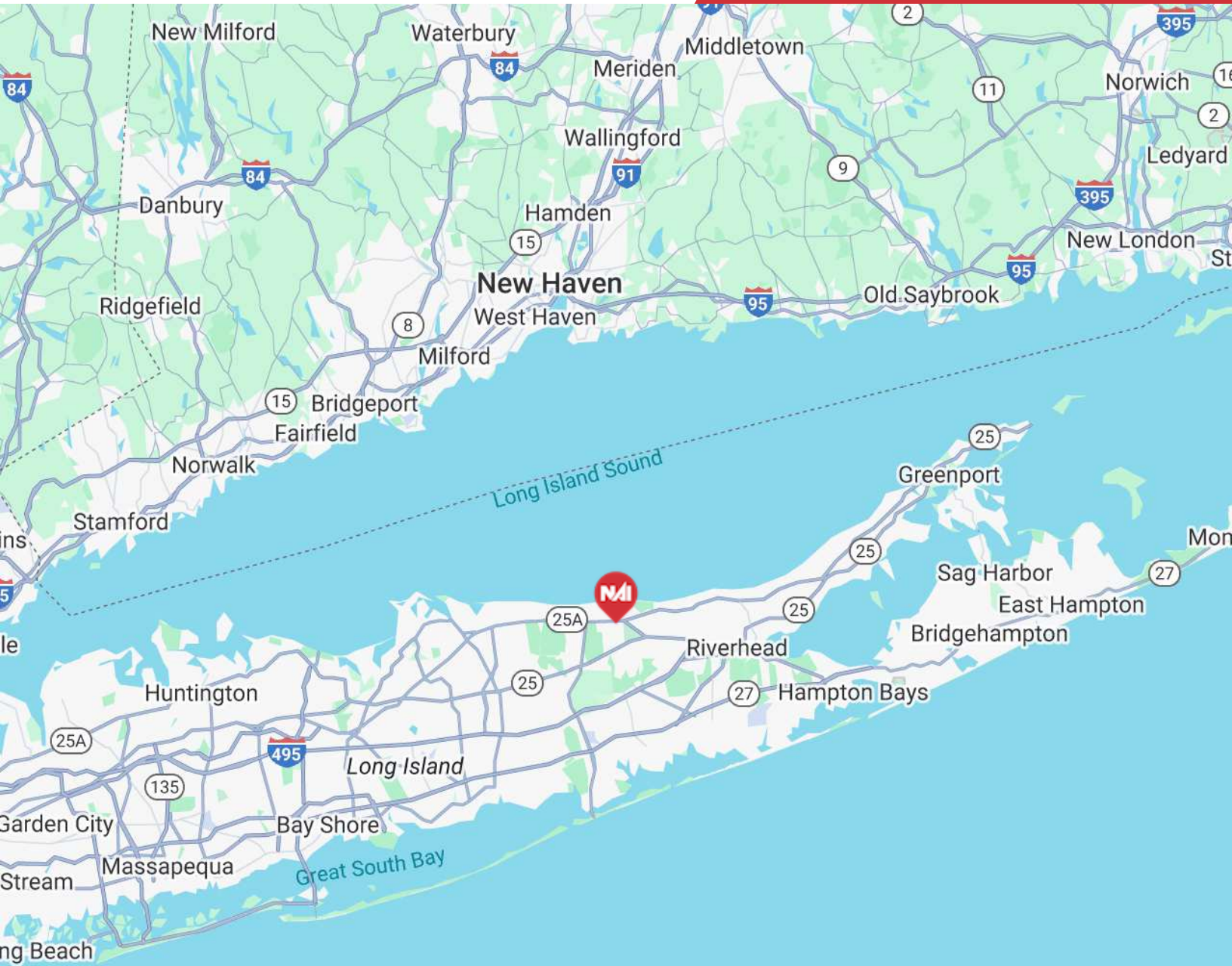
Suite Tenant Size (SF) Lease Type Lease Rate Description

Suite	Tenant Size (SF)	Lease Type	Lease Rate	Description
CL-42	1,808 SF	Modified Gross	\$28.00 SF/yr	This space offers a total of 4 exam rooms, 1 consult office, two restrooms, nurses station/lab area, waiting area, breakroom, reception and large storage closet.

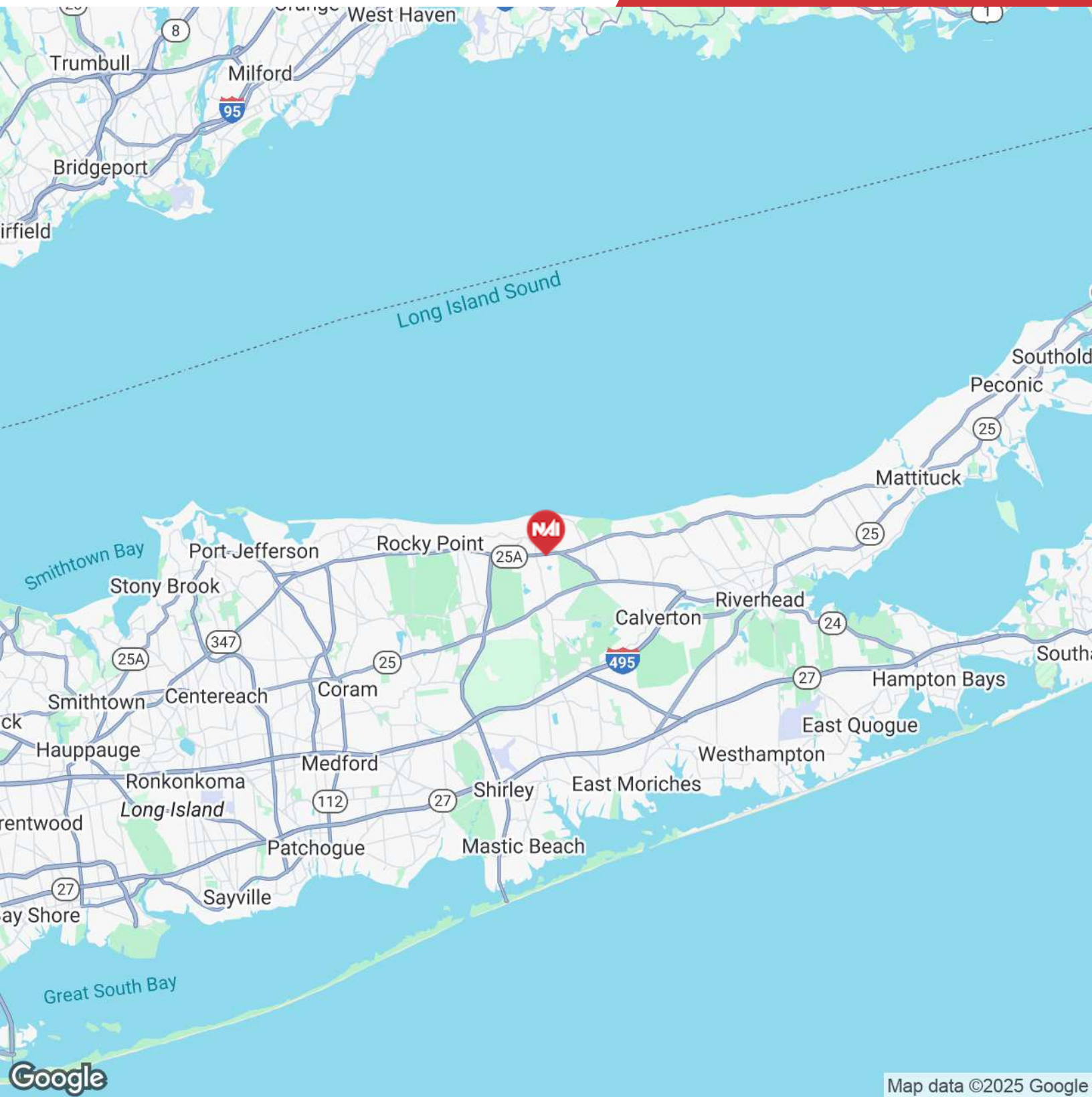


Wading River Professional Center
6144 New York 25A,
Building C, Suite 19
Wading River, NY 11792

1,808 SF



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