

Office Condominium(s) for Sale or Lease

5th Floor Penthouse

5,255 SF (half floor) or 10,510 SF (full floor)



Heron Professional Building

2410 North Ocean Avenue
Farmingville, New York 11738

Property Description

Now Available for Sale or Lease! Two 5,255 SF (10,510 SF full floor) Penthouse Office Condominiums for sale located in the prestigious landmark former TFCU Headquarters Office Building. Also available for Lease! Conveniently located one-half mile north of the Long Island Expressway Exit 63. Highly visible. Prominent signage on the building available.

Unique opportunity to own the top-floor penthouse with high-end finishes throughout the space, tremendous window line on four sides that offers expansive views for miles, including the Great South Bay.

Details

5th Floor Penthouse	5,255 SF or 10,510 SF
Sale Price	\$1,225,000 or \$2,450,000
Lease Rate	\$22.00 PSF plus Utilities
Taxes	\$2.08 PSF
Utilities	\$3.50 PSF
CAM:	\$3.26 PSF

OFFERING SUMMARY

Sale Price	\$1,225,000 or \$2,450,000
Lease Rate	\$22.00 Gross plus Utilities
5th Floor Condo(s)	5,255 SF or 10,510 SF
Building Size	45,680 SF

For more information

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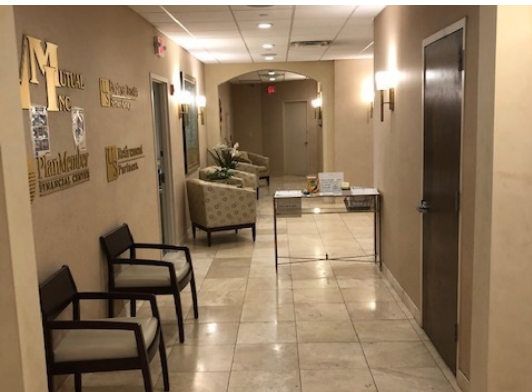
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1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
www.nailongisland.com

For Sale or Lease

Office Condo(s)

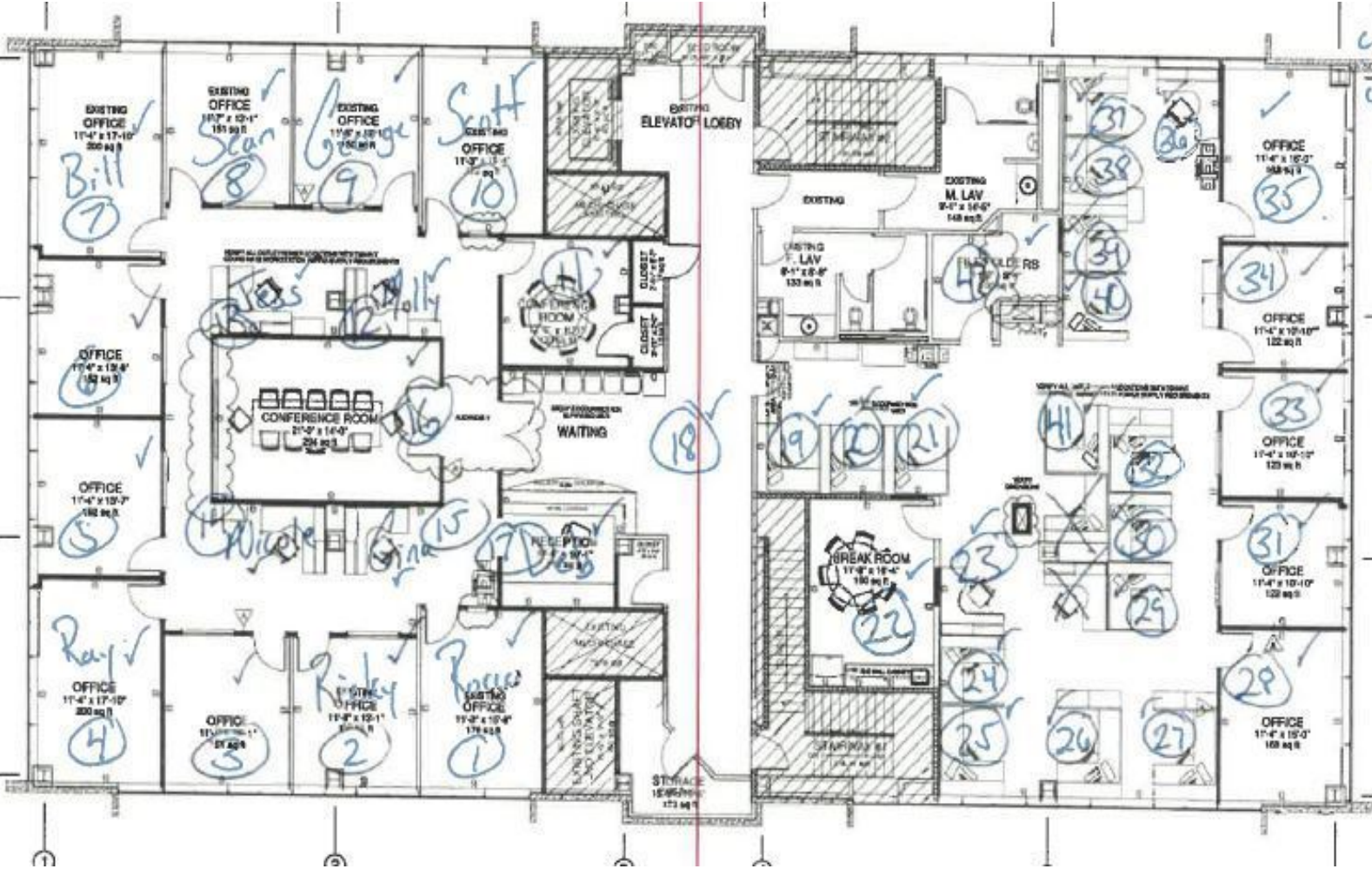
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5th Floor Space Plan



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