

Sublease
Office
Exclusive Listing

Property Information
3500 Sunrise Highway, Bldg 50, Great River, NY 11739

Min Available SF:	4,000	Possession:	Immediate	Fuel:	Gas
Max Available SF:	4,000	Lot Size (Acres):	41		
Gross Building Area:	389,490	Parking:	52 Car Parking		
Lease Type:	+ Electric & Cleaning	Zoning:	PDD		
		Stories:	1		

Sublease to 3/3/2022. Lease rate available upon request. 4,000 SF free standing office building with 52 car parking, strategically located at the entrance to the 389,490 SF Sunrise Business Center (SBC). Eight (8) Pvt Offices, Large Conference Room, 2 bullpen areas, Staff Lounge, Two (2) ADA Bathrooms. Presently used as Corporate IT Department Space. Separate Utilities. Tenant Improvements are +/- four (4) years old.

SBC is located on Sunrise Highway in Great River, a hamlet in the Town of Islip in Suffolk County. The 389,490 square foot complex is comprised of four buildings: three large interconnected two-story buildings and one smaller single level freestanding building on a 40 acre site. SBC features amenities that include a 181-seat, full-service café; an 11,428 square foot state-of-the-art digital conference facility; and an enhanced security system for tenant safety. SBC features a diverse mix of tenants that includes Verizon, Suffolk County Health Department, USS-St. George's University, Netsmart Technologies, and St. Joseph's College. The location provides efficient east-west access via Sunrise Highway and the Southern State Parkway, and north-south access via Veterans

For Information, please contact: Lee Rosner, CCIM SIOR (631) 761-6886 Direct Dial Email lrosner@cbcli.com

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Alternate Photo



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Street Map

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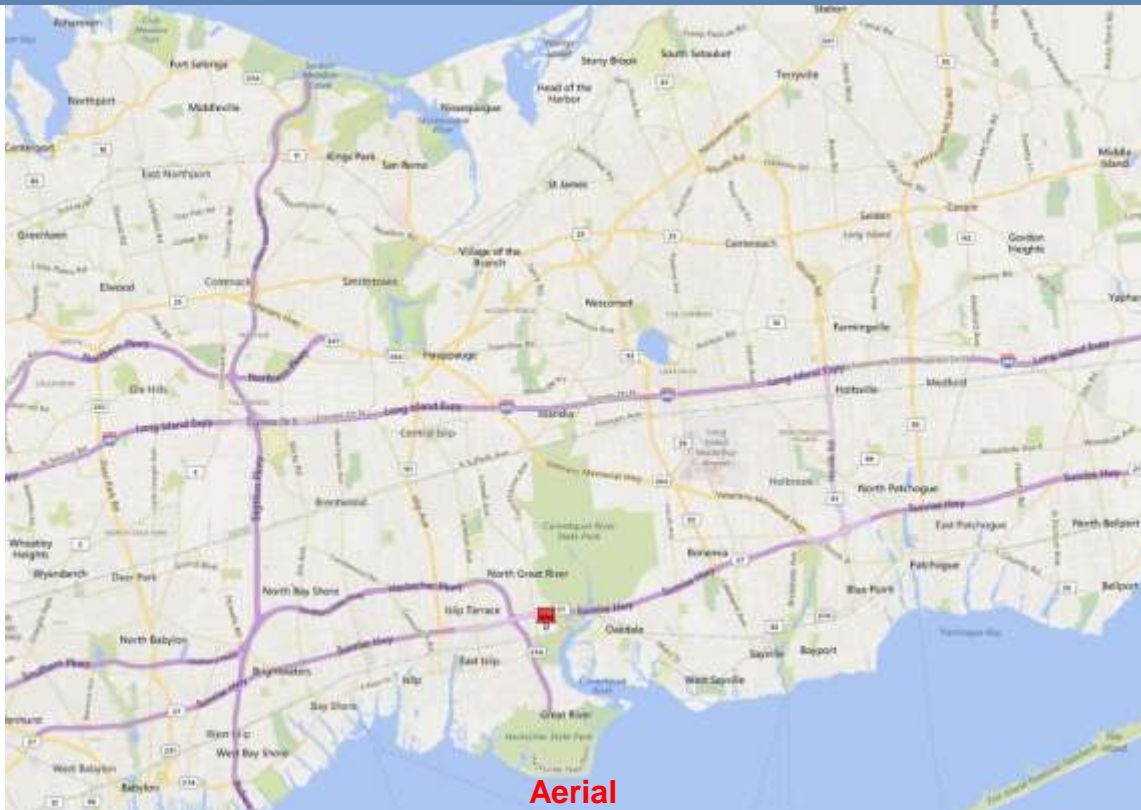
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Street Map



Aerial

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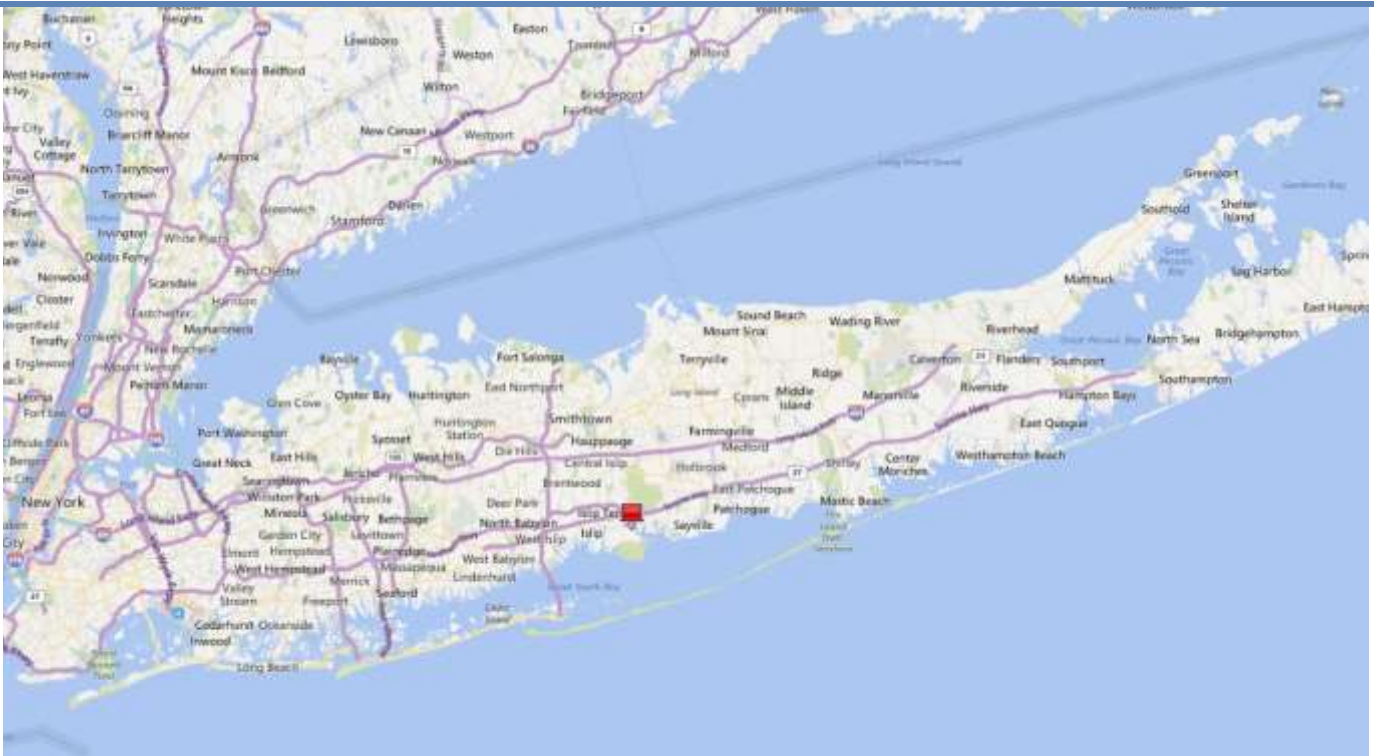
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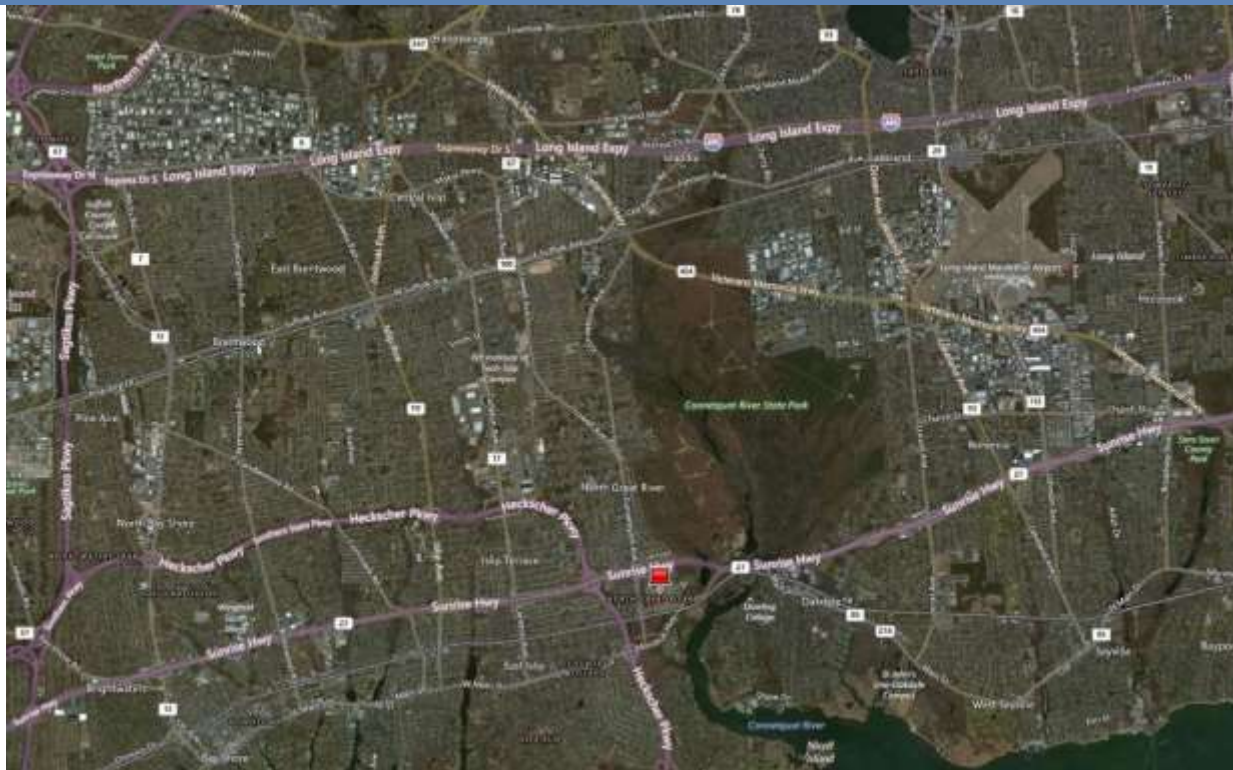
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Space Plan



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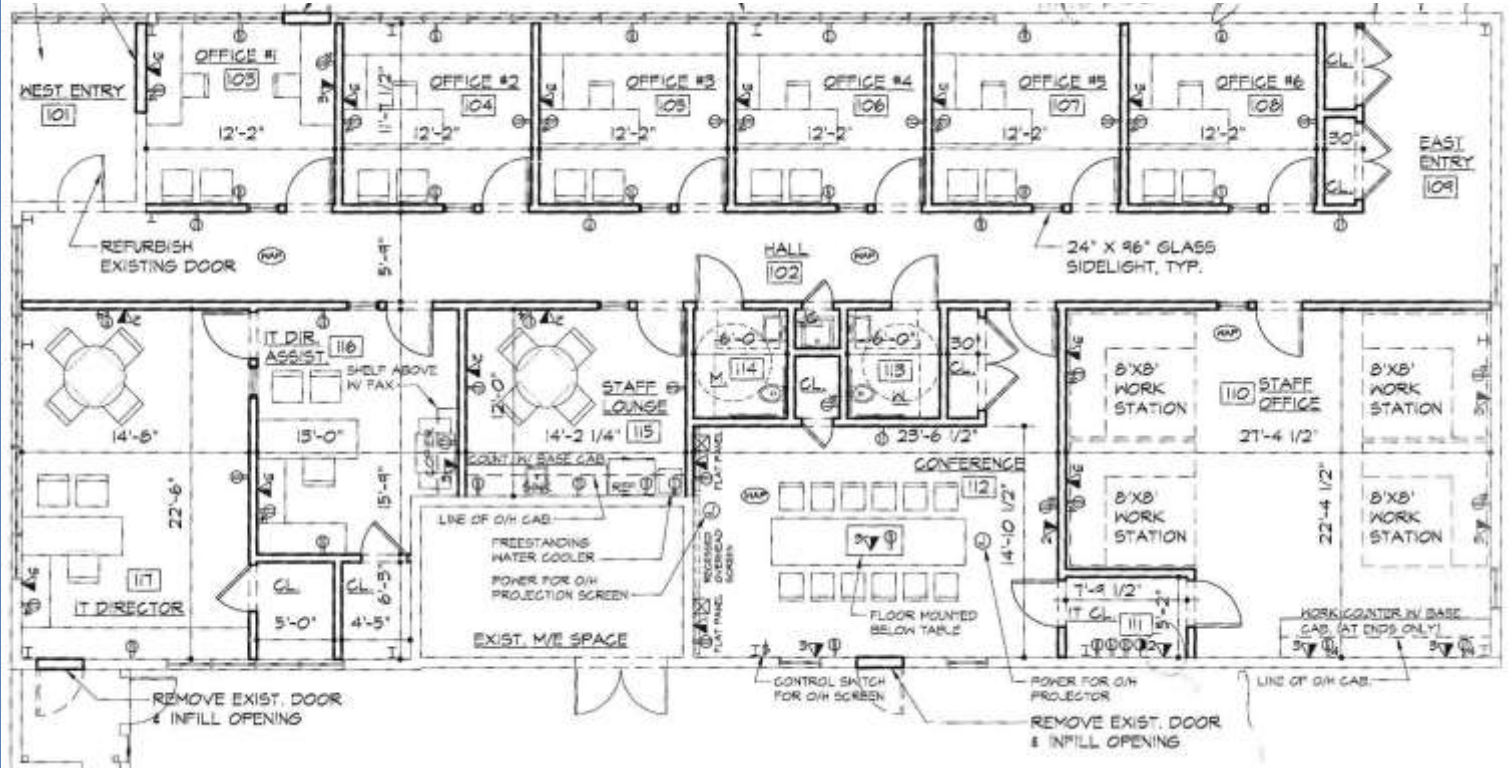
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