

**17 North Ocean Avenue
Patchogue, NY**



**COLDWELL
BANKER
COMMERCIAL**



7,500 SF Building – Two Floors on 11,326 SF Parcel

FOR LEASE

Ground Floor \$30/SF

Second Floor \$20/SF

Yard 8,712 SF @ \$5/SF

Partially Constructed Two Story Building

Landlord will Provide Completion Funds

Will Consider Reasonable Divisions

PREPARED BY:

Coldwell Banker Commercial NRT
One Huntington Quadrangle
Melville, NY 11747

Paul G. W. Fetscher CCIM CRX CLS
516-889-7200
Paul.Fetscher@CBmoves.com

Proposed Building Rendering



Parcel Outline of Previous Conditions



©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

17 North Ocean Avenue
Patchogue, NY



Update on Construction as of June 2019^{NRT}



Ground Floor 11' – 3" Under Steel – Column Free Space



Paul.Fetscher@CBmoves.com

516-889-7200



Construction Progress as of June 2019



Paul.Fetscher@CBmoves.com

516-889-7200

Property is directly across the street from the new celebrated project ...



The New Village program includes, 291 apartments, 46,100 sq. ft. of restaurant/retail, and 18,000 sq. ft. of office space. Additionally, New Village has more than 500 parking spaces screened from the street beneath the residential buildings and in surface lots. Safe, Secure, and Illuminated reserved parking for residents will sit below the residential buildings.

Project Size: 403,360 Square Feet



There are five new residential buildings, each four stories over a parking base with the exception of the locations where the ground level is to be retail. At those locations there are only three stories of residential above. In addition to the 9,524 of existing Retail at 31 West Main, retail uses are **located along Ocean Avenue, Main Street, and Havens Boulevard.**

Energy Star appliances are used throughout the residential community. Sustainable materials are used wherever possible. The development is registered with the US Green Building Council.

NRT

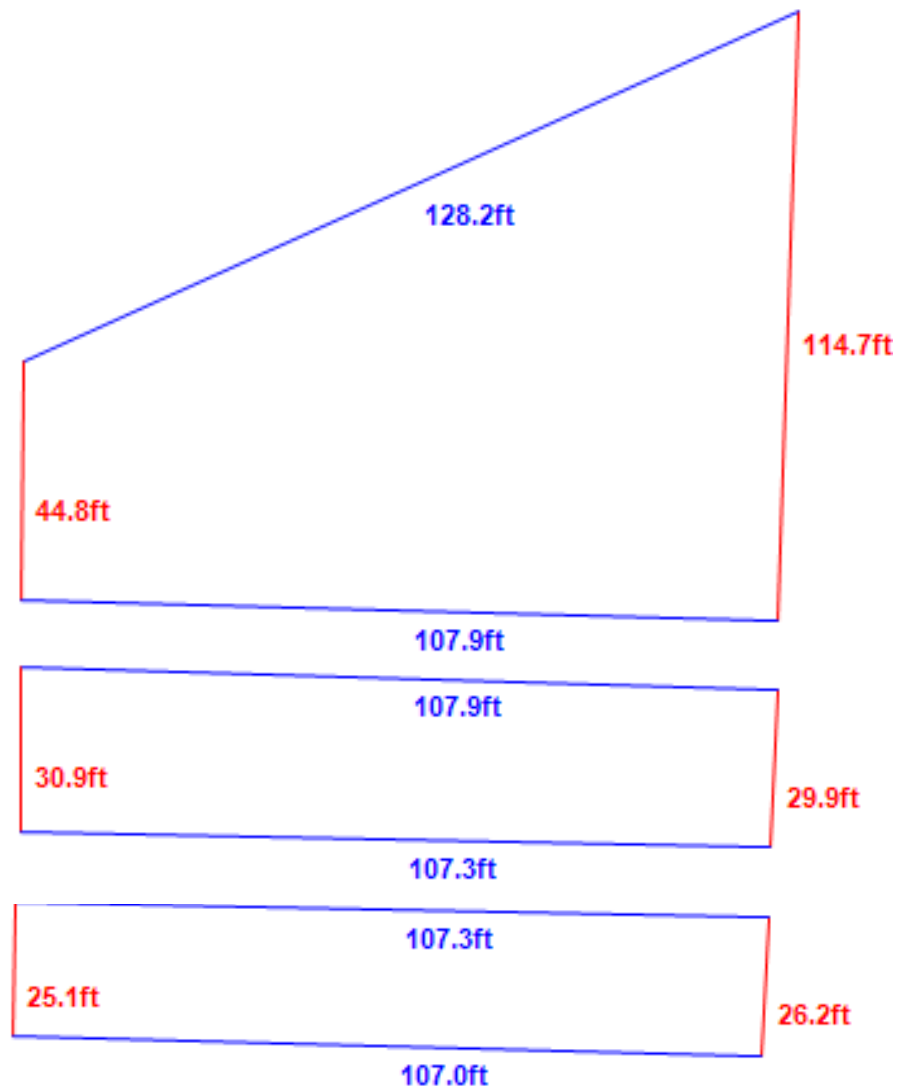
**Existing Conditions – Site is Approved for a 7,500 SF Building
Zoning Would Permit Additional Buildable SF on the Site**

Property consists of three parcels.

The southernmost parcel holds the footprint of the building

The Northernmost two parcels total 8,712 SF

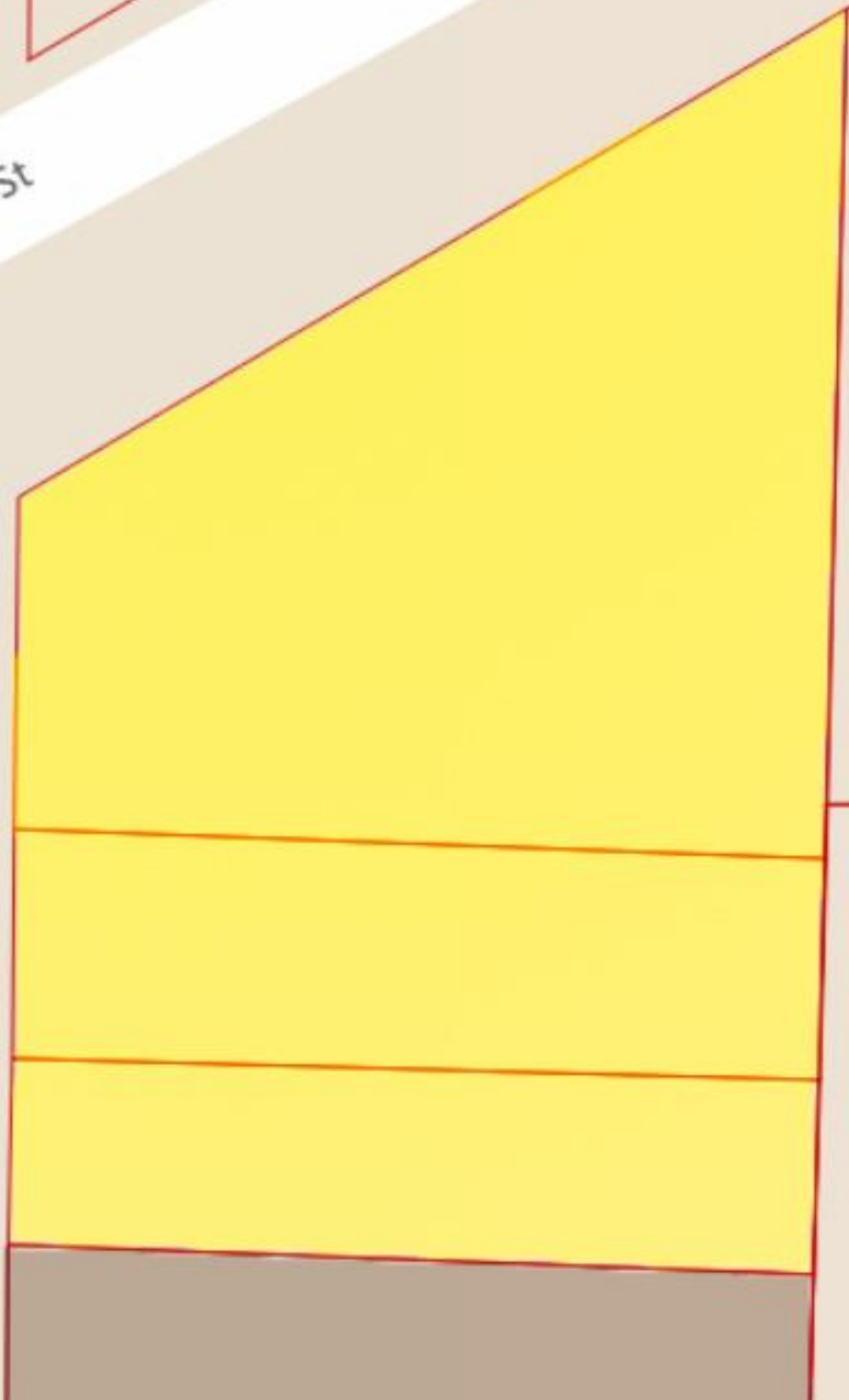
The parcels can be used as a side yard for seasonal dining



Oak St

Oak St

N Ocean Ave



**17 North Ocean Avenue
Patchogue, NY**



NRT

Patchogue 10 Minute Drive Time
37,790 Employees
94,729 Population
Average Family Income - \$106,594



Looking West along Main Street
(Montauk Highway Rt 27A)

17 North Ocean Avenue Patchogue, NY



Facing Southeast

NRT



Located at the very Heart of Patchogue Village



Facing South

Paul.Fetscher@CBmoves.com

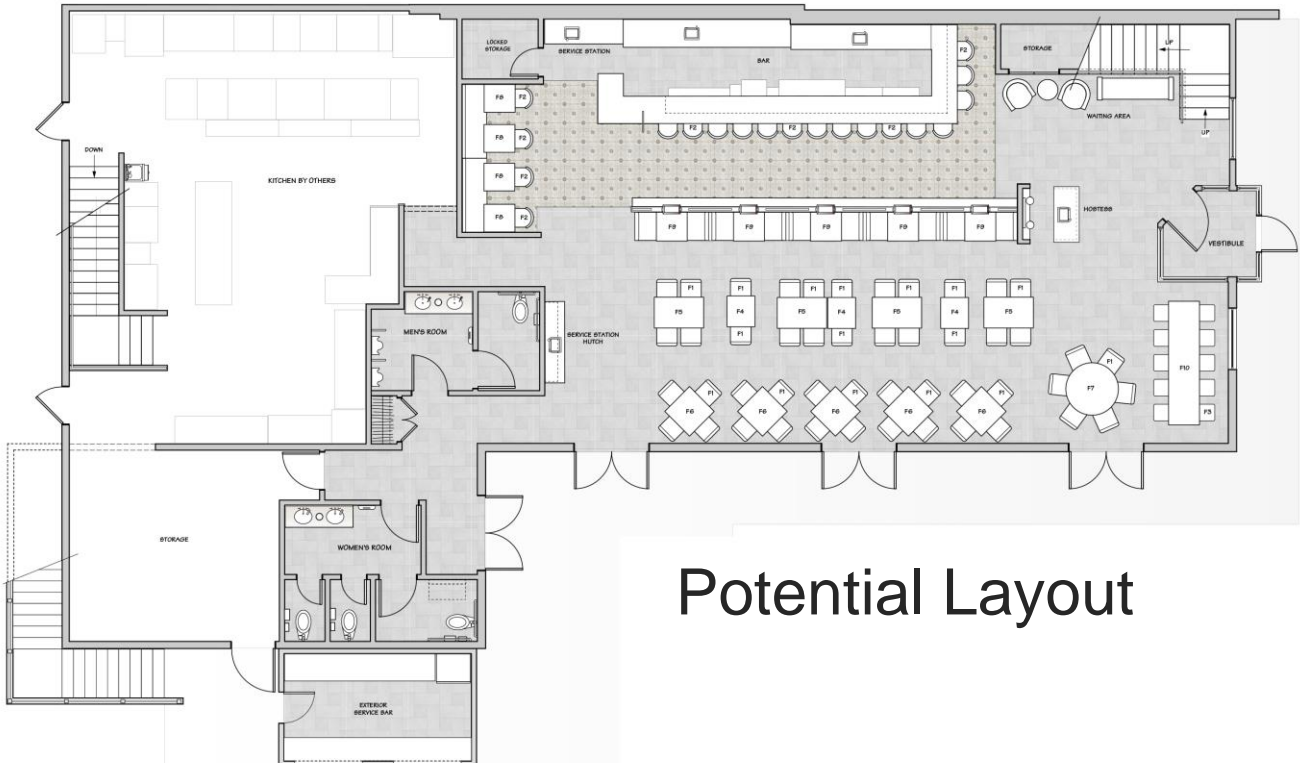
516-889-7200

A
D1-A FLOOR PLAN - LOWER LEVEL
Scale: 1/4" = 1'-0"



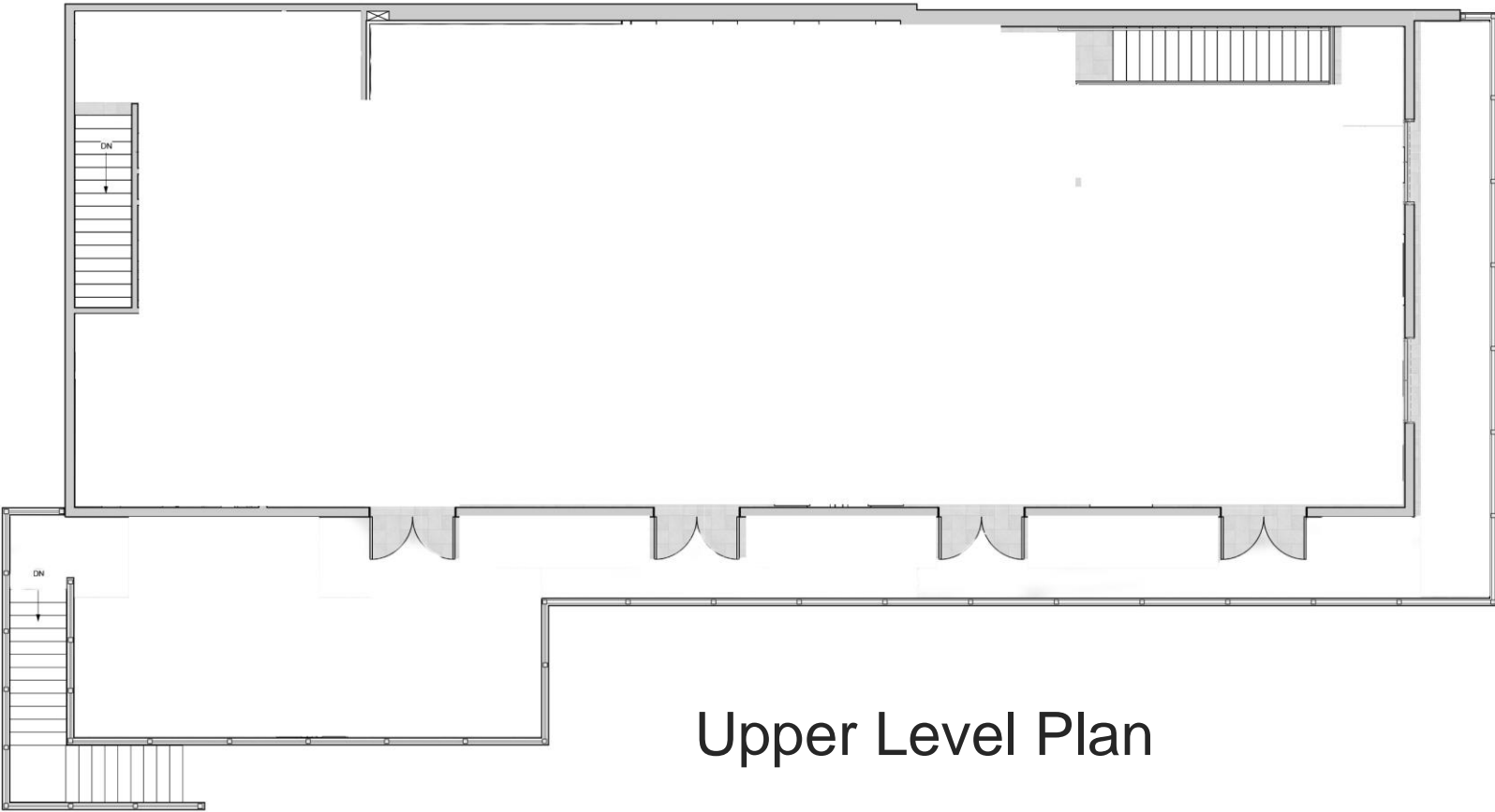
Floor Plans – Ground Floor

A
D1-A FLOOR PLAN - LOWER LEVEL
Scale: 1/4" = 1'-0"

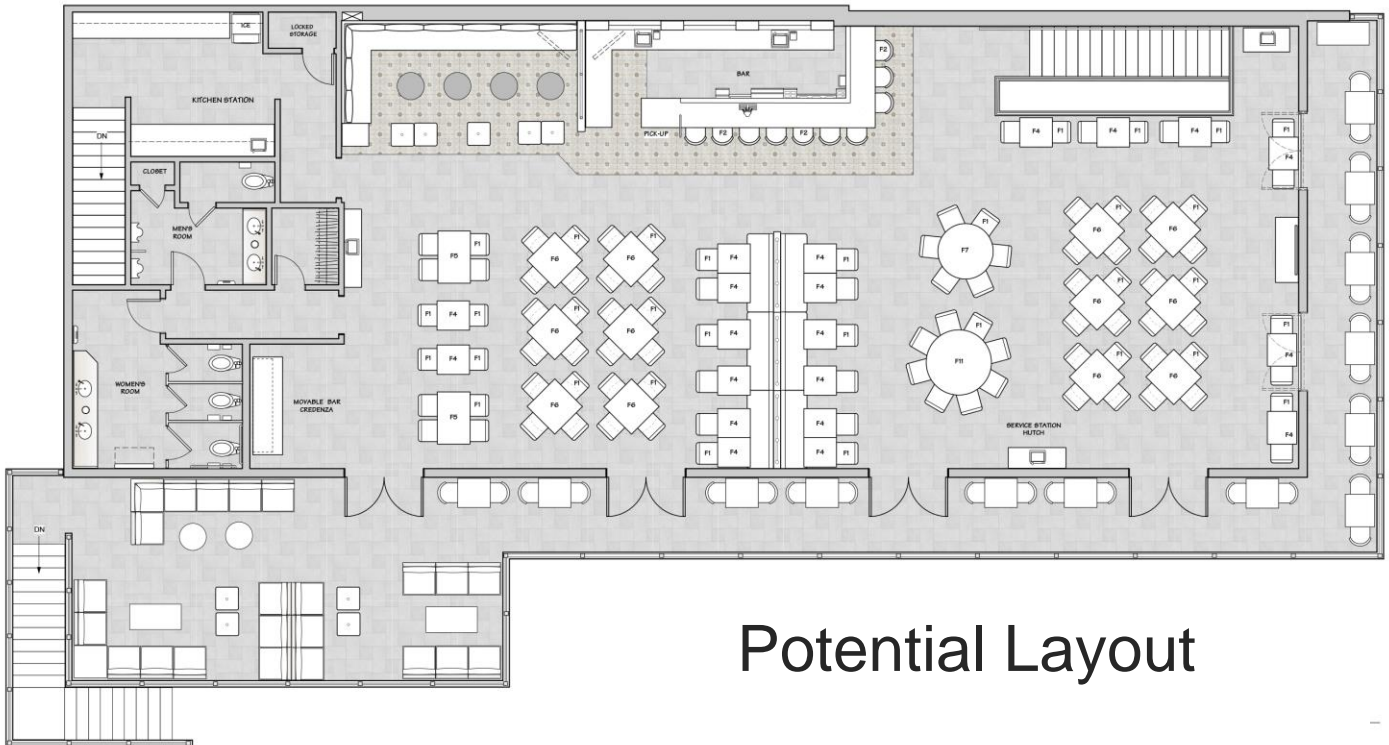


Potential Layout

A FLOOR PLAN - UPPER LEVEL
D1-B Scale: 1/4" = 1'-0"



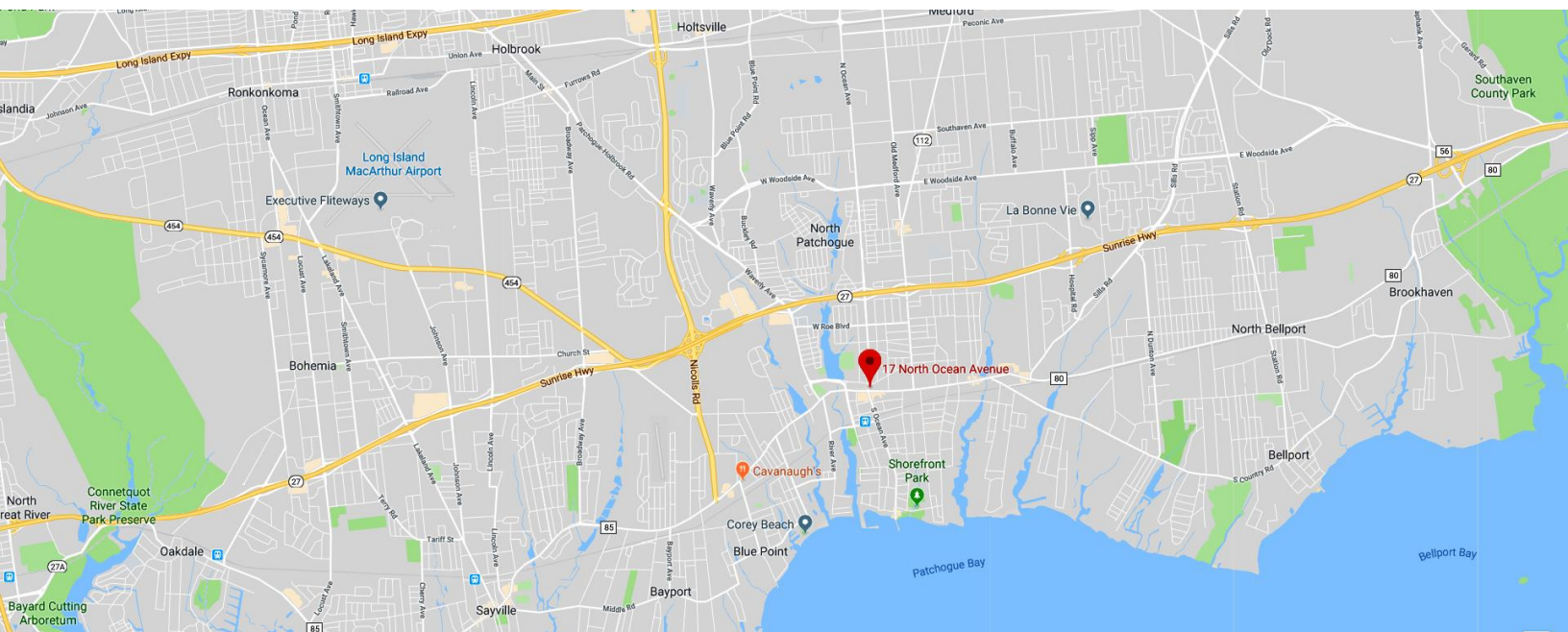
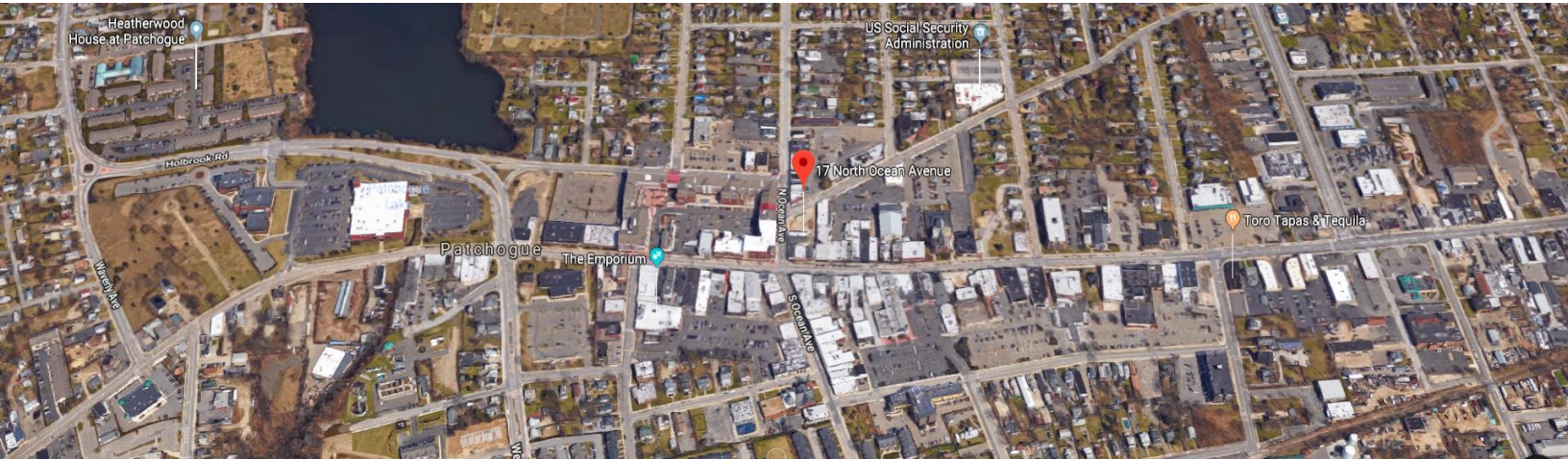
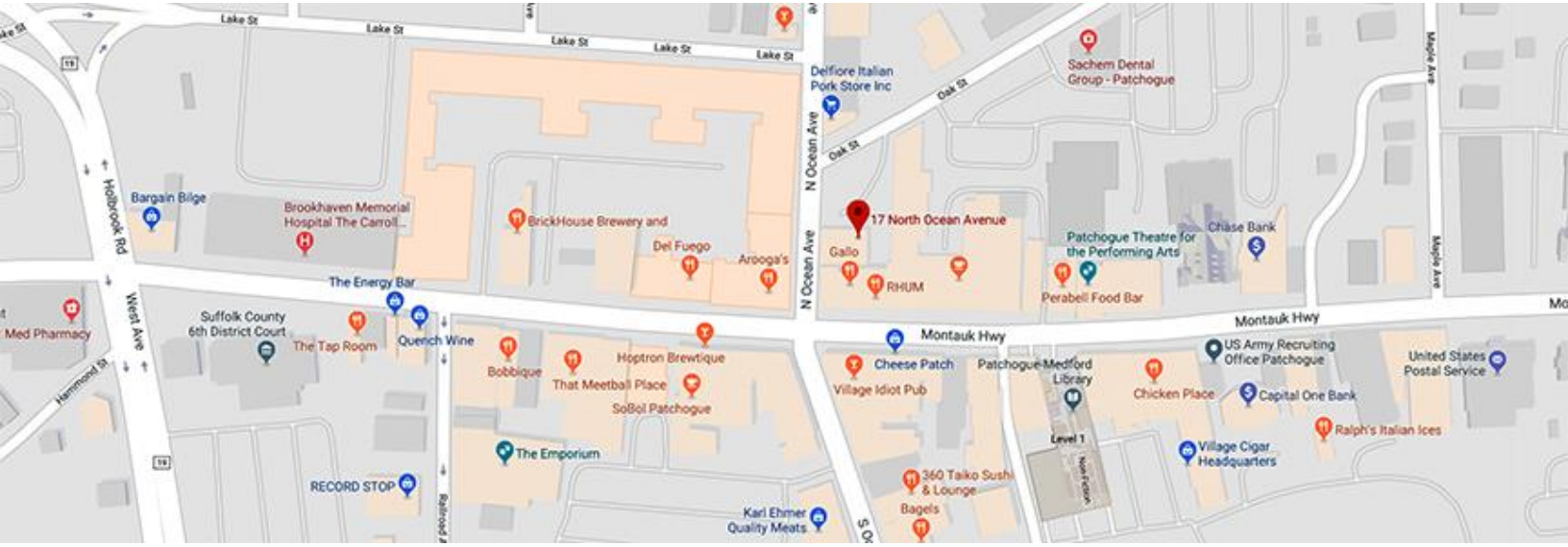
A FLOOR PLAN - UPPER LEVEL
D1-B Scale: 1/4" = 1'-0"



17 North Ocean Avenue Patchogue, NY



NRT



Paul.Fetscher@CBmoves.com

516-889-7200

17 North Ocean Avenue
Patchogue, NY



NRT



For Further Information Contact:

Paul G. W. Fetscher CCIM CRX CLS

Senior Commercial Real Estate Advisor

Coldwell Banker Commercial NRT

Paul.Fetscher@CBmoves.com

(516)-889-7200