



Stony Brook Technology Center

East Setauket Medical/Office Building Portfolio For Lease





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4 Technology Drive East Setauket, NY

Suite 250: +/- 7,819 RSF

Asking Price: Upon Request

Pre-built medical space with great visibility for signage and engaged ownership.



181 N Belle Mead East Setauket, NY

Suite 2: +/- 6,891 RSF

Suite 4/5: +/- 9,532 RSF

Asking Price: Upon Request

Pre-built medical space & engaged ownership.



205 N Belle Mead East Setauket, NY

Available SF: +/- 14,000 RSF

Asking Price: Upon Request

Space can be used for office and/or medical.

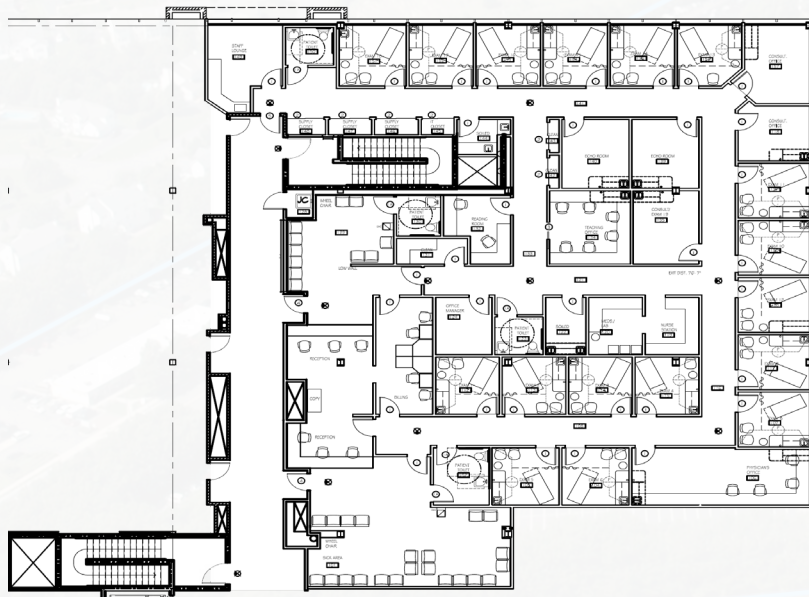
Building signage currently available.

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI Inc.

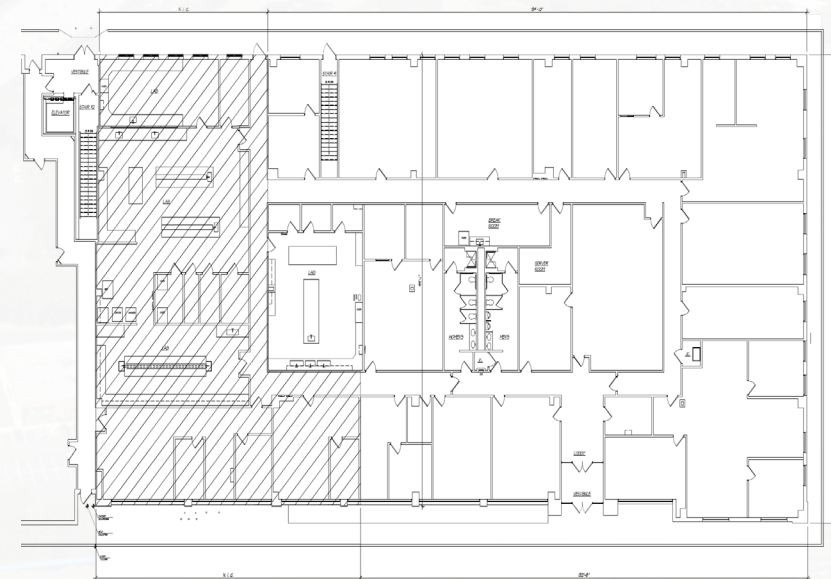


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4 Technology Drive
East Setauket, NY



205 N BELLE MEAD
East Setauket, NY



Easily Accessible To:

- Long Island Expressway
- Smithtown Bypass
- Middle Country Road
- North Country Road

Major Hospitals

- Stony Brook University Hospital
- St. Charles Hospital
- Mather Hospital

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The Stony Brook Technology Center (SBTC) was developed over 20 years with varying architectural styles for each building but a unified campus-like environment remains throughout the park. In place of sumps, retention ponds with fountains are scattered across the park, providing a beautiful natural appearance. The streets are curved to break up the line of sight to avoid a more rigid and industrial atmosphere. Setbacks are strongly enforced to create much more green space and provide the park with a more manicured appearance. Sidewalks were implemented throughout the entire park. The Campus shuttle service from the SBTC to Health Science facilities of Stony Brook University runs through 16 times daily.

TRITEC accomplished this by establishing the Town of Brookhaven Sewer District #1. TRITEC fully managed the project from the conceptual approval of the Suffolk County Sewer Agency through the approvals by various governmental agencies, including special legislative approval from the New York State Assembly, NY State Environmental Facilities Corporation (EFC), Town of Brookhaven, and the Suffolk County Legislative Certificate of Necessity. Construction on the sewer was completed in November of 1995.

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