



SCHACKER REALTY

Exclusive Listing

**1,565 sq. ft. of Office Space For Lease**  
**450 Waverly Ave, Patchogue**



**Specifications:**

**Building Size:** 46,000 sq. ft.  
**Lot Size:** 3.15 Acres  
**Office Space:** 1,565 sq. ft.  
**Ceiling Height:** 10.0'  
**Parking:** 150

**Pricing and Timing:**

**Occupancy:** Immediately  
**Lease Price:** \$23.00/sq. ft. Gross

Suite 3 • One story office building with 1 available unit • Unit 1 - 770 sq ft - leased • Unit 2 - 4,250 sq ft - leased • Unit 3 - 1,565 sq ft • Unit 4 - 1,000 sq ft - leased • All units have separate exterior entrances • Location is in close proximity to Sunrise Hwy



**For more information please contact:**  
**James Parnes, RE Salesperson**  
**516-732-7864 (cell)**  
**631-293-3700 x45**  
**jp@schackerrealty.com**

All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



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