



## **Pidgeon and Rosner of Coldwell Banker Commercial Island Corporate Services negotiate 4,225 s/f lease**

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Edward Pidgeon and Lee Rosner, CCIM SIOR, of Coldwell Banker Commercial Island Corporate Services, recently negotiated a 4,225 s/f lease for medical office space at the newly constructed Nicolls Professional Park. Stony Brook Medicine leased the first of three buildings in the new medical office park located on the southwest corner of Middle Country Rd. (Rte. 25) and Nicolls Road (Rte 97). Nicolls Professional Park, which sits on 3.66 acres, is strategically located between five of the major hospitals in Central Suffolk County: John T. Mather Memorial, St. Charles, Stony Brook University, St. Catherine of Sienna, and Brookhaven Memorial.

The medical office park is comprised of three one-story buildings situated on two major roads, Rtes. 25 and 97, with 40,300 and 76,800 AADT s/f count respectively. This property's accessibility, visibility, and dense local population make it an ideal location for a medical office user.

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