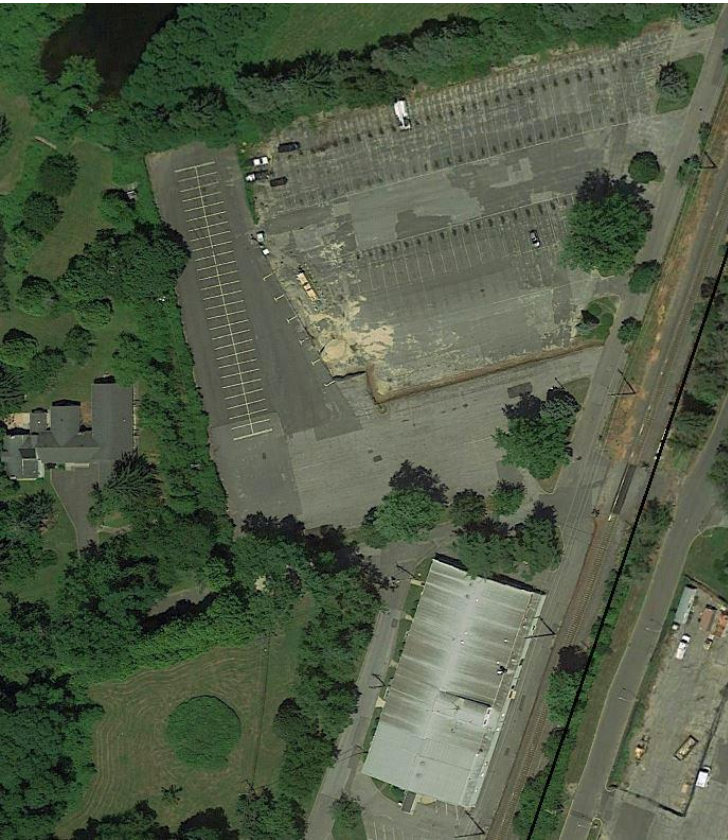


Office Space For Lease

1 FLOWERFIELD

ST. JAMES, NEW YORK



PROPERTY HIGHLIGHTS

- **From 500 – 25,000 SF Available**
- 135,400 SF Existing Buildings
- Situated on a 62.38 Acre Picturesque Wooded Campus Setting
- Immediate Occupancy
- Strategically Located Next to Stony Brook University, University Hospital Center & Stony Brook Village Center
- Direct Access on 25A
- Work Letter Available
- Current Tenants Include: Stony Brook University, University Hospital Center, Industrial Shop Space, Numerous Sports and Cultural Tenants, Art and Collaborative Artist Studio Space, Tech Tenants
- Generous Parking
- Affordable Rental Rates

For more information, please contact:

DAVID MADIGAN

+1 631 425 1213

david.madigan@cushwake.com

175 Broadhollow Road, Suite 235

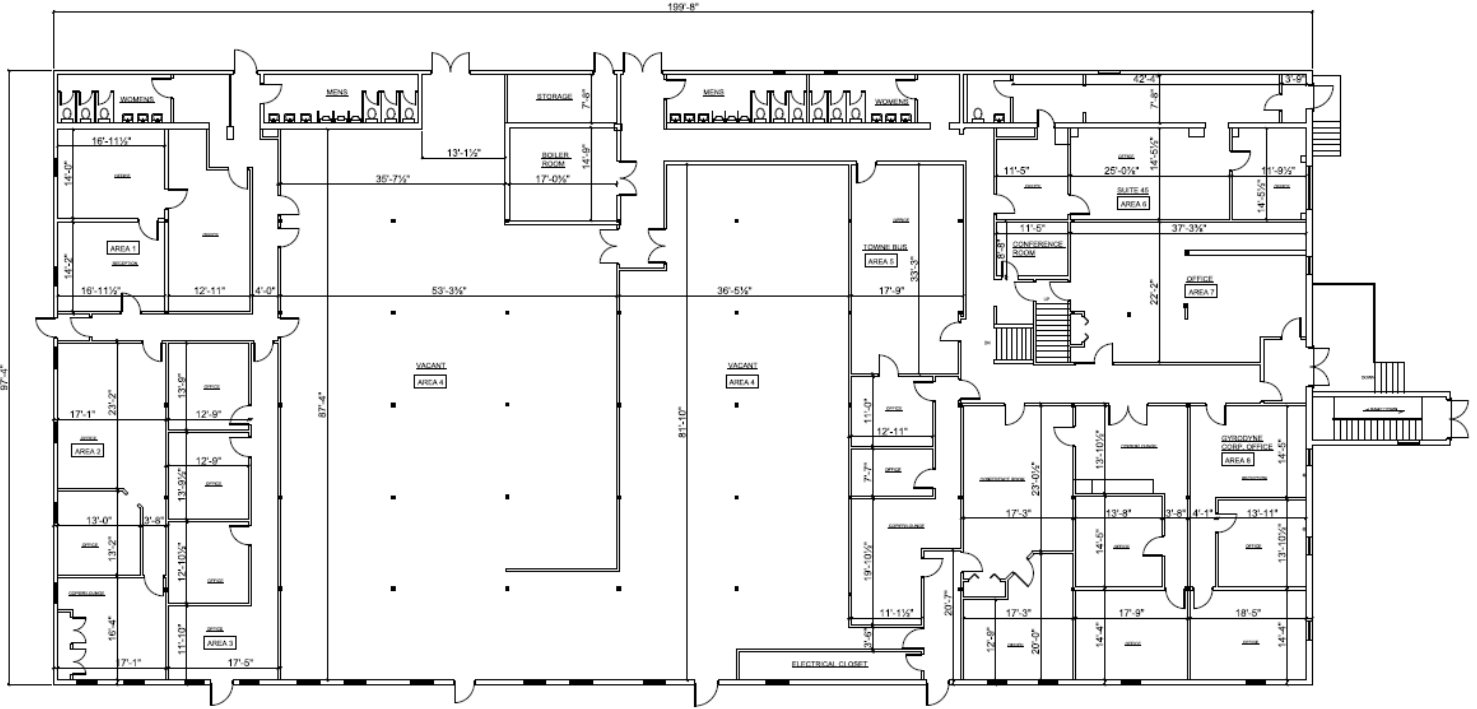
Melville, NY 11747

Main +1 631 425 1200

Fax +1 631 425 1201

Cushman & Wakefield Copyright 2022. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.

FLOOR PLAN



NAME	AREA
Gross Building Area	19,434 sq ft.
Area 1	854 sq ft.
Area 2	974 sq ft.
Area 3	964 sq ft.
Area 4	7416 sq ft.
Area 5	1223 sq ft.
Area 6	1236 sq ft.
Area 7	960 sq ft.
Area 8	2442 sq ft.
Common Area	3665 sq ft.

BUILDING 1 1ST FLOOR PLAN

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

AS - BUILT - FLOOR PLAN
BUILDING 1, GYRODYNE OF AMERICA, INC.
ST. JAMES, NY

PREPARED BY: JAMES HERRMAN
ARCHITECT
DATE: 10/17/2023

LOCATION MAP / AERIAL

