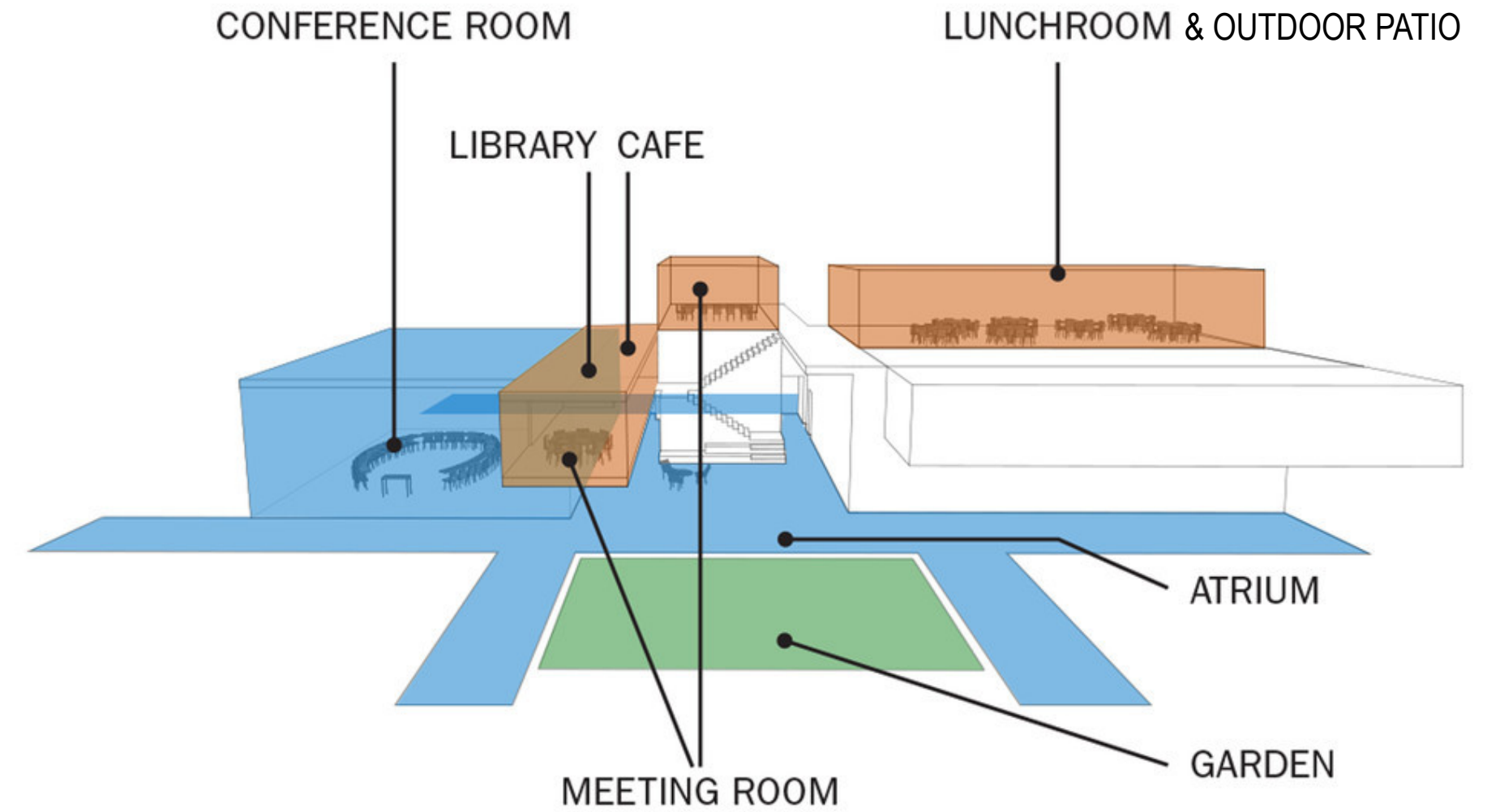


# For Sale



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## 1 Research Road | Ridge, NY 11961

### Space profile:

<b>Premises</b>	Entire building
<b>RSF</b>	45,000 SF
<b>Sale Price</b>	\$11,250,000 (\$250/SF)
<b>Real Estate Taxes</b>	Currently Exempt
<b>Availability</b>	90 days
<b>Building Class</b>	A
<b>Submarket</b>	Central Suffolk County
<b>Zoning</b>	Town of Brookhaven L1
<b>Parking</b>	4.00/1,000 SF

### Features:

- 45,000 SF trophy building
- Ideal turnkey, headquarters location
- Multiple architectural awards
- Unique, high-end finishes and outdoor spaces
- Owner/User or Investor potential
- Potential divisions for multi-tenant use
- Back-up generator
- Less than 1 mile from Brookhaven National Laboratory
- 2.5 miles to Long Island Expressway

### For more information:



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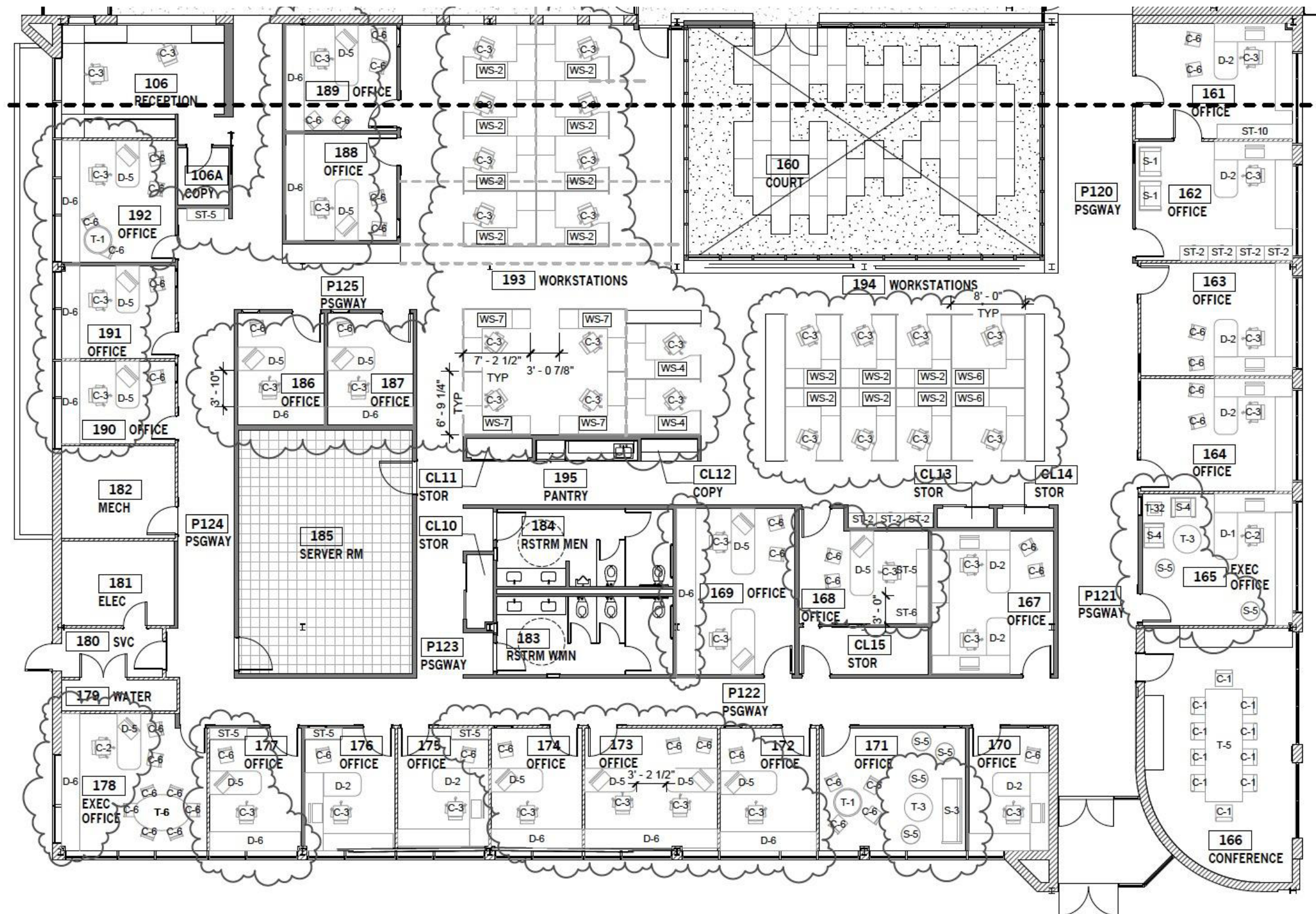
**cresa** 



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# 1 Research Road | Ridge, NY 11961

## 1st Floor, South



## 1st Floor, North

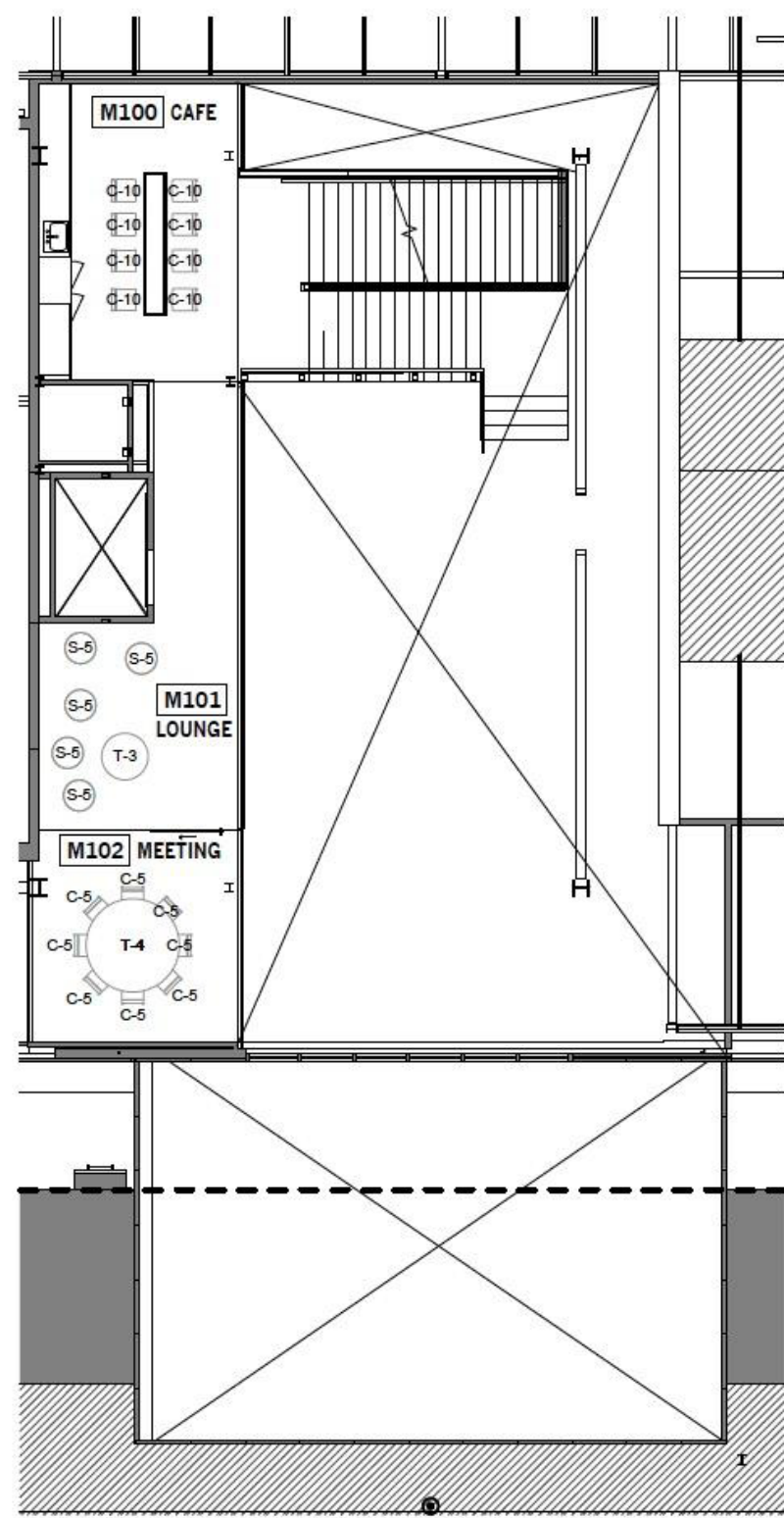




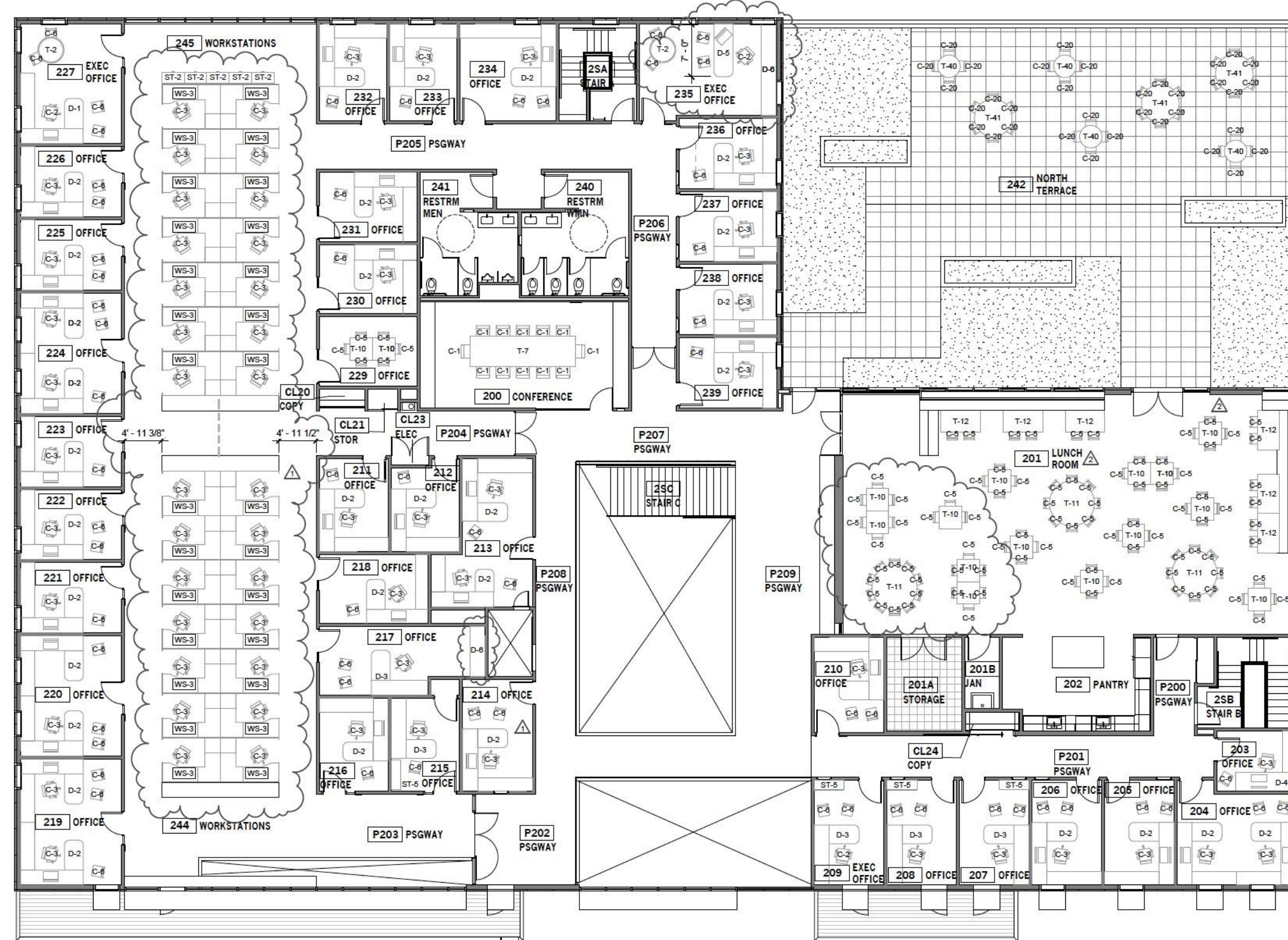
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### Mezzanine



### 2nd Floor





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