



SUNRISE

BUSINESS CENTER

3500 Sunrise Highway
Great River, Suffolk County,
New York 11739

HIGHLY VISIBLE FITNESS CENTER OPPORTUNITY

27,117 SF AVAILABLE

SUNRISE

BUSINESS CENTER

Fitness Center Space 27,117 SF Available

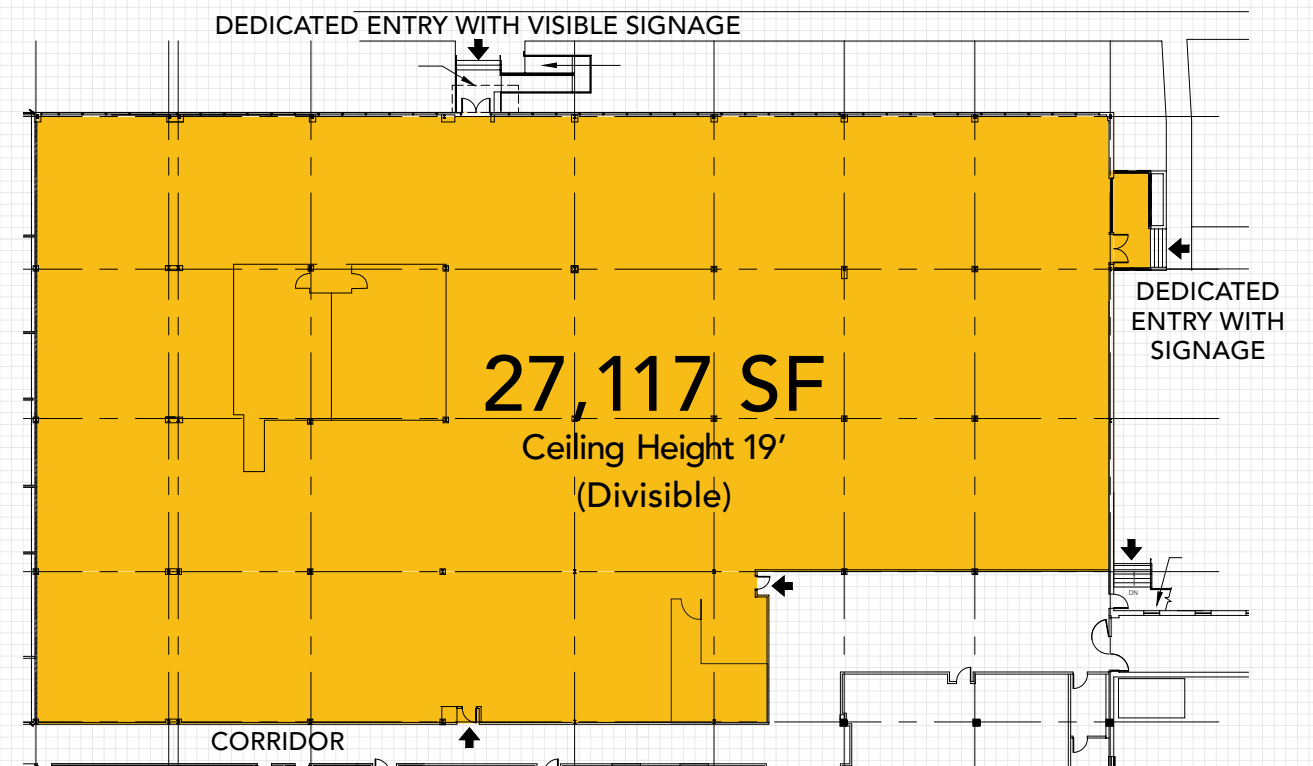
- Highly visible location facing Sunrise Highway
- Two dedicated branded entries
- Tall 19' ceilings
- Connected to city sewer system

SUNRISE BUSINESS CENTER HIGHLIGHTS

- Sunrise Business Center is comprised of four buildings totaling 389,490 SF
- New 400-unit residential development neighboring the property and existing dense residential population throughout the neighborhood
- Sunrise Highway traffic count: 130,464 VPD
- On-site tenants include: Netsmart Technologies, National Response Corporation, University Support Services, and St. Joseph's College
- 40-acre campus-like setting
- State-of-the-art technology equipped buildings
- State-designated Empire Zone benefits eligible
- Enhanced security system
- Parking ratio 4.4/per 1,000 RSF
- 24/7 card access
- Fully digital 11,428 SF conference and events center and full-service River Café on premises

AREA HIGHLIGHTS

- Easy access to all major thoroughfares including Sunrise Highway, Southern State Parkway, Veterans Memorial Highway, Sagtikos Parkway, and the Long Island Expressway (I-495)
- LIRR Great River station within walking distance
- 65 minutes to Manhattan



Open Flex Space



Dedicated Entry

SUNRISE

BUSINESS CENTER

27,117 SF Fitness Center Space Available
At Building 300

FITNESS CENTER LOCATION IS VISIBLE FROM THE
WELL-TRAVELED SUNRISE HIGHWAY.



LEASING CONTACT

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NOTHING BEATS 60 YEARS OF STABILITY.