



Island Associates Real Estate Inc.

We create value

Office Space Available

132 Clyde Street
Sayville, NY 11782



Chris Mayor

Chris@IslandAssociates.com

(631) 513-2000

Larry Densen

Larry@IslandAssociates.com

(516) 857-5564

Property Information

3 Suites Available

1D – 110 SF - \$4,800 Annually

#7 – 350 SF - \$12,375 Annually

#6 – 700 SF - \$19,800 Annually

All private offices with views of Marina and Great South Bay, nice waiting area and new bathrooms

This well-appointed office suite offers a professional setting in a highly desirable and accessible location, ideal for a wide range of businesses. Space features a functional layout designed to support productivity, with flexible office configurations, ample natural light, and a welcoming environment for both clients and staff.

Located just moments from Sayville's vibrant Main Street, the property offers convenient access to local shops, restaurants, and essential services, along with proximity to the Long Island Rail Road for an easy commute.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,488	36,031	83,775
Average HH Income	\$167,005	\$155,369	\$120,172



*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*