

**17,500 sq. ft. of Office Space For Lease**

Minimum Division 500 sq. ft.

**560 Broadhollow Rd, Melville**



**Specifications:**

Building Size: ± 52,500/sf.  
Available Space: 500 - 17,500 sf.  
Ceiling height: ± 12'0"  
Parking: 210+ spaces

**Pricing & timing:**

Occupancy: Immediate  
Lease Price : \$22.75/sf. Plus Electric  
Lease Term: 5-10 Years

**Property is undergoing upgrades.**

**New tenants will benefit from updated common areas and ability to customize suite build outs.**

- Available units vary from 500 sf.– 17,500 sf. Up to 40,000 sf. can be delivered vacant
- Two units with private entrances each private entrance space is a minimum of 3,000 sf.
- Unique, slender floor plates ensure full window lines and natural light for all suite sizes
- Frontage and access to both Broadhollow Road and Walt Whitman Road
- Ample parking with 210+ spaces
- Centrally located with close proximity to major highways, restaurants and shops
- Conveniently located within 1 mile from the Long Island Expressway
- Bus stop located adjacent to building providing access to LIRR



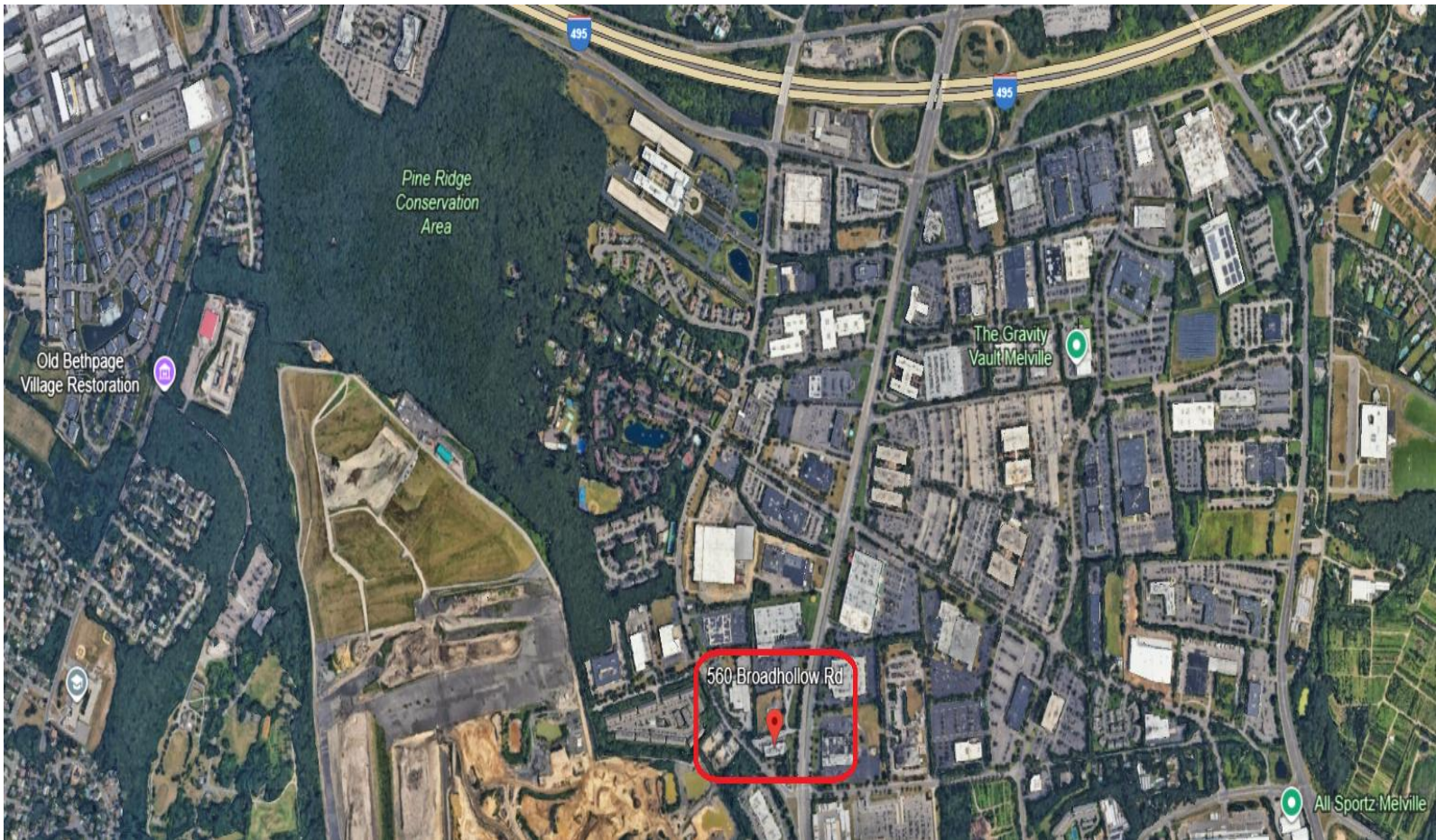
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