

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

Minimum Division 1000 sq. ft.

**560 Broadhollow Rd, Melville**



**Specifications:**

Building Size: ± 52,500/sf  
Available Space: 1000 - 17,500 sf  
Ceiling height: ± 12'  
Parking: 210+ spaces

**Pricing & Timing:**

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

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

- Available units vary from 1000 sf - 17,500 sf
- 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



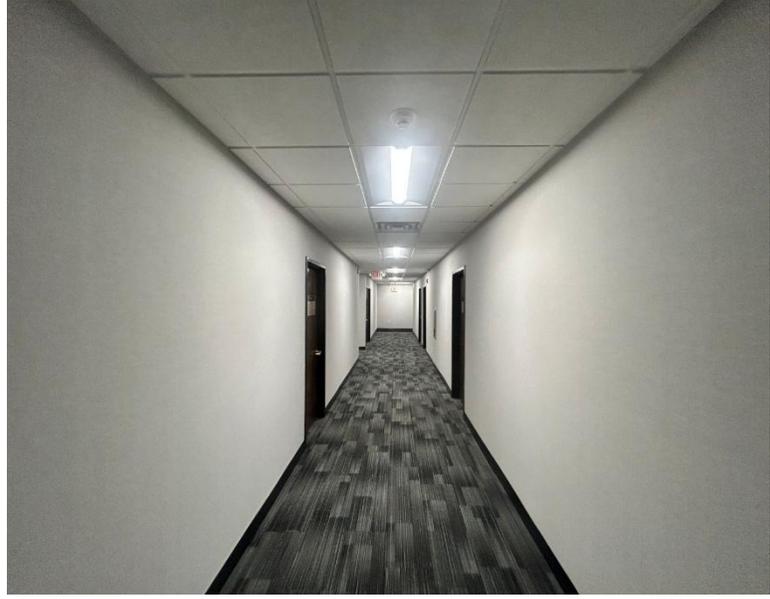
**James Parnes**  
RE Salesperson  
516-732-7864 (cell)  
631-293-3700 x45  
jp@schackerrealty.com



**Chris Ferencsik**  
Associate RE Broker  
516-527-3334 (cell)  
631-293-3700 x25  
cf@schackerrealty.com



**Anthony Filipelli**  
RE Salesperson  
516-312-2339 (cell)  
631-293-3700 x30  
af@schackerrealty.com



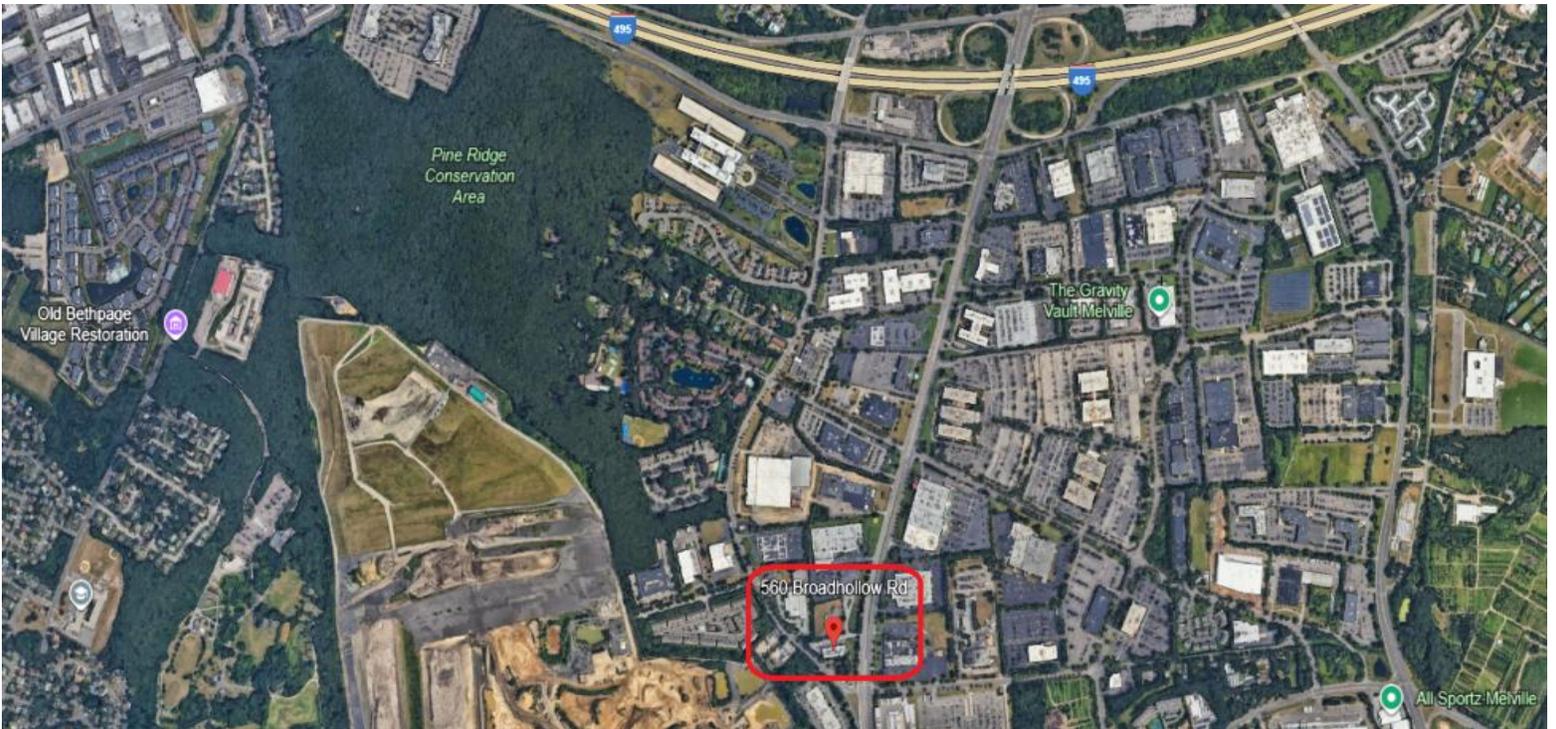
**James Parnes**  
 RE Salesperson  
 516-732-7864 (cell)  
 631-293-3700 x45  
[jp@schackerrealty.com](mailto:jp@schackerrealty.com)



**Chris Ferencsik**  
 Associate RE Broker  
 516-527-3334 (cell)  
 631-293-3700 x25  
[cf@schackerrealty.com](mailto:cf@schackerrealty.com)



**Anthony Filipelli**  
 RE Salesperson  
 516-312-2339 (cell)  
 631-293-3700 x30  
[af@schackerrealty.com](mailto:af@schackerrealty.com)



**James Parnes**  
 RE Salesperson  
 516-732-7864 (cell)  
 631-293-3700 x45  
 jp@schackerrealty.com



**Chris Ferencsik**  
 Associate RE Broker  
 516-527-3334 (cell)  
 631-293-3700 x25  
 cf@schackerrealty.com



**Anthony Filipelli**  
 RE Salesperson  
 516-312-2339 (cell)  
 631-293-3700 x30  
 af@schackerrealty.com