

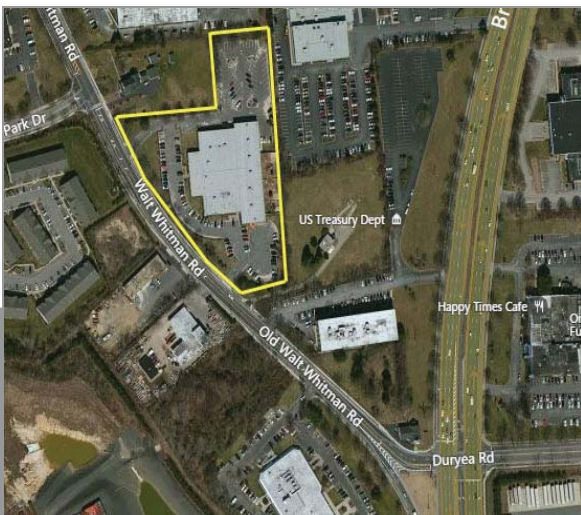
Two Office Suites Available for Lease

Ground Floor - Custom finished to suit



1860 Walt Whitman Road, Melville, New York

42,000 square foot single story office building with ample parking, located immediately off the Long Island Expressway in Melville, New York. Two suites are available: 2,900 and 3,640 square feet.



- All suites are ground floor near building entrance
- Generous parking located at building entrances
- Low loss factor of 11%
- 185 parking spaces available for entire building
- Two minutes from Long Island Expressway, Exit 49
- Modern exteriors, interiors, windows, landscaping, paving & curbs
- *Primrose Schools* - an Educational Child Care Center, on premises

1860 Walt Whitman Road, Melville, New York



Description:

42,000 square foot office building situated on 4.11 acres. Two suites are available on the ground floor off the main entrance. Available suites are 2,900 and 3,640 square feet. Landlord will custom finish to suit.

Location:

Less than one mile off the Long Island Expressway, at Exit 49. Two minutes from the South Service Road with easy access to Route 110/Broadhollow Road.

Parking:

185 parking spaces available for entire building. Parking ratio of 4.4 to 1.

Features:

- Generous parking at building entrances
- One suite has executive lavatory and shower
- Low loss factor of 11%
- Direct access off LIE
- Owner managed
- Tenant suites custom finished by landlord
- *Primrose Schools* - an Educational Child Care Center, on premises

Occupancy:

Arranged

Rental:

\$23.85 per square foot full service plus \$3.50 electric

Exclusively Represented By:

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Licensed Real Estate Broker

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