

## PRIME OFFICE SPACE FOR LEASE

• 401 broadhollow road • melville, new york



### LOCATION

- melville, new york 11747
- western suffolk county submarket



### SPACE AVAILABLE IMMEDIATE OCCUPANCY

- 9,999 sq. ft.\* | third floor
- 2,500 - 30,000 sq. ft.\* | second floor

can assemble up to +/- 40,000 sf  
\* divisible - build to suit

## THE SBARRO BUILDING Work at Iconic Facility in Melville

• 4-story class "A" building • 120,000 square feet •

### COMMENTS:

- Superb location at the southeast corner of Broadhollow Road and the Long Island Expressway South Service Road, easy on & off the LIE
- Bank branch with 24 hour ATM
- Sit down upscale breakfast & luncheon restaurant
- New conference center & fitness club with showers
- Surface parking at a ratio of 4:1000
- Incredibly rare full floor vacancy

### FOR INFORMATION CONTACT:

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www.therochlinorganization.com





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- 9,999 sq. ft.\* | third floor
- 2,500 - 30,000 sq. ft.\* | second floor

can assemble up to +/- 40,000 sf

\* divisible - build to suit

## THE SBARRO BUILDING Work at Iconic Facility in Melville

• 4 - story class "A" building • 120,000 square feet •

### COMMENTS:

- Superb location at the southeast corner of Broadhollow Road and the Long Island Expressway South Service Road, easy on & off the LIE
- Bank branch with 24 hour ATM
- Sit down upscale breakfast & luncheon restaurant
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### FOR INFORMATION CONTACT:

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