



Colliers

734 WALT WHITMAN ROAD MELVILLE, NEW YORK

RARE VALUE-ADD USER/INVESTOR OFFICE OPPORTUNITY
ON ROUTE 110, MELVILLE

RARE VALUE-ADD USER/INVESTOR OFFICE OPPORTUNITY ON ROUTE 110, MELVILLE

Total SF: +/- 36,456 SF

Stories: 4

Occupied: 68.07%

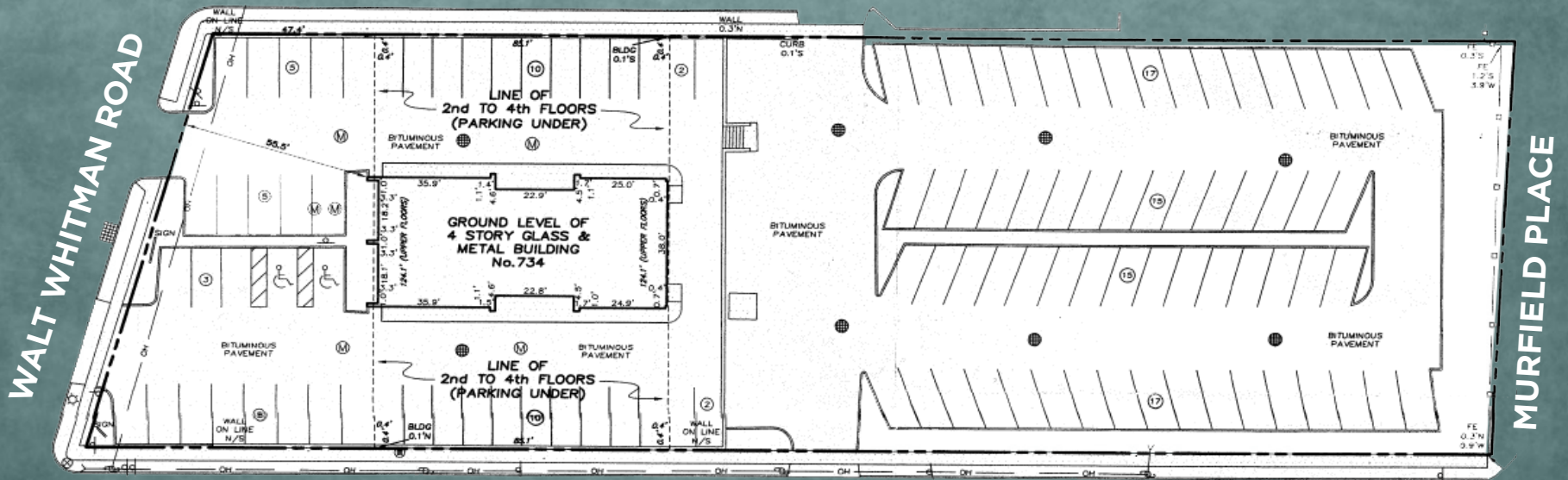
Plot Size: 1.3 Acres

- Located just north of the Northern State Parkway Exit
- Ample Parking
- Prominent signage potential
- Close proximity to major retailers including CAVA, 7-11, Shake Shack, Ruth Chris and Walt Whitman Mall



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

HALL COURT



RASMUSSEN PLACE



734 WALT WHITMAN ROAD



1	Ruth's Chris Steak House
2	Citizen's Bank
3	Shake Shack
4	7-Eleven
5	McDonald's
6	110 Bagel Market & Bistro
7	CAVA
8	Gregory's Coffee
9	TOA Asian Fusion
10	Lucharitos
11	AT&T Store
12	Victors Pizza and Pasta House
13	Ace Hardware
14	Whitman Deli & JD Kitchen
15	HomeGoods
16	Bowlero Melville
17	Melville Mall
18	Uncle Giuseppe's Market
19	Dick's Sporting Goods
20	Macy's
21	Public Lands
22	Marshalls

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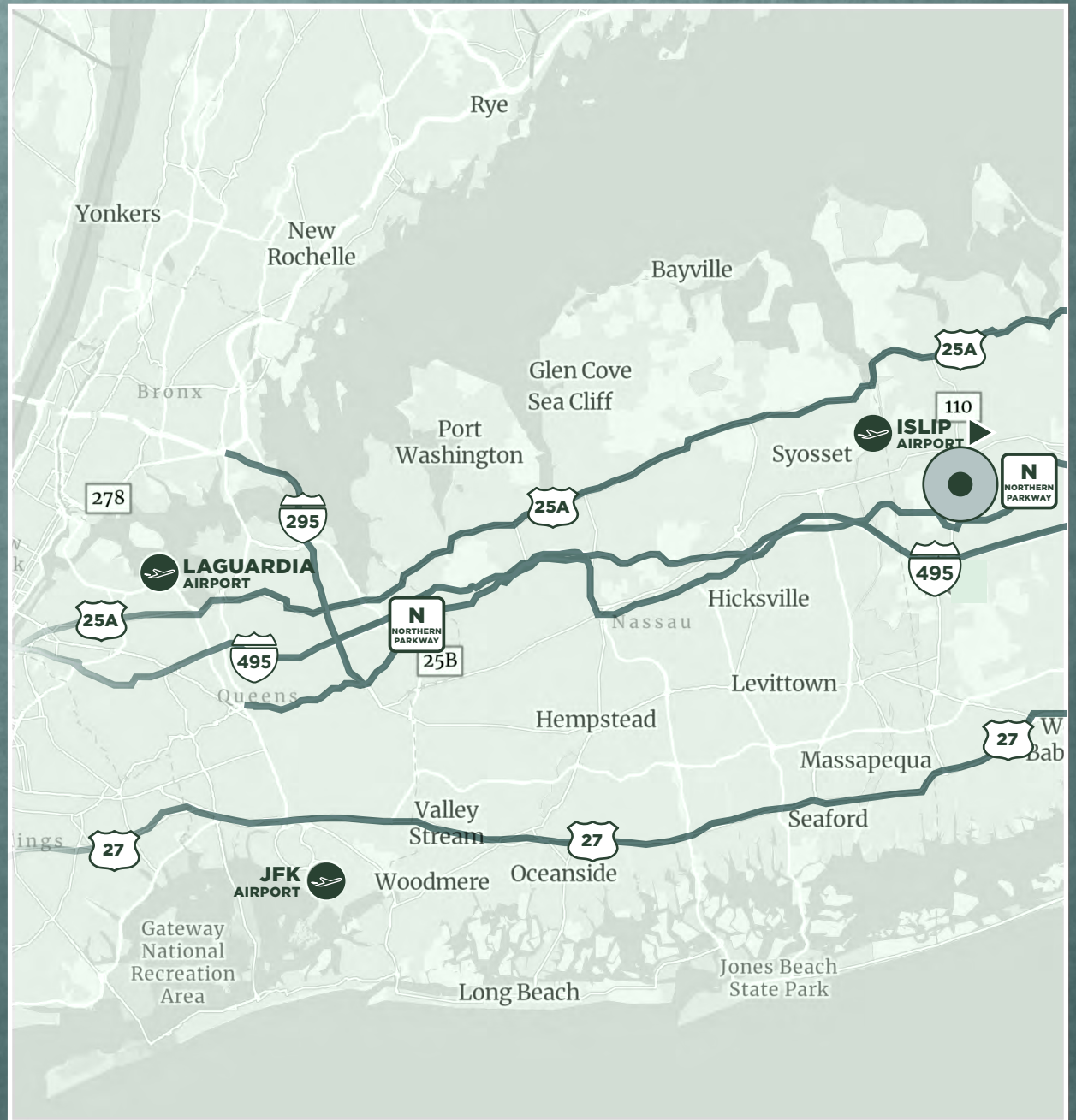
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