

7,981 SF | Office- Professional Suite



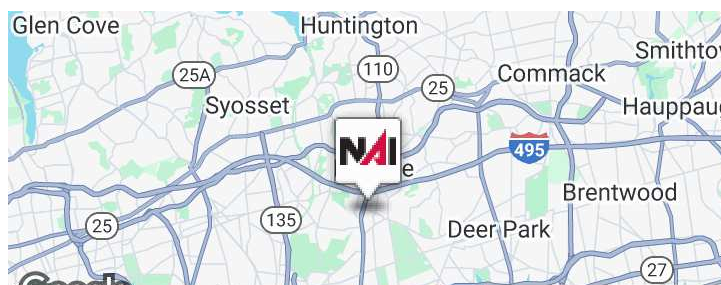
## 290-300 Broadhollow Road

290-300 Broadhollow Road, Suite 201E

Melville, New York 11747

### Property Overview

2nd Floor Class A Office Suite for Sublease. This exceptional, fully furnished 7,981 SF 2nd-floor Law office suite in Melville offers a stunning reception area, 14 windowed offices, 3 interior offices, a spacious conference room, a modern kitchen, a dedicated file room, and 4 reserved covered parking spots. Strategically located on Broadhollow Road, this prime office space provides excellent visibility and accessibility, making it an ideal solution for businesses seeking a move-in-ready space.



### Offering Summary

Lease Rate:	\$24.00 SF/yr (MG)- Negotiable
Building Size:	242,292 SF
Available SF:	7,981 SF
Lot Size:	14.4 Acres

### For More Information

**Joseph Zago**

O: 631 761 9409

jzago@nailongisland.com

**7,981 SF | Office- Professional Suite****Location Description**

The landmark Hunt Office Park, at the corner of the L.I.E. and Route 110, and is strategically located along the route 110 corporate corridor. This is a great location, in near proximity to great retailers such as Starbucks, Blackstone Steakhouse, and Bank of America.

**Site Description**

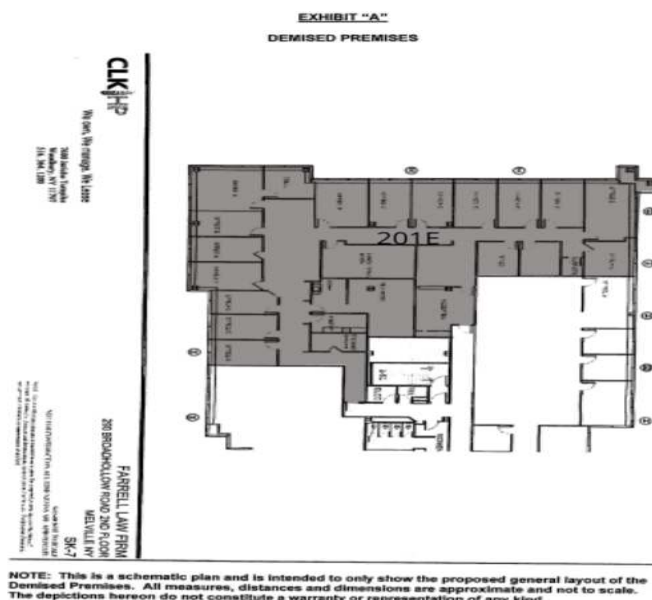
Strategically located on the prestigious Broadhollow Road (Route 110) corridor in Melville, NY, this premier office property offers unparalleled visibility and accessibility. Situated in the heart of Long Island's business hub, the building is easily accessible from major thoroughfares, including the Long Island Expressway (I-495) and the Northern State Parkway, making it a convenient location for employees and clients alike.

The property features modern, professional office spaces with flexible layouts to accommodate businesses of all sizes. Ample on-site parking, a well-maintained exterior, and proximity to dining, banking, and other essential amenities add to its appeal. Surrounded by a mix of corporate headquarters and professional service firms, this location is ideal for businesses looking to establish or grow in one of Long Island's most sought-after office markets.

**Parking Description**

1211 Covered Parking Spaces  
1200 Surface Parking Spaces  
4 Covered Reserved Parking Spaces

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## Lease Information

Lease Type:	MG	Lease Term:	Remainder of existing lease
Total Space:	7,981 SF	Lease Rate:	\$24.00 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 201E	Available	7,981 SF	Modified Gross	\$24.00 SF/yr	Current space is used as a law office. Sublease available till January 31, 2027.



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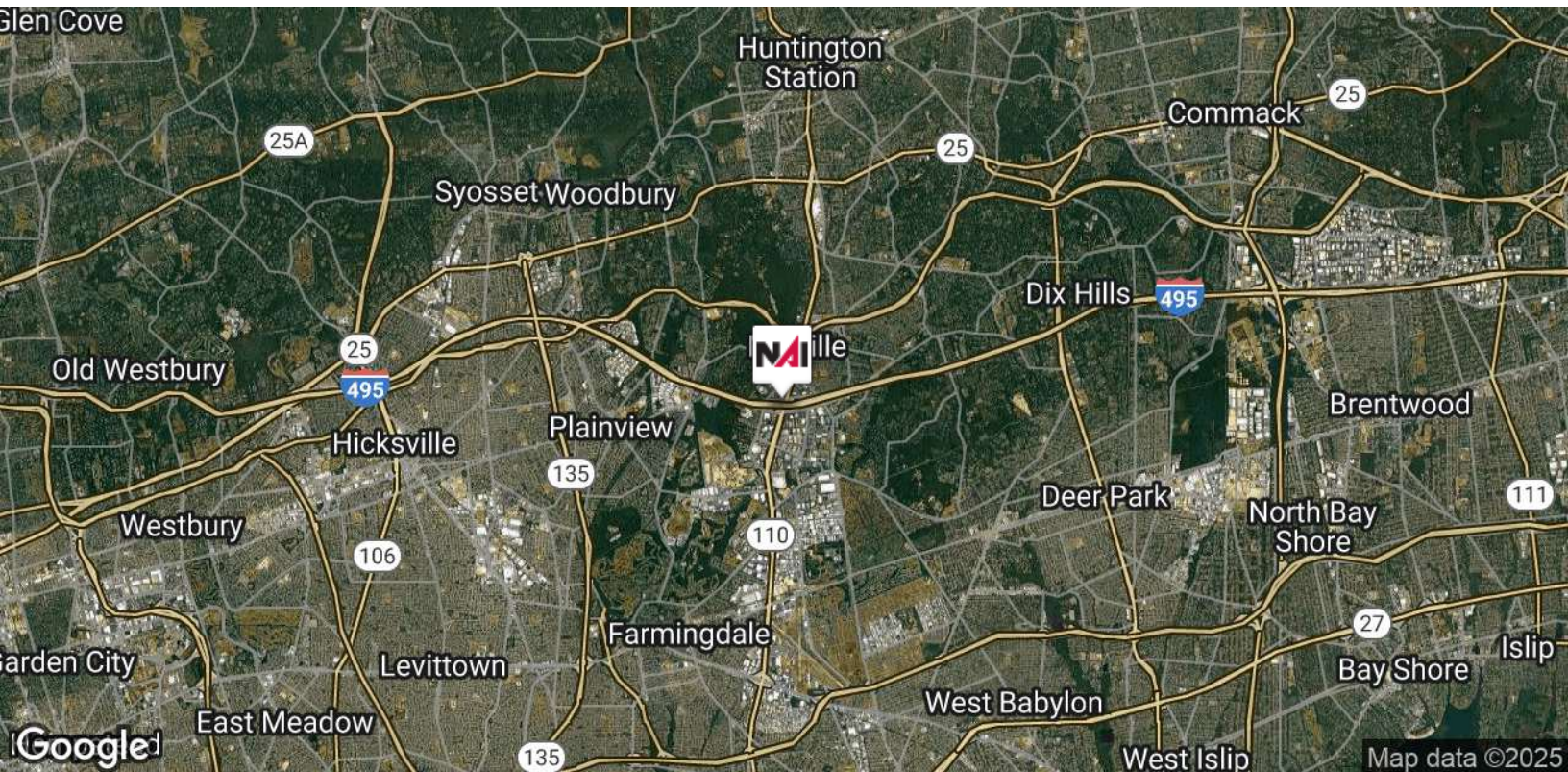
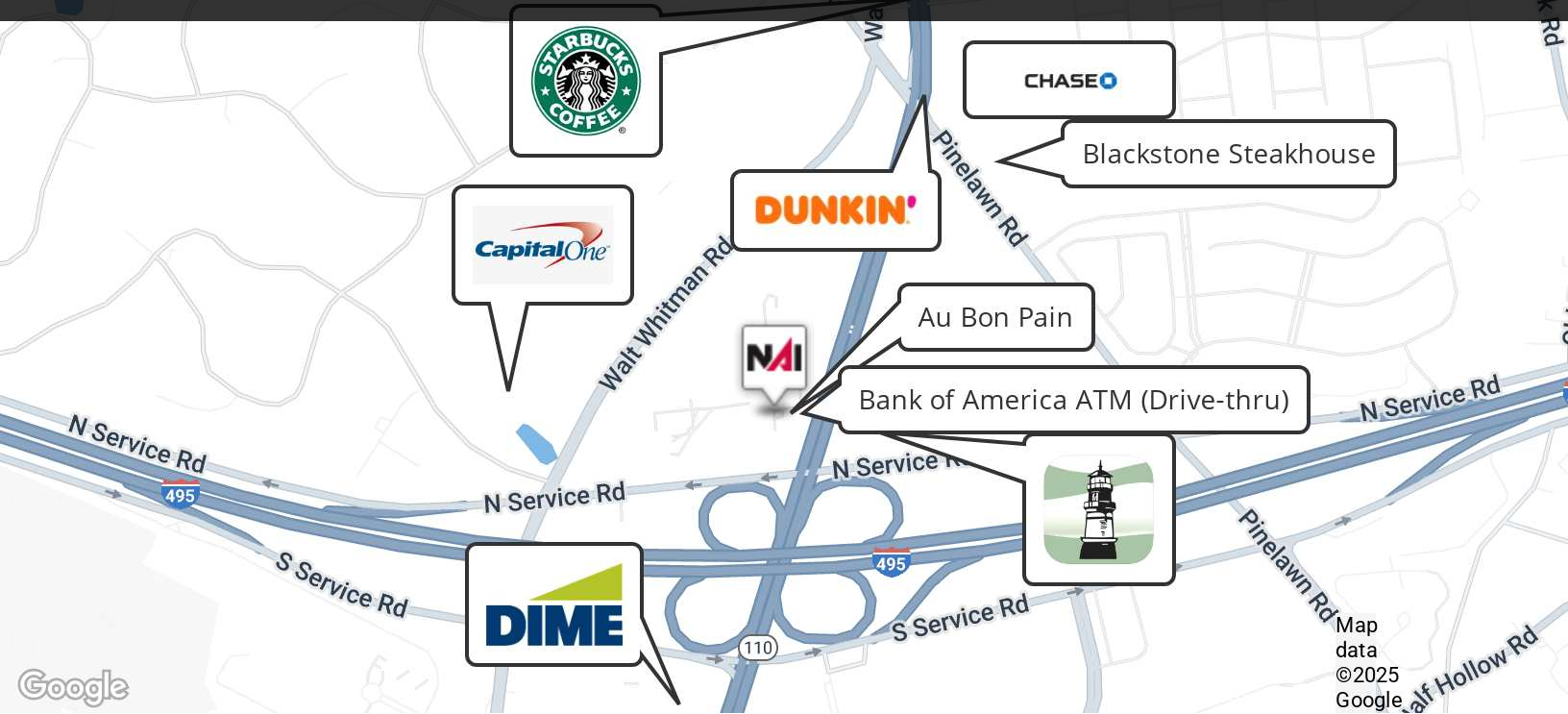
1601 Veterans Memorial Highway, Suite 420  
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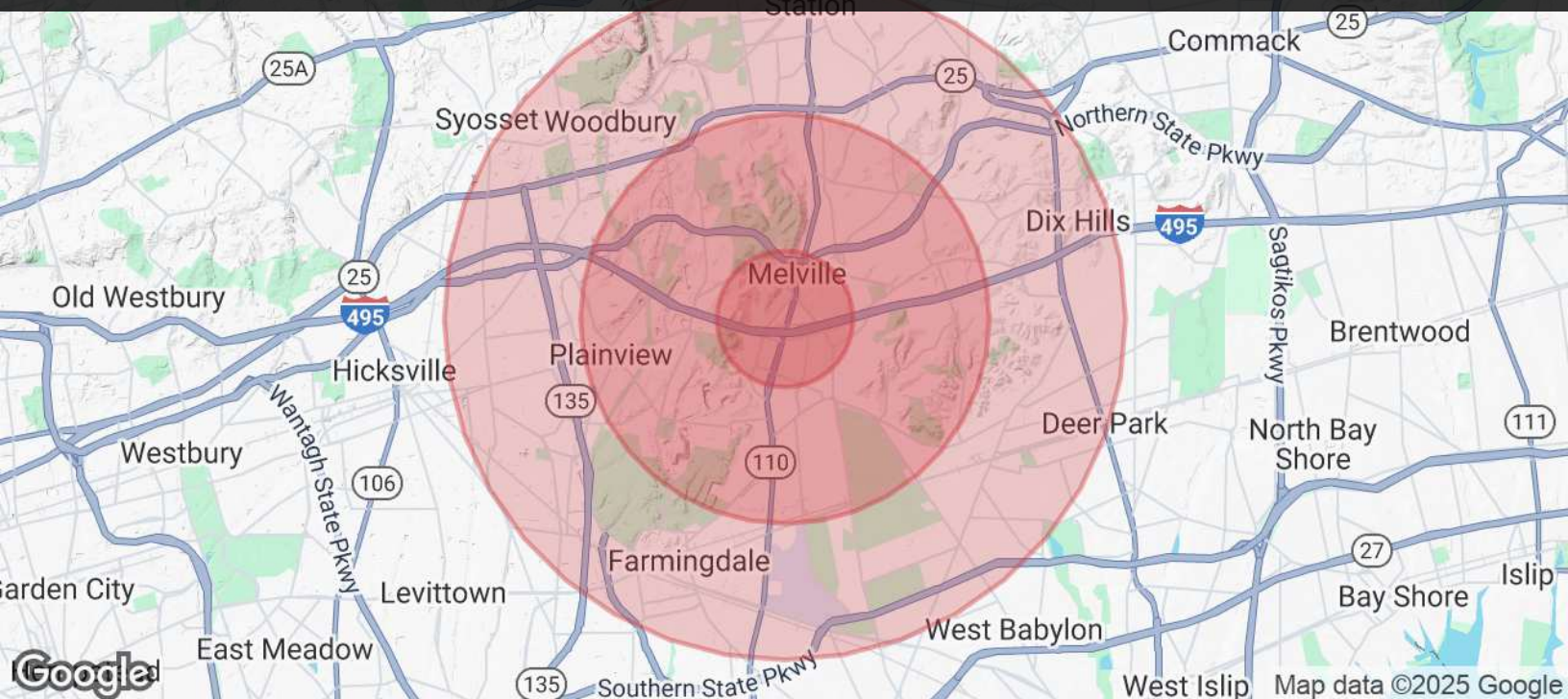
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Glen Cove

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Population	1 Mile	3 Miles	5 Miles
Total Population	3,801	48,152	226,171
Average Age	44	46	43
Average Age (Male)	42	45	41
Average Age (Female)	46	48	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,371	17,228	73,232
# of Persons per HH	2.8	2.8	3.1
Average HH Income	\$190,990	\$210,710	\$189,750
Average House Value	\$881,864	\$874,959	\$745,749

Demographics data derived from AlphaMap

**7,981 SF | Office- Professional Suite****Joseph Zago****Associate**

jzago@nailongisland.com

Direct: **631.761.9409** | Cell: **516.673.1709****Professional Background**

Joseph Zago, a seasoned real estate professional with over two decades of experience, has seamlessly transitioned from the residential sector to the dynamic world of commercial real estate. His journey is defined by an unwavering commitment to excellence and outstanding customer service.

Joseph embarked on his real estate career in 2000, where he specialized in residential, commercial, and rental sales. His versatility and dedication have made him a respected expert in these domains.

As a co-owner of Zago Property Management LLC, Joseph oversaw various critical aspects of property management, emphasizing honesty, integrity, and transparent financial reporting to provide professional property management services. His mission is to safeguard his clients' investments and enhance profitability.

Before his real estate career, Joseph excelled in corporate sales at British Airways, where he honed his networking skills and customer relations expertise. His ability to handle unique client requirements and resolve complex issues made him an invaluable asset.

Joseph's leadership extends beyond his real estate roles. He has taught the Entrepreneurship Master program at NYIT School of Management, leaving a lasting impact on students in both the USA and Canada. Additionally, he served as Nassau Co-Chair for the Cystic Fibrosis Foundation from February 2011 to February 2013, raising over \$100,000 for the cause. His dedication to charitable organizations like the Osteogenesis Imperfecta (OI) Foundation, Arthritis Foundation, and Rocco's Voice for Autism is rooted in personal connections.

Outside of his professional life, Joseph is an avid reader, movie enthusiast, and passionate bike rider. However, his greatest joy comes from spending quality time with his wife and twins in Plainview, cherishing the importance of maintaining relationships and savoring life's precious moments.

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