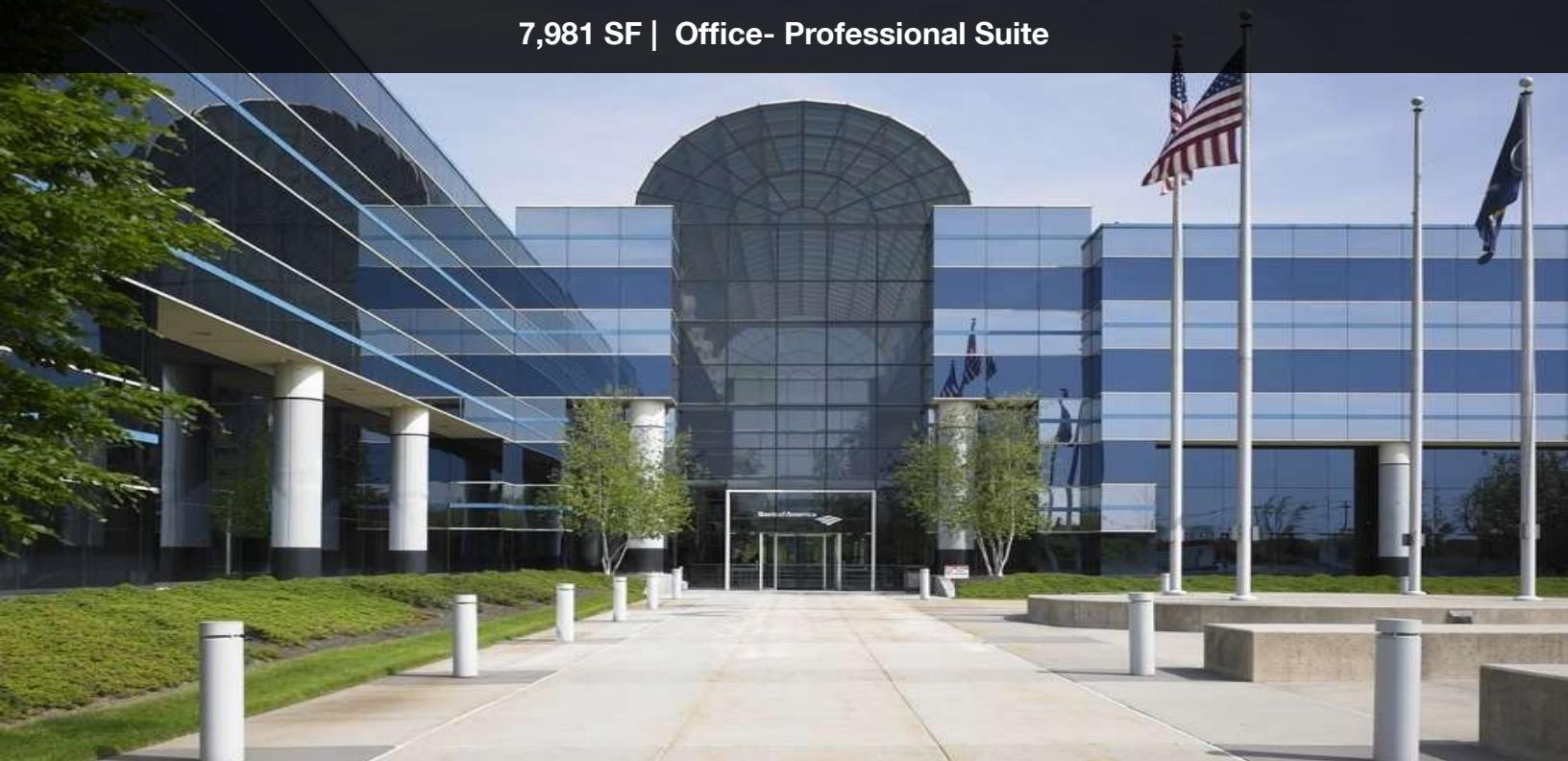


7,981 SF | Office- Professional Suite

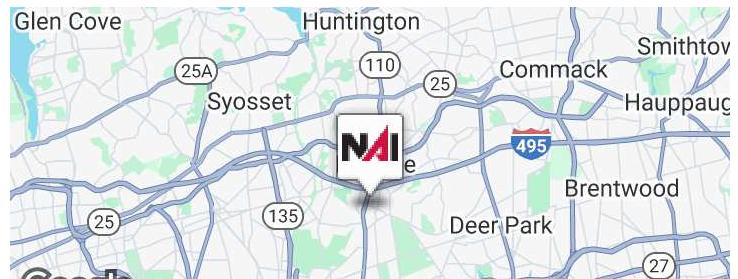


290-300 Broadhollow Road

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
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

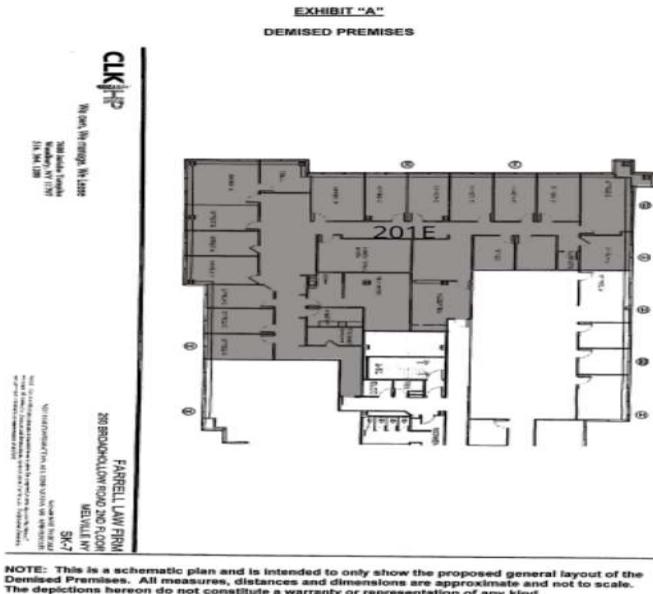
Strategically located on the prestigious Broadhollow Road (Route 110) corridor in Melville, NY, this premier office property offers unparalleled visibility and accessibility. Situated in the heart of Long Island's business hub, the building is easily accessible from major thoroughfares, including the 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

7,981 SF | Office- Professional Suite



40
FARRELL LAW FIRM PC Lease 290-300 BROADHOLLOW ROAD (FINAL 9-16-08)

Lease Information

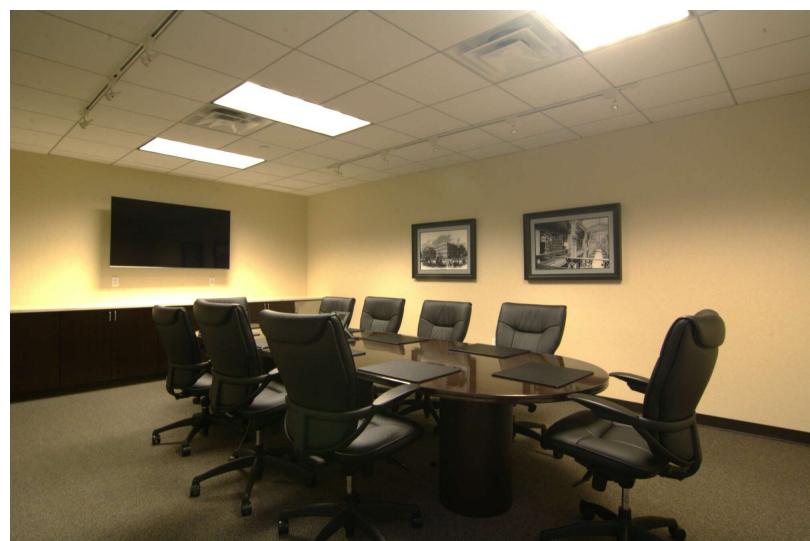
Lease Type:	MG	Lease Term:	Remainder of existing lease
Total Space:	7,981 SF	Lease Rate:	\$24.00 SF/yr

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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

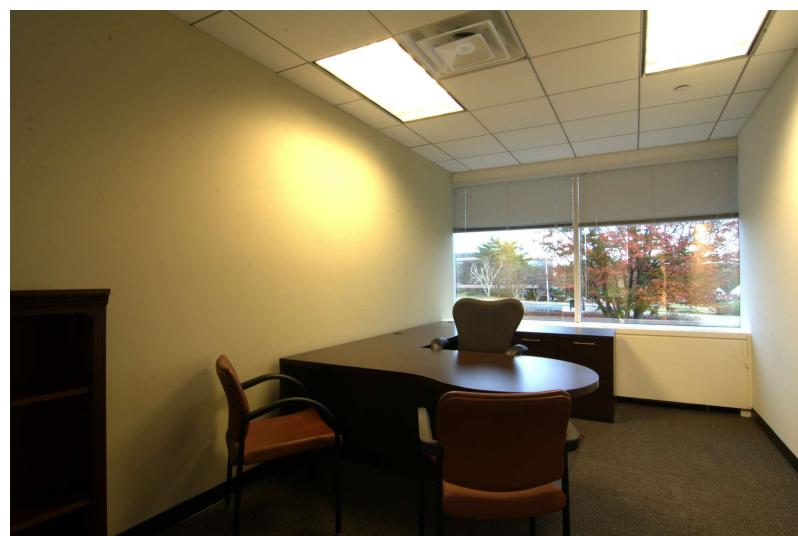
1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
nailongisland.com

7,981 SF | Office- Professional Suite

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
nailongisland.com**

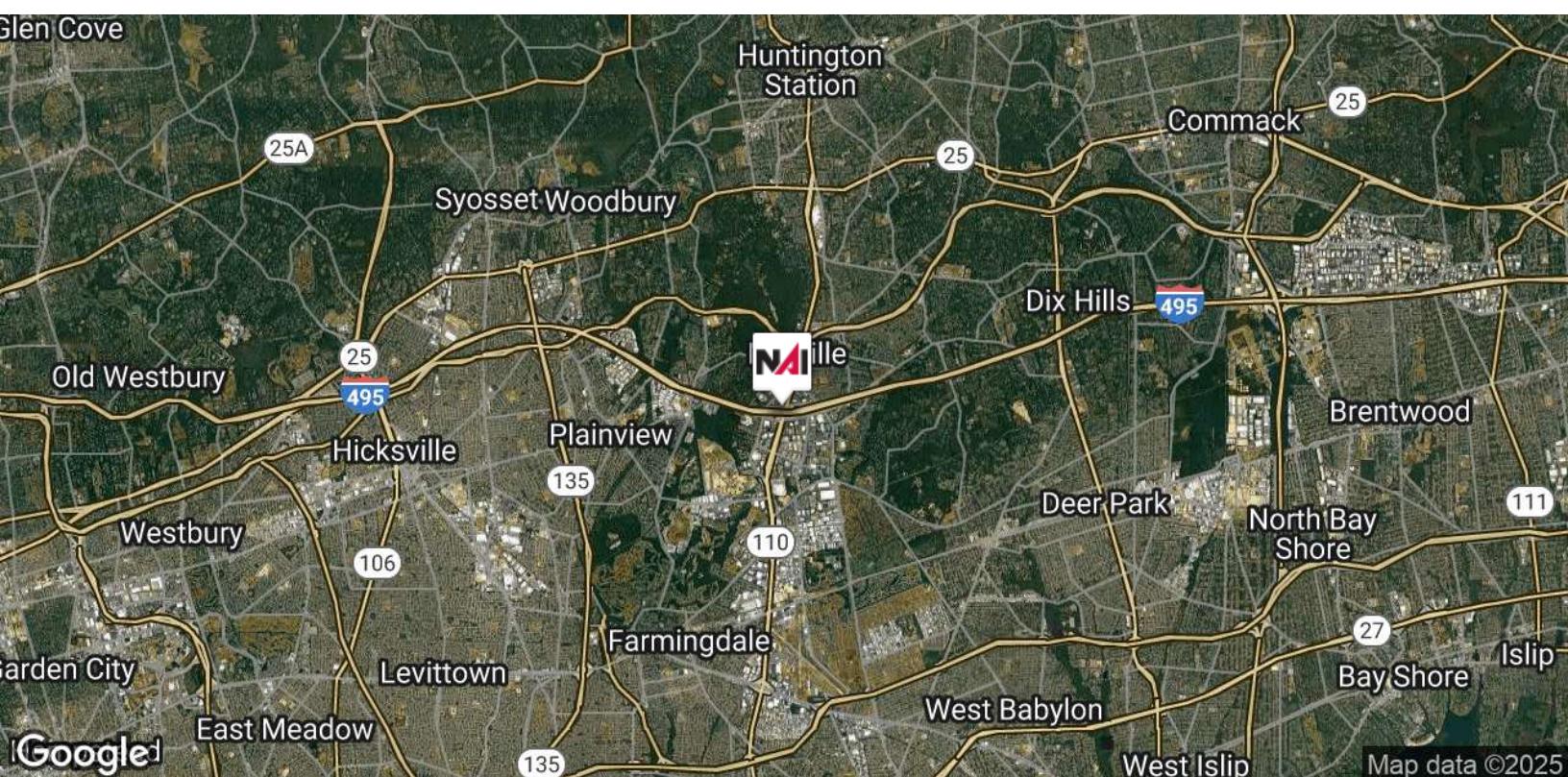
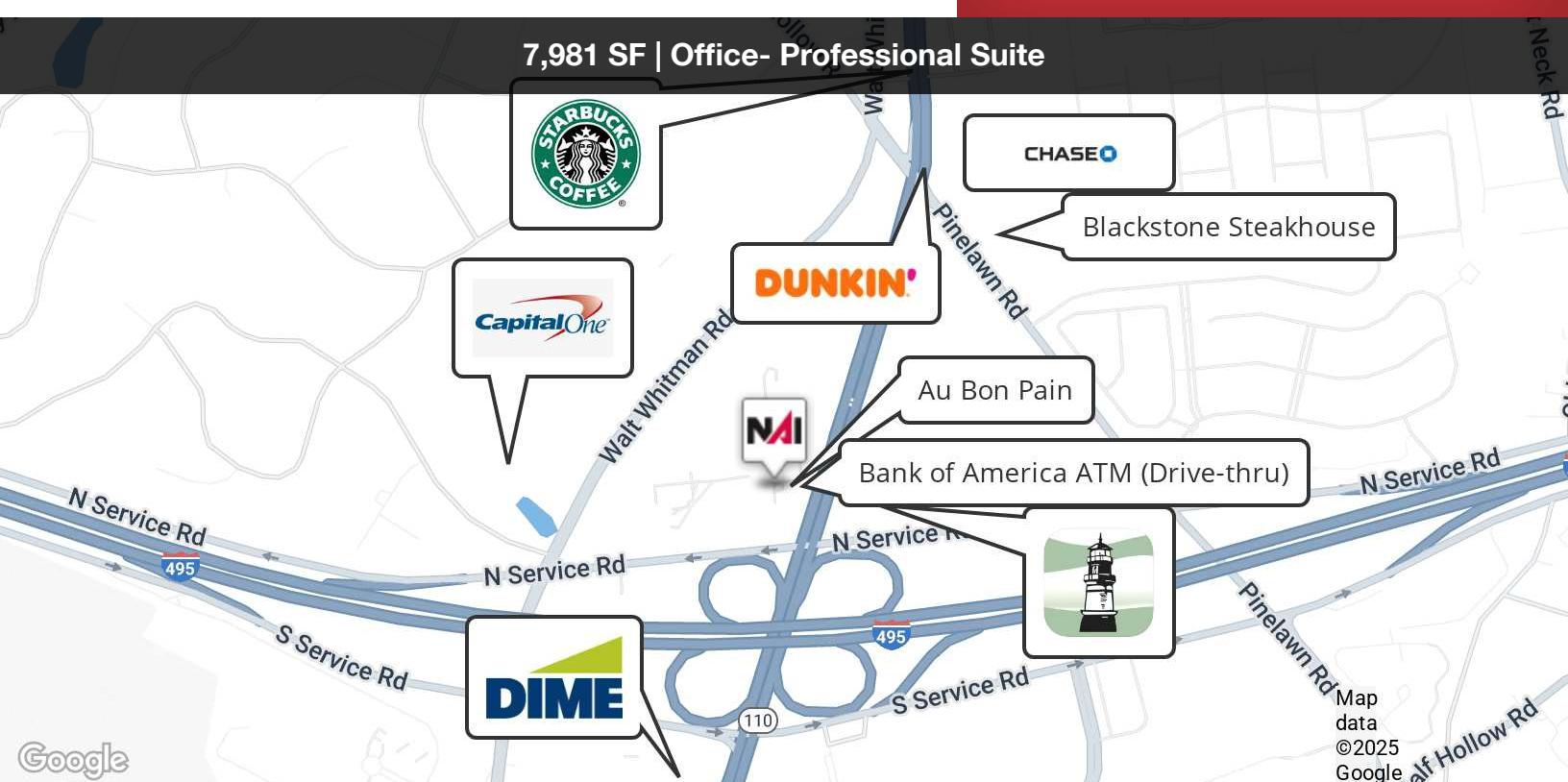
7,981 SF | Office- Professional Suite



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

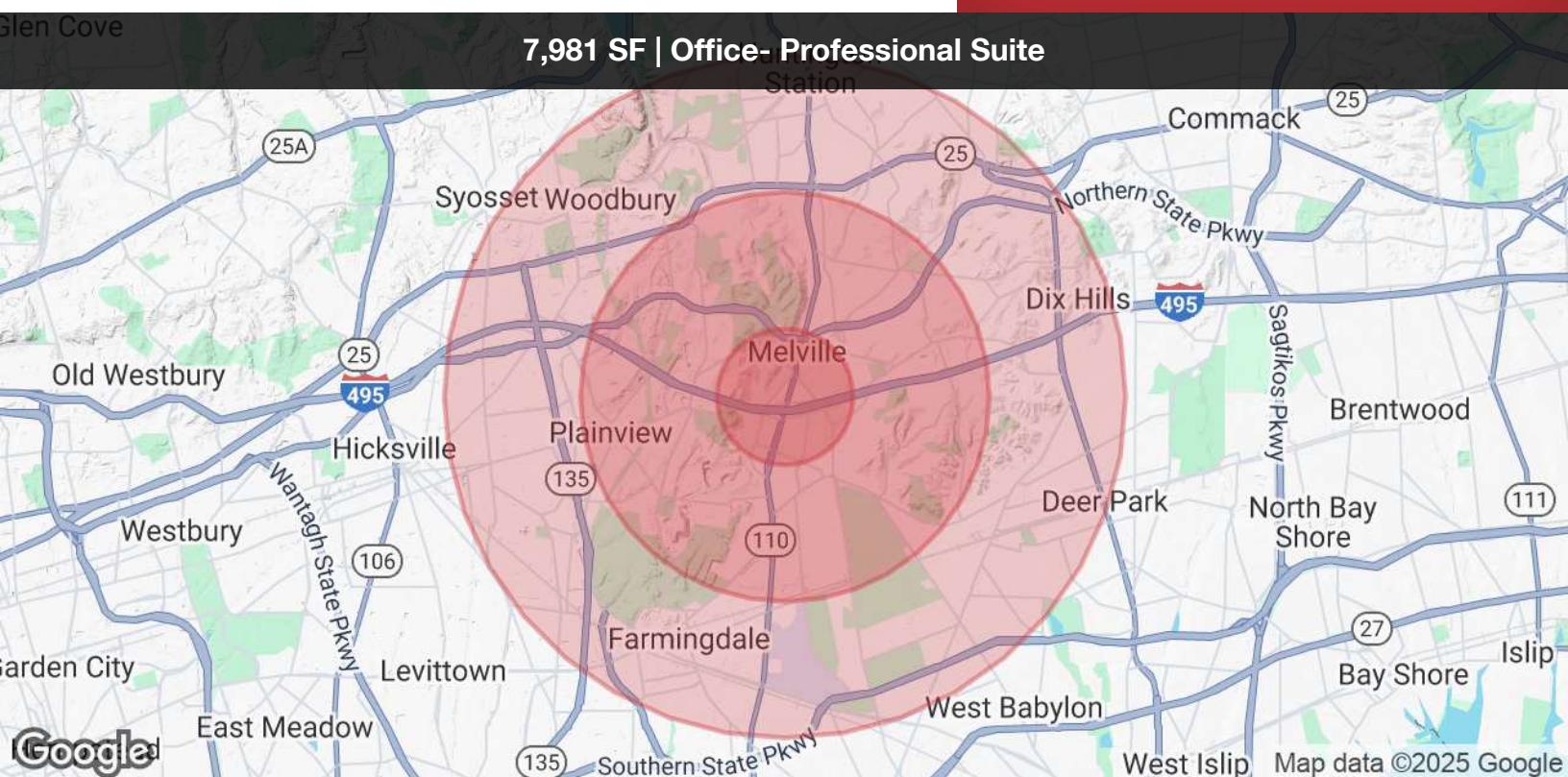
1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
nailongisland.com

7,981 SF | Office- Professional Suite



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420
 Islandia, NY 11749
 631 232 4400 tel
nailongisland.com



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420
 Islandia, NY 11749
 631 232 4400 tel
nailongisland.com

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.

NAI Long Island
1601 Veterans Memorial Highway Suite 420
Islandia, NY 11749
631.232.4400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
nailongisland.com