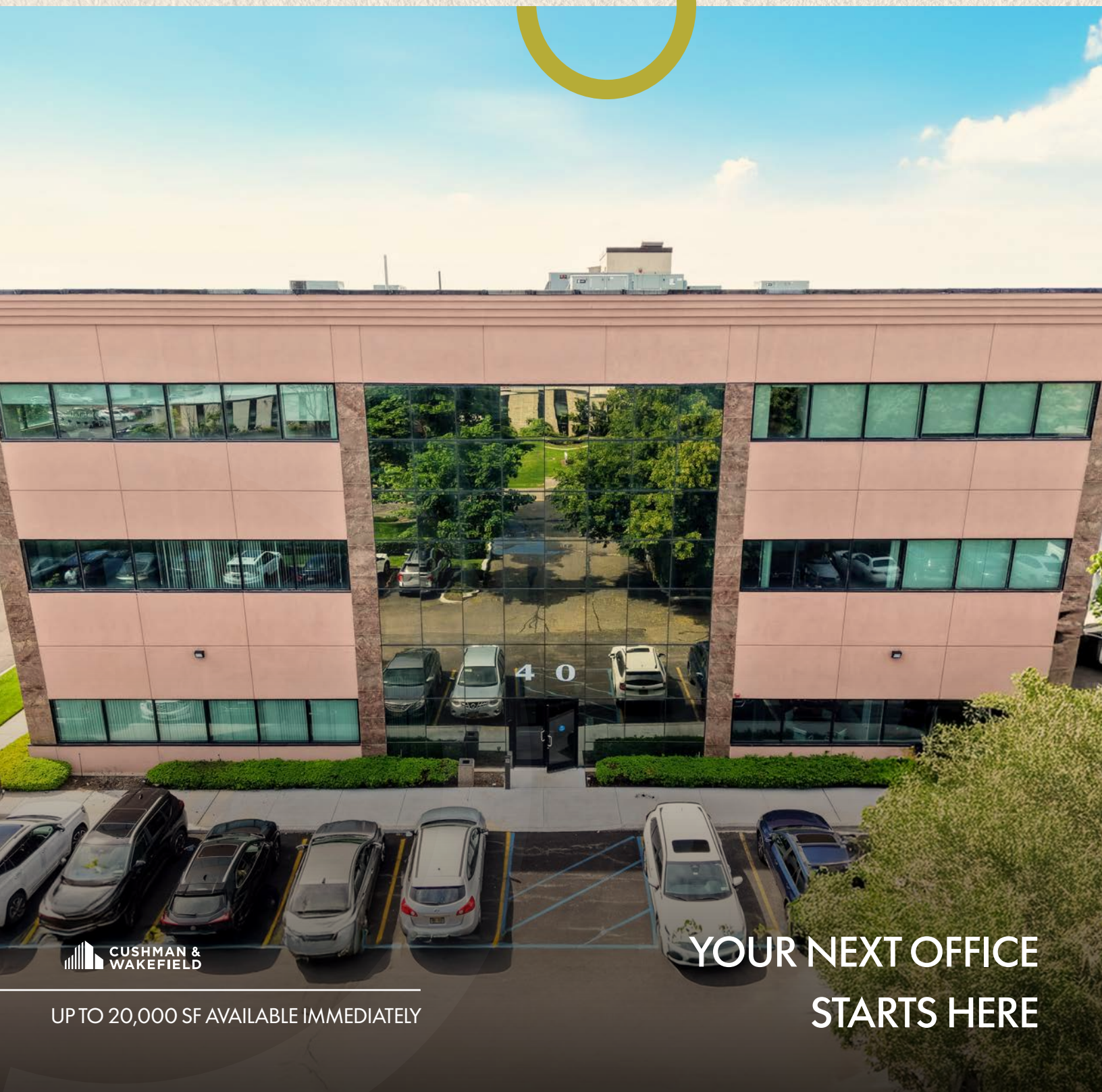


for
lease

40 MARCUS DRIVE

40 marcus drive, melville, new york



 CUSHMAN &
WAKEFIELD

UP TO 20,000 SF AVAILABLE IMMEDIATELY

YOUR NEXT OFFICE
STARTS HERE

available
suites

FULL FIRST FLOOR

±20,000 SQUARE FEET

SUITE 103

±2,900 SQUARE FEET

SUITE 100B

±1,200 SQUARE FEET

BOTH SUITE 103 & 100B
ARE CONTIGUOUS AND
CAN BE COMBINED



EFFICIENT, MOVE-IN READY OFFICE SPACE

Flexible, move-in ready office space
conveniently located near the Farmingdale and
Pinelawn LIRR stations with covered parking,
monument signage, and immediate availability.

\$24.95 PSF

ASKING RENT (NEGOTIABLE)

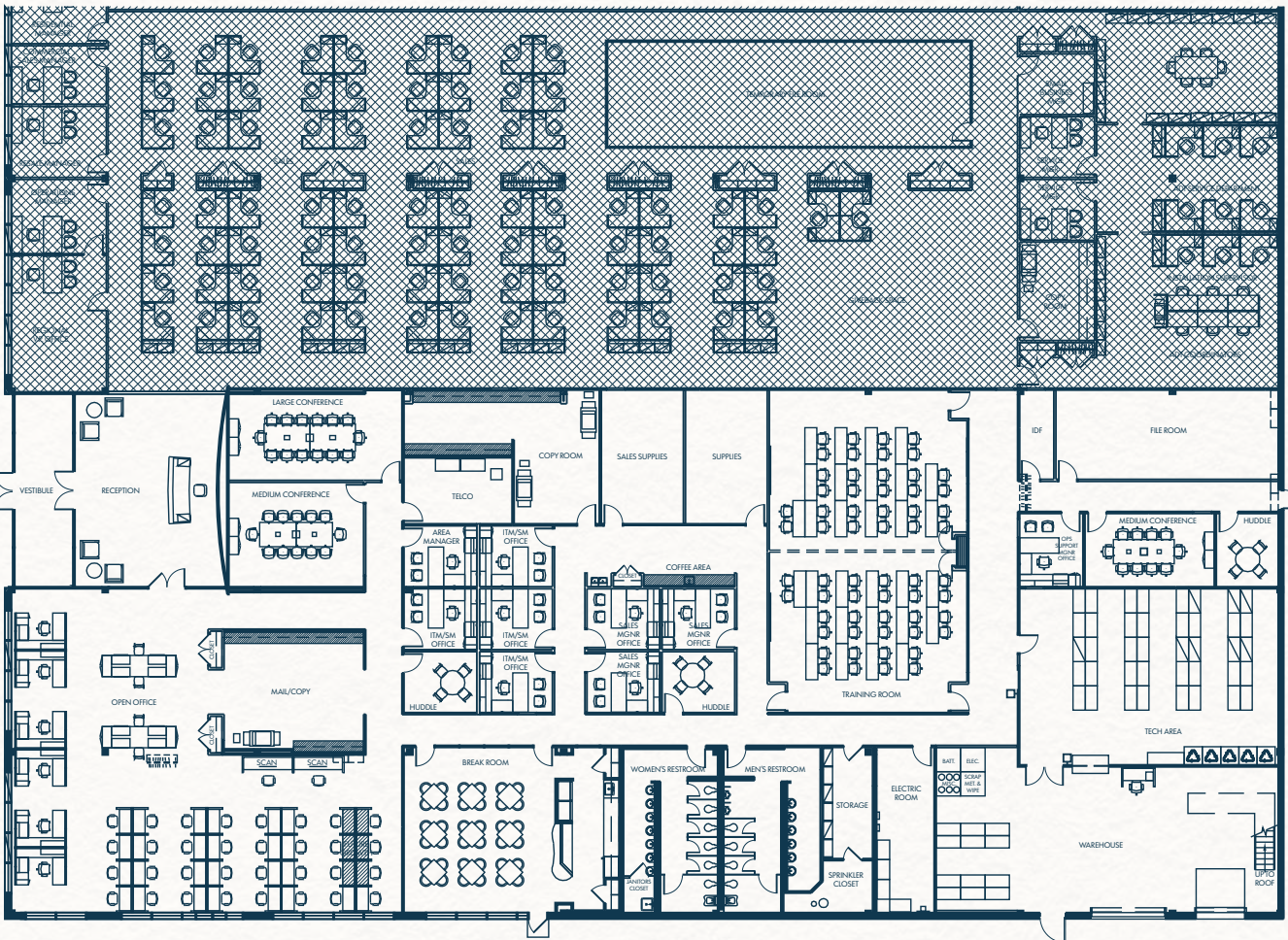
POSESSION

IMMEDIATE

up to 20,000 sf

- private entrance opportunities
- tenant-controlled energy management system
- fully furnished offices & cubicles
- data & telephone infrastructure in place
- abundant natural light throughout
- monument signage available
- loading dock & garage bay door

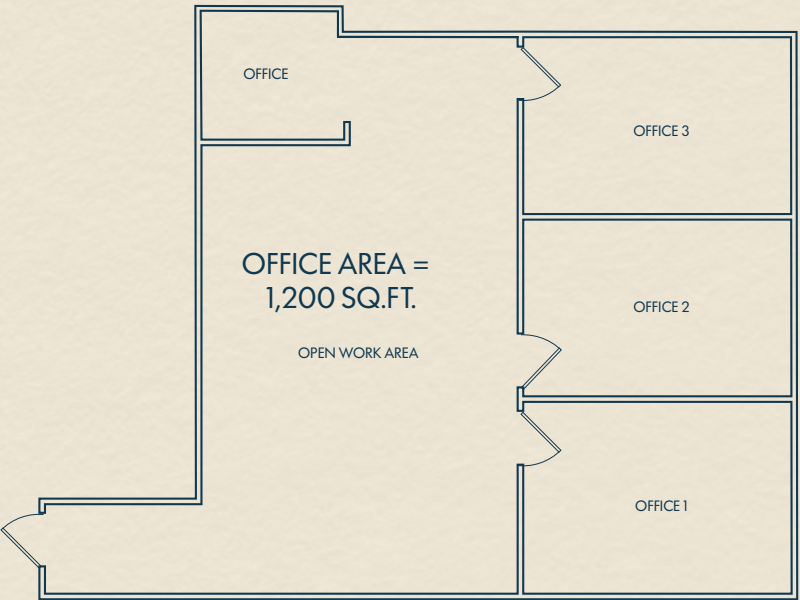
AVAILABILITIES



SUITE 100B

±1,200 SQUARE FEET

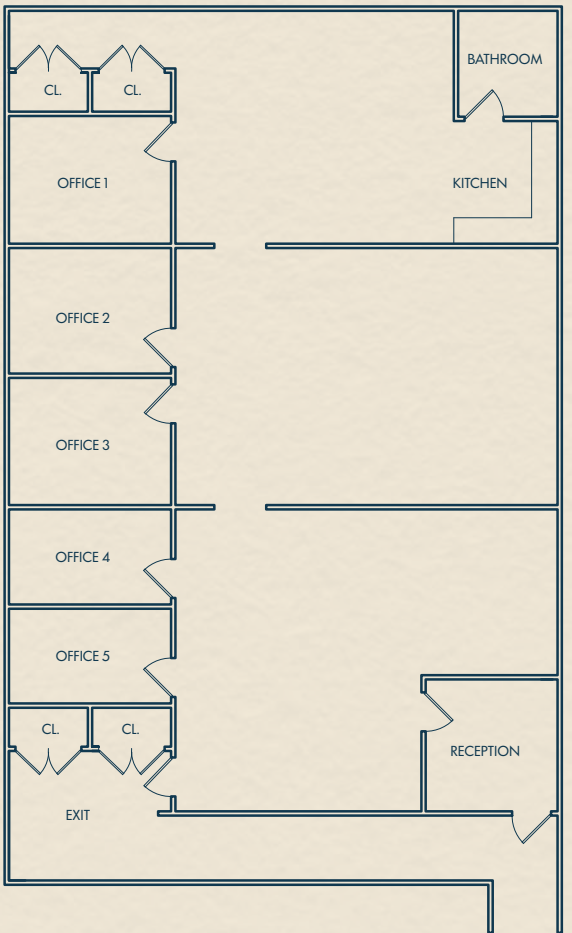
- Private offices
- Open work area



SUITE 103

±2,900 SQUARE FEET

- Reception area
- Multiple private offices
- Kitchen



entire first floor

LARGE
COLLABORATIVE AREAS

20,000
SQUARE FEET

MULTIPLE
CONFERENCE ROOMS

PRIVATE
ENTRY POTENTIAL

EFFICIENT
CIRCULATION & WORKFLOW

FURNISHED
INFRASTRUCTURE



BOTH SPACES ARE CONTIGUOUS
AND CAN BE COMBINED

Conveniently located in the heart of Melville with immediate access to the Long Island Expressway, Northern State Parkway, Route 110, and nearby LIRR stations, providing exceptional regional connectivity across Long Island and New York City.

DRIVE TIMES

ROUTE 110 / BROADHOLLOW ROAD

1 miles | 3 minutes

LONG ISLAND EXPRESSWAY

2 miles | 5 minutes

HICKSVILLE LIRR STATION

7 miles | 11 minutes

FARMINGDALE LIRR STATION

3 miles | 7 minutes

SEAFORD-OYSTER BAY EXPRESSWAY

8 miles | 12 minutes

NORTHERN STATE PARKWAY

3 miles | 6 minutes

SOUTHERN STATE PARKWAY

9 miles | 15 minutes

PINELAWN LIRR STATION

4 miles | 8 minutes

SUNRISE HIGHWAY

10 miles | 16 minutes





contact us today to tour this opportunity

45 MARCUS DRIVE

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