



Real Estate Strategies, Ltd.



1121 WALT WHITMAN ROAD, MELVILLE, NY

SPACE FOR LEASE

3rd Floor – 3,313 SF

3rd Floor – 4,400 SF (Divisible)

RENTAL RATE

\$22.50 / SF + \$3.50 / SF Electric **LEASE OUT**

\$22.50 / SF + \$3.50 / SF Electric

RENOVATED BUILDING!

COMMENTS

- Four-story glass atrium lobby
- 4.2:1 parking ratio, including covered parking
- One quarter mile from Northern State Parkway
- One mile from the Long Island Expressway
- All retail, professional and restaurant services in immediate surrounding area

Please contact:

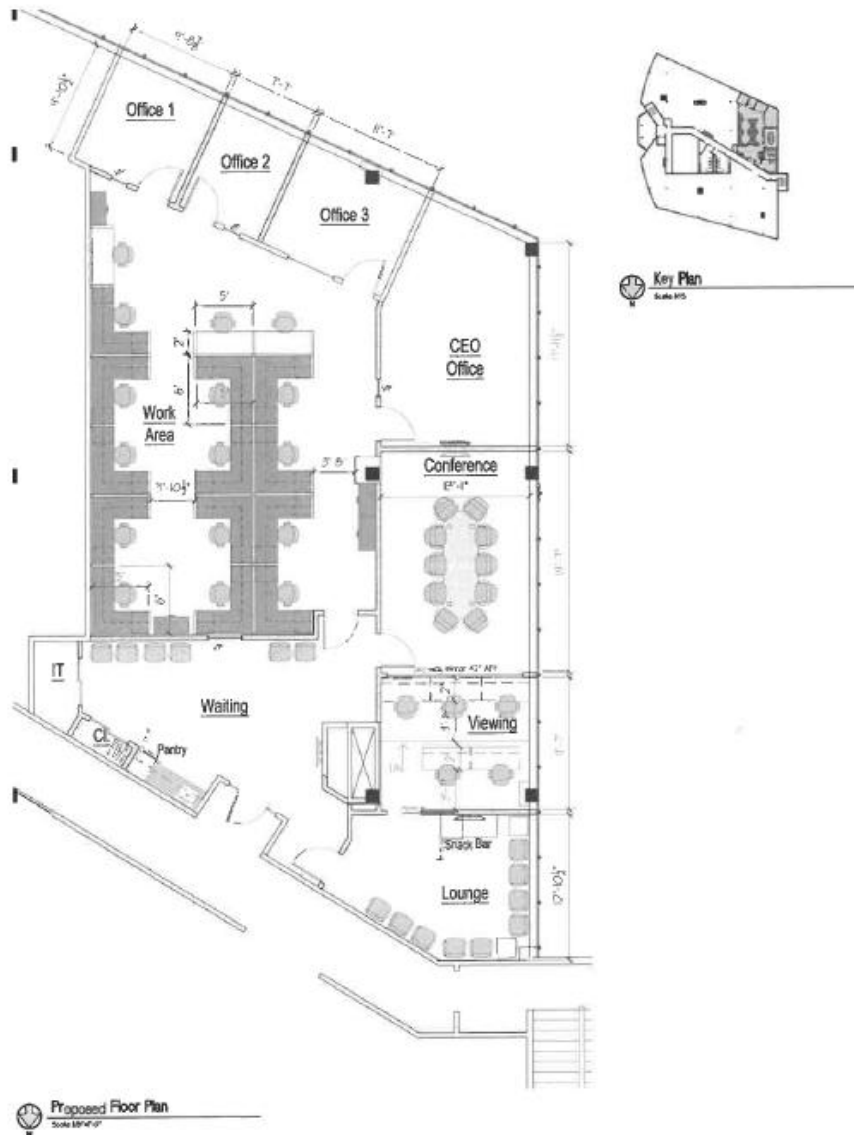
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Nikita (Nik) Pustovoit
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All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

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