

# For Sublease

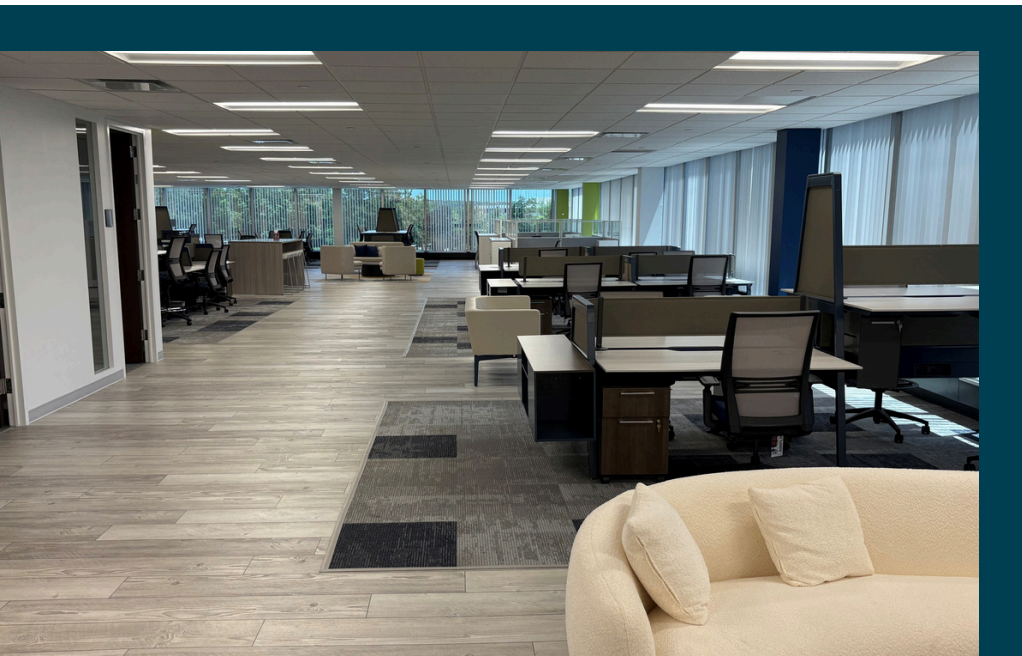


**445 Broadhollow Road**  
MELVILLE, NEW YORK

# 445 Broadhollow Road

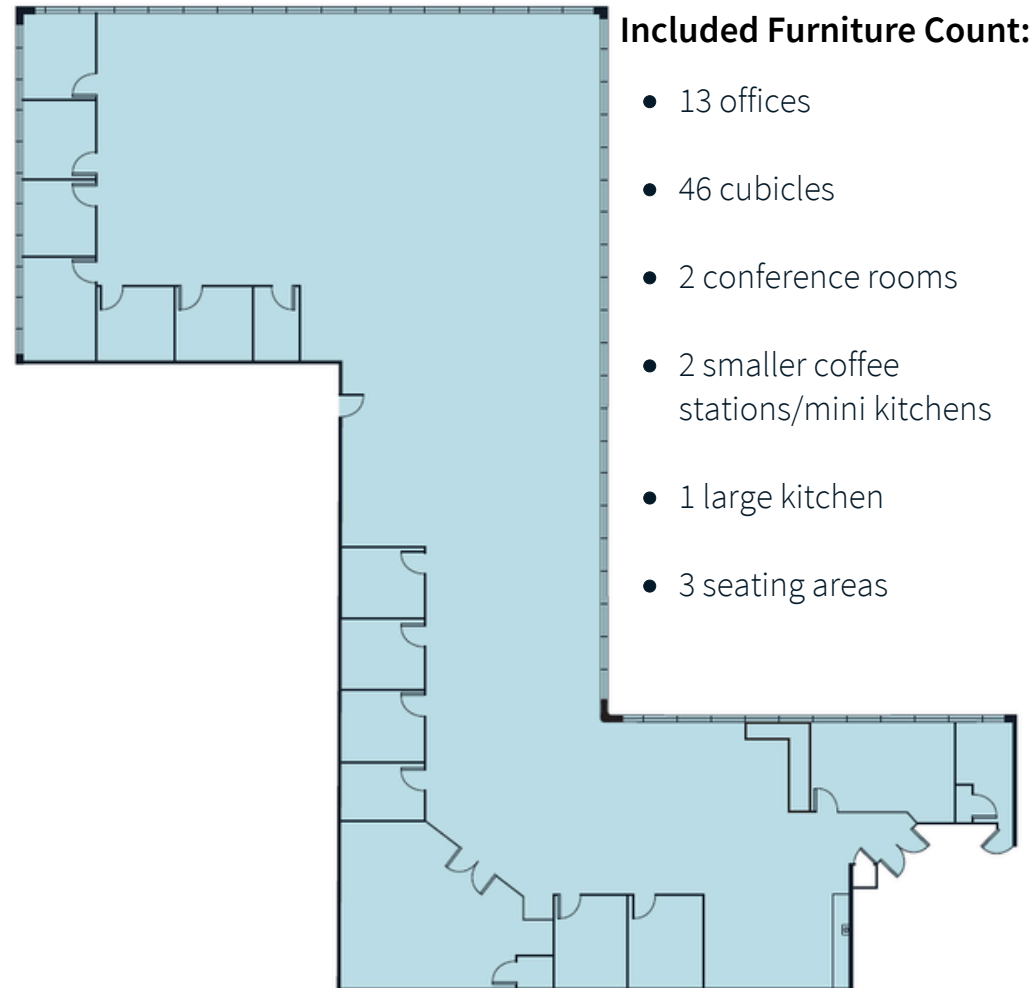
## MELVILLE, NEW YORK

This premium 10,540 SF office space on the 3rd floor of 445 Broadhollow Road in Melville is a turnkey sublease opportunity which features a well-designed layout with 13 private offices, 46 workstations, multiple conference rooms, and kitchen facilities. Available through June 2028, this space includes the convenience of 11 reserved underground parking spots. Ideally located on Melville's prominent Broadhollow Road corridor, this space offers the perfect balance of accessibility and professional environment for businesses seeking established office space.



## FLOOR PLAN

3rd Floor: 10,540 SF



### Included Furniture Count:

- 13 offices
- 46 cubicles
- 2 conference rooms
- 2 smaller coffee stations/mini kitchens
- 1 large kitchen
- 3 seating areas



# Specifications

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| <b>Availability</b> | 3rd Floor: 10,540 SF |
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| <b>Term</b> | Thru June 2028 |
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| <b>Possession</b> | Immediate |
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| <b>Rent</b> | Upon request |
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| <b>Building highlights</b> | <ul style="list-style-type: none"><li>• Conferencing facility</li><li>• Café</li><li>• Covered parking garage</li><li>• Concierge</li><li>• On-site banking</li></ul> |
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|                         |  |
|-------------------------|--|
| <b>Space highlights</b> | <ul style="list-style-type: none"><li>• High end installation</li><li>• Four sides of windows – abundance of natural light</li><li>• 11 reserved parking spaces in covered parking garage</li><li>• Full appliance package (Microwaves, fridges, dishwasher)</li></ul> |
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# 445 Broadhollow Road

## MELVILLE, NEW YORK

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