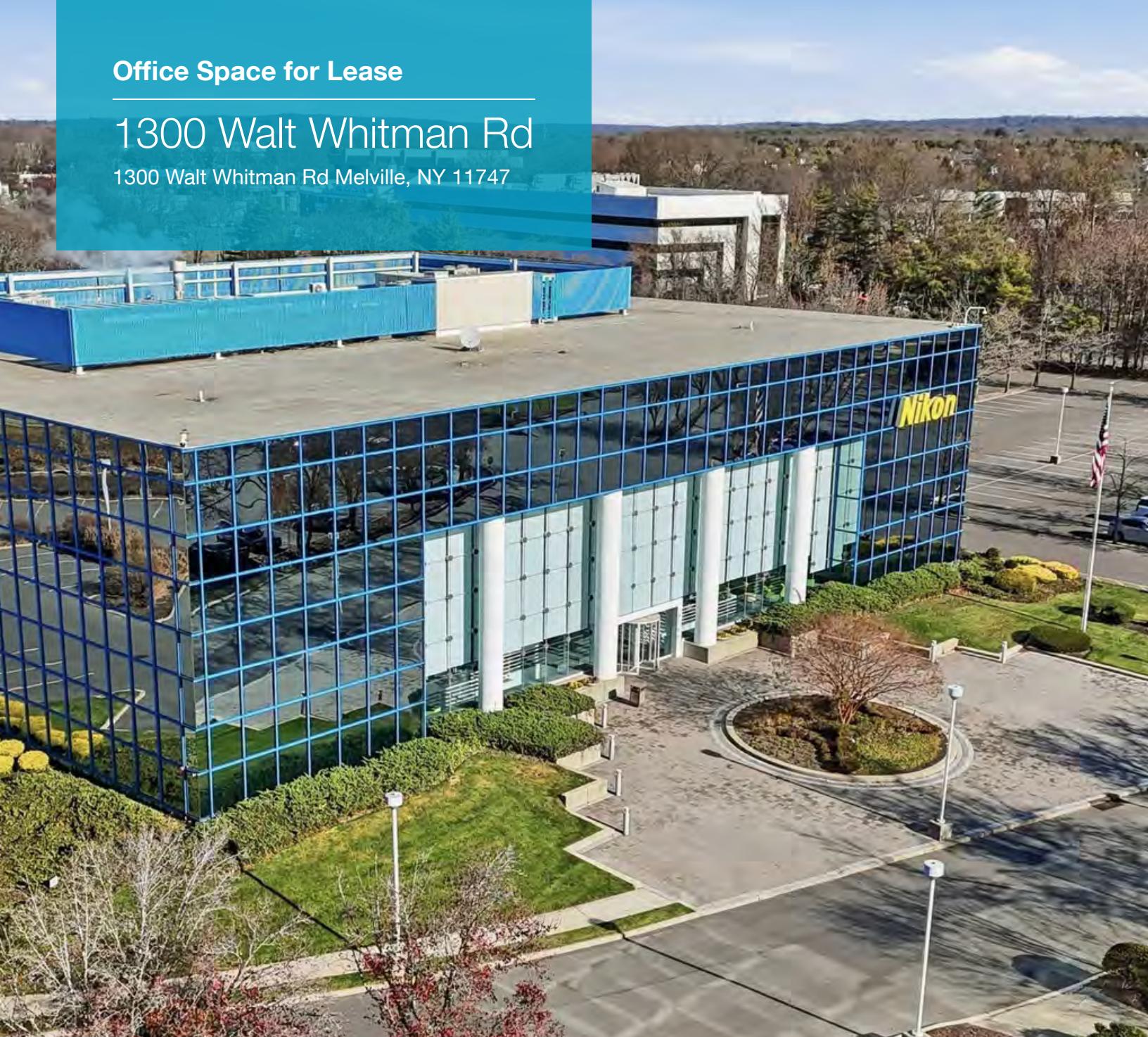


Office Space for Lease

1300 Walt Whitman Rd

1300 Walt Whitman Rd Melville, NY 11747



 **Douglas Elliman**
Commercial



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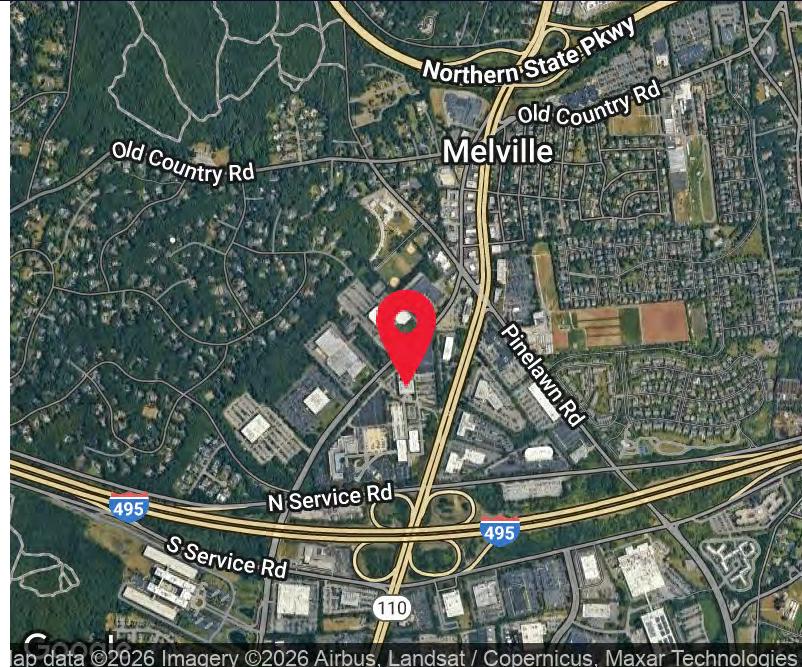
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Office Space For Lease

1300 Walt Whitman Rd Melville, NY 11747



Offering Summary

Lease Rate:	Starting at \$28.50 SF/yr FS + Electric
Building Size:	132,741 SF
Available RSF:	6,500 - 27,550 SF
Lot Size:	7.7 Acres
Market:	Long Island
Submarket:	Western Suffolk

Property Overview

High-quality Class B+ office building located along the Route 110 corridor in Melville, totaling approximately 132,741 square feet. The property features a modernized lobby with 24/7 security, upgraded building systems including new HVAC rooftop units, boiler, and LED lighting, as well as focused, responsive on-site ownership. The second floor offers flexible availability from approximately 6,500 RSF up to a full-floor opportunity of approximately 27,555 RSF, largely finished in an open-plan layout with a low loss factor of approximately 18 percent. Ample parking, strong natural light, a second-floor atrium, and excellent access to major highways and Republic Airport make this an ideal opportunity for corporate, professional, or back-office users seeking high-quality space in the Melville office market.

Property Highlights

- Top-of-market Class B+ office building with modernized lobby and upgrades
- Flexible second-floor availability (6,500–27,555 RSF) with open layouts
- Prime Route 110 location with ample parking and highway access

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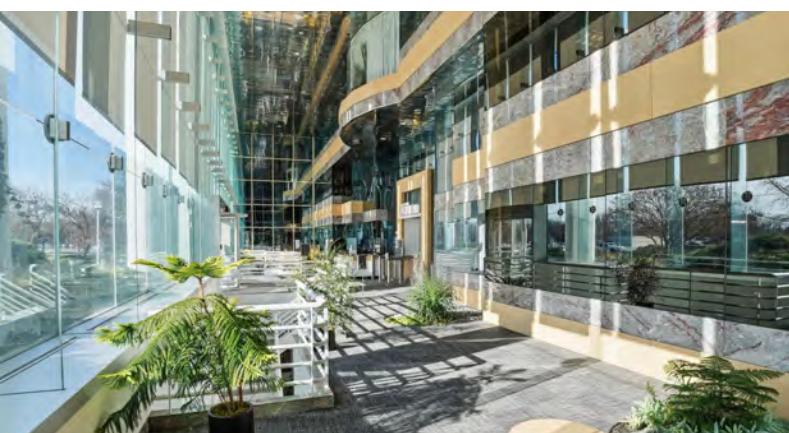
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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	6,500 - 27,550 SF	Lease Rate:	\$28.50 SF/yr

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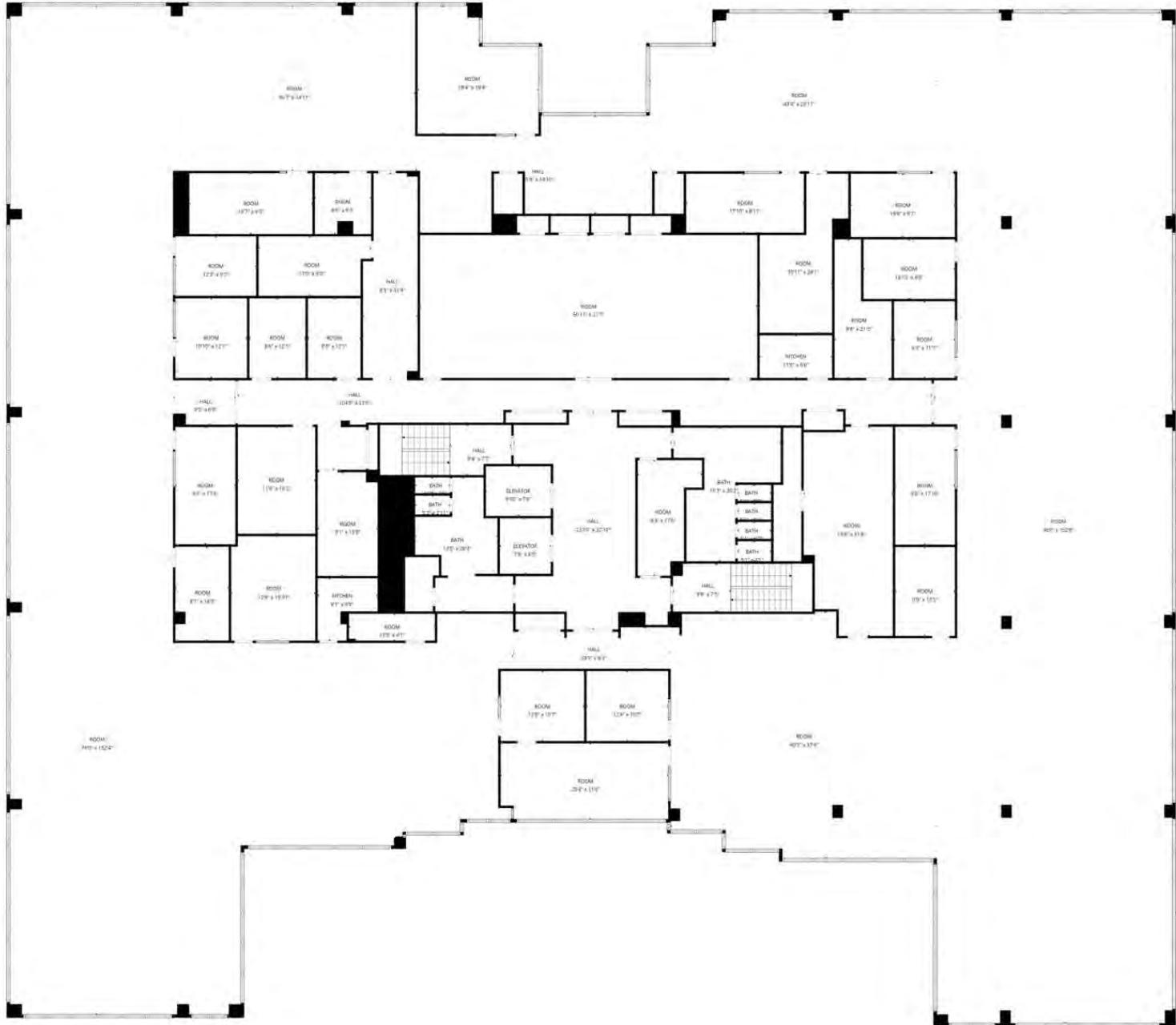
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2nd Floor Plan

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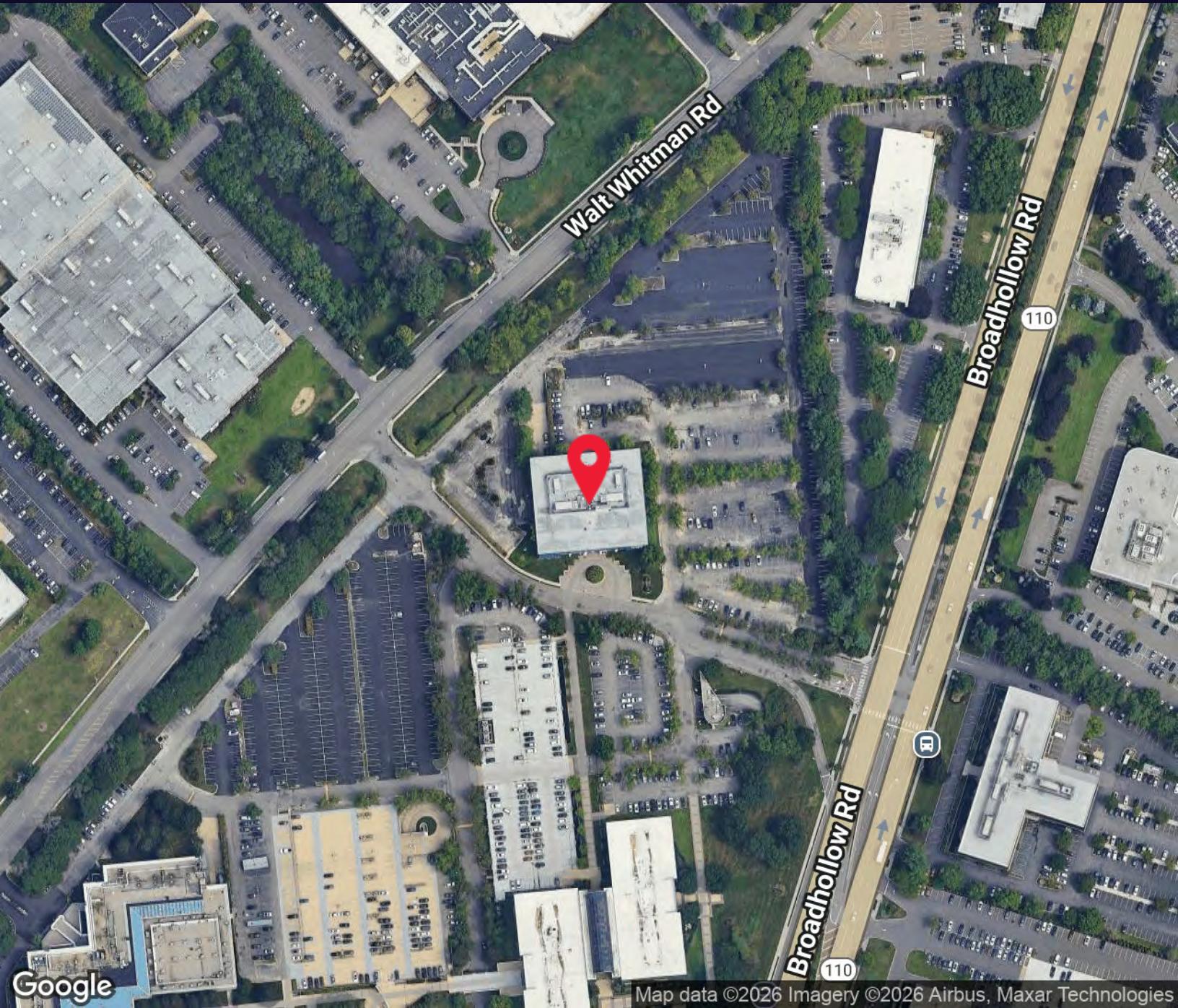
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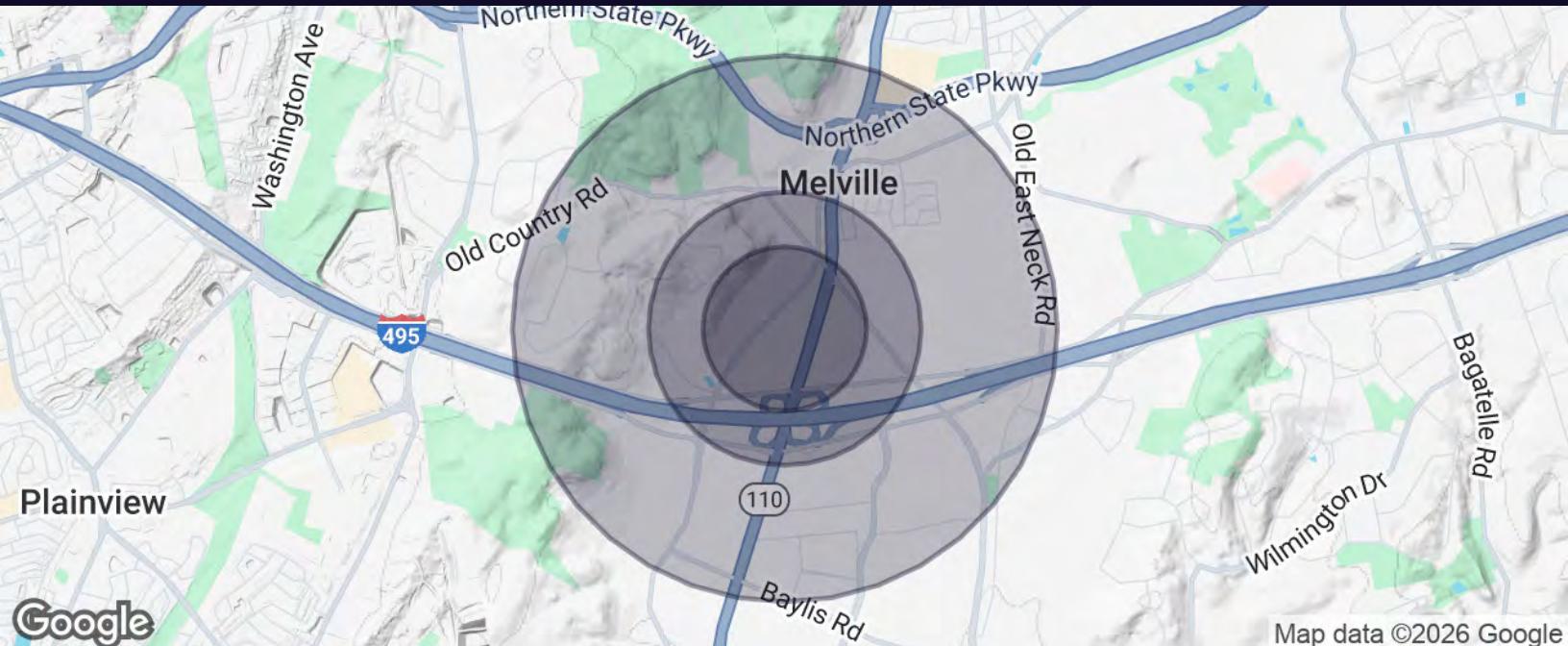
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	122	592	3,940
Average Age	42	42	44
Average Age (Male)	41	40	42
Average Age (Female)	43	43	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	42	201	1,418
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$198,742	\$203,424	\$191,922
Average House Value	\$875,083	\$927,425	\$877,831

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