

# 170 OLD COUNTRY RD

## MINEOLA, NEW YORK



### **CLASS A BUILDING OFFICE SPACE FOR SUBLEASE**

**SUITE 615**

**3140 SF.**

**\$ 7065 / MO.**

Also known as “The Benchmark”, this beautiful office building features a modern lobby with concierge service and a reserved parking space. A cafe is located on the premises. The newly renovated office was previously used as an attorney’s office. It’s lease will expire on 01/31/2027 with option to renew. It has a waiting area with a reception desk, conference room, a kitchen and several private offices with large windows overlooking downtown Mineola.

Located near Mineola LIRR Station, approx. 36 min. ride to Manhattan and close to courthouses, eateries, banks, retail, hospital and public transport. All tenants have 24/7 access to the building with cleaning included.



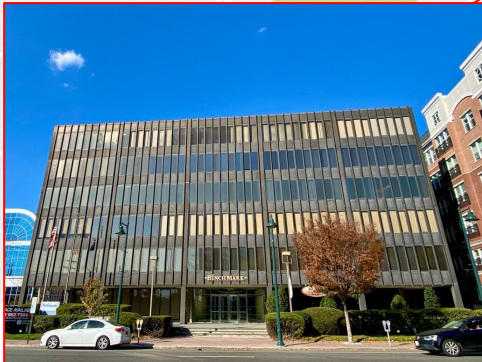
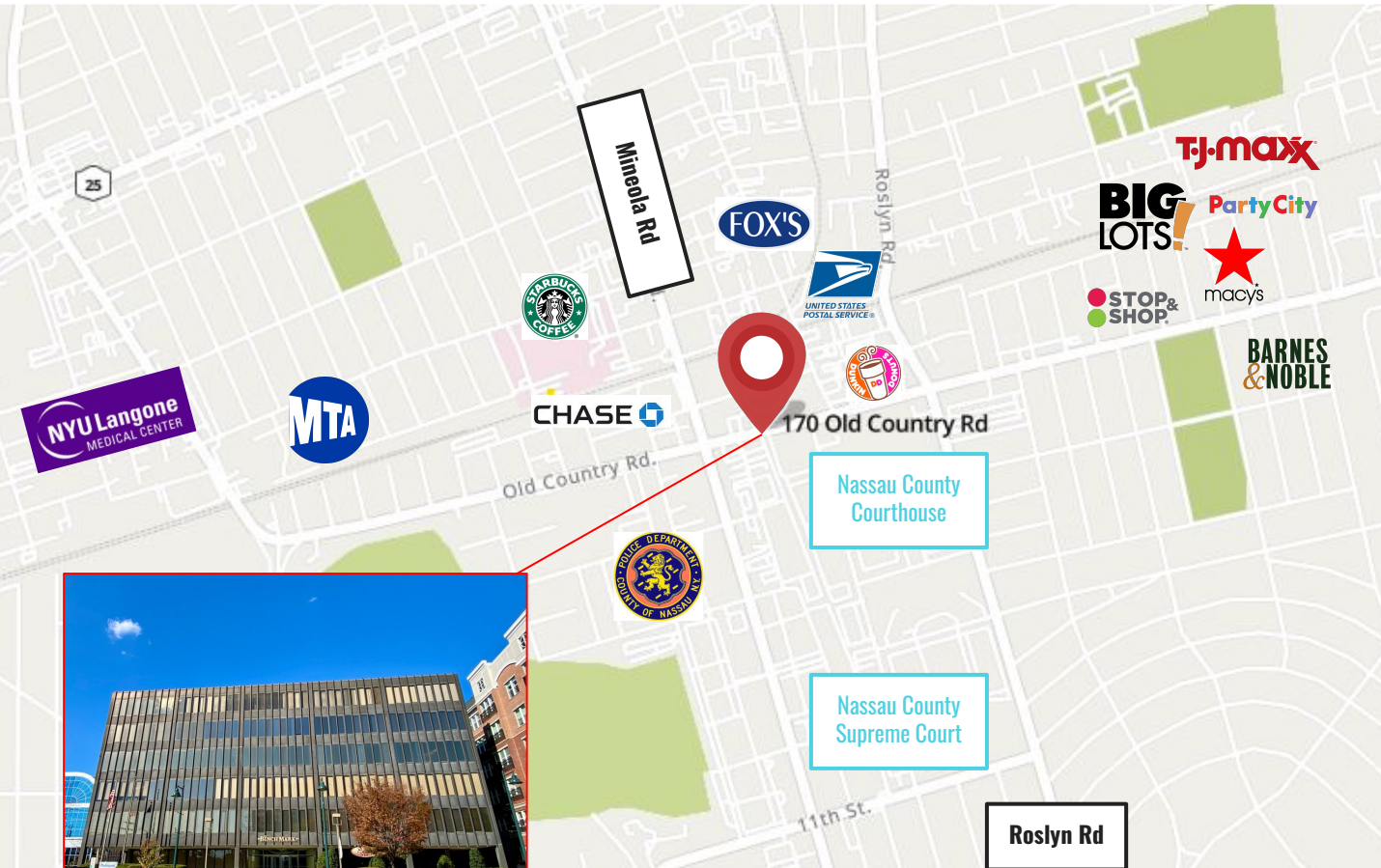
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| PUBLIC TRANSPORT   | DISTANCE | APPROX WALK |
|--------------------|----------|-------------|
| LIRR               | 0.2 MI   | 4 MIN       |
| BUSES              | 0.2 MI   | 4 MIN       |
| N22 N23 N24 N40/41 |          |             |



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In a high traffic area of Downtown Mineola, the main corner office comes with one parking space in the building.

Municipal Parking is available around the corner for all employees at a \$250 flat annual fee.

This is a highly desirable location surrounded by diverse choices of restaurants, and multiple retail and department stores all within a radius of a 10 minute drive.



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