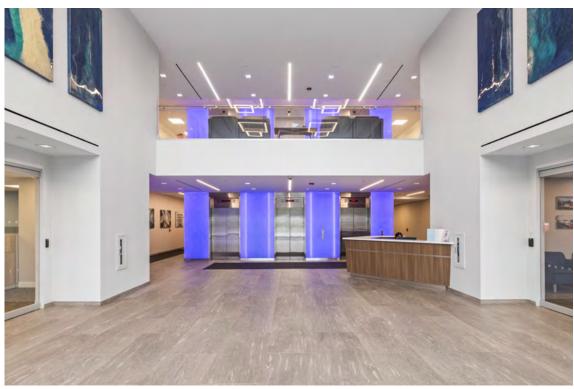


## 275 Broad Hollow Road Melville, NY SUBLEASE OPPORTUNITY

## Opportunity

This 15,318-sf sublease presents a unique opportunity to move into a fully built, high-end workspace. Completed just 18 months ago, the above-standard build-out includes a complete furniture package, ready for immediate use.

The space is located in a premier Class A building offering excellent accessibility to the Long Island Expressway, Northern State Parkway, and Route 110. Positioned in the desirable Melville market, tenants benefit from a dynamic location surrounded by an abundance of amenities along the 110 corridor, including restaurants and retail.





## Space Highlights

- Plug-and-play sublease in a high-end Class A building with furniture in place
- Iconic building located at the corner of Broadhollow Road and the Long Island Expressway
- Prime corner unit with excellent window line
- 18 offices, 58 workstations
- Immediate occupancy















Café



Conference facility



Fitness center



Covered parking



