



Your Corporate Real Estate Departmentsm

New Multi-Tenant Office Center

1860 Walt Whitman Road, Melville, New York

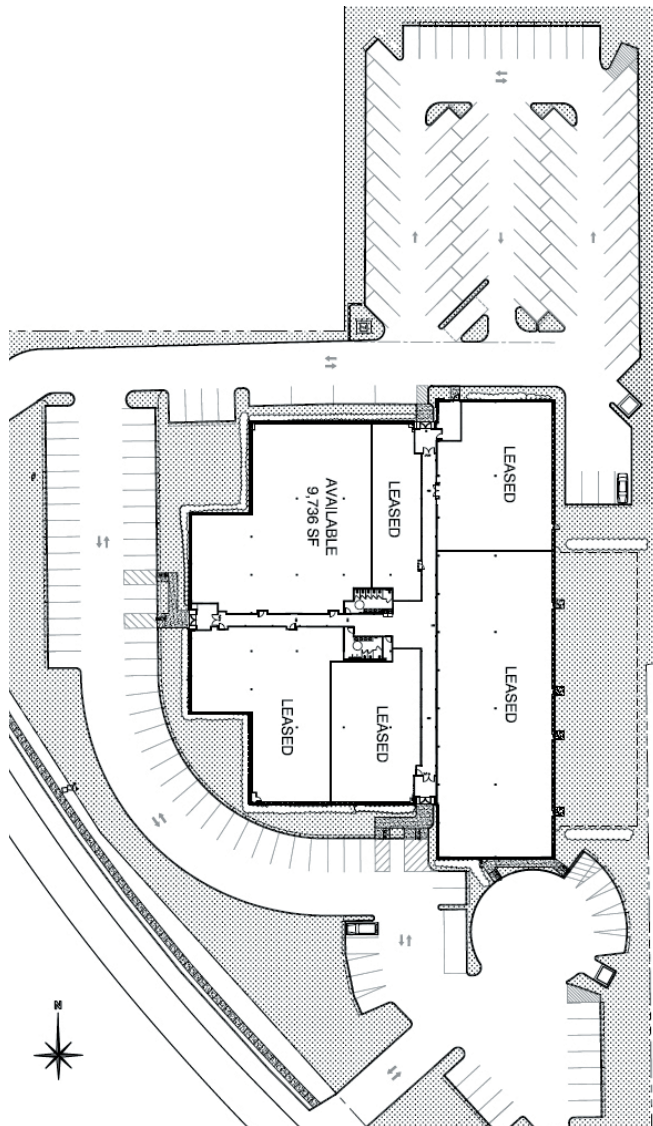


1860 Walt Whitman Road is a 42,000 square foot single story office building with ample parking located immediately off the Long Island Expressway in Melville, New York.

- Tenant suites available from 3,500 to 9,736 square feet, all custom finished to suit
- Parking located at building entrances
- Low loss factor of 11%
- 185 parking spaces available for entire building
- Minutes off the Long Island Expressway, Exit 49
- All new exteriors, interiors, windows, landscaping, paving and curbs
- Calling All Kids, Again
Educational Child Care Center, on premises



Your Corporate Real Estate DepartmentSM



1860 Walt Whitman Road Melville, New York

Description:

42,000 square foot office building situated on 4.11 acres. Tenant suites available from 3,500 to 9,736 square feet, all custom finished to suit.

Location:

Less than one mile off the Long Island Expressway, at Exit 49. Two minutes from the South Service Road with easy access to Route 110/Broadhollow Road.

Parking:

185 parking spaces available for entire building. Parking ratio of 4.4 to 1.

Features:

- Generous parking at building entrances
- Abundance of natural light
- Low loss factor of 11%
- Direct access off LIE
- Owner managed
- Tenant suites custom built
- Calling All Kids, Again
Educational Child Care Center on premises

Occupancy:

90 Days

Rental:

\$24.50 per square foot full service plus \$3.00 electric.

For further information:

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