

For lease

170 Old Country Road, Mineola, NY

Prime office space

Floor / Suite	Availability	Possession
2nd / 215	3,853 SF	October 1 st , 2025
3rd / 301	2,800 SF	August 1st, 2025
4th / 401	5,050 SF	Immediate
5th / 500	6,233 SF	Immediate
6th / 611	2,200 SF	Arranged

Rental rate

- \$29.50 PSF net of utilities

Building highlights

- Restaurant on premises
- Concierge service
- Covered parking
- Visitor valet parking
- Common area renovations complete

Location

- Walking distance to Mineola Train Station and Nassau County Courthouses
- 36 minute train ride to Penn Station, New York City
- Close proximity to Meadowbrook Parkway (Exit M1)

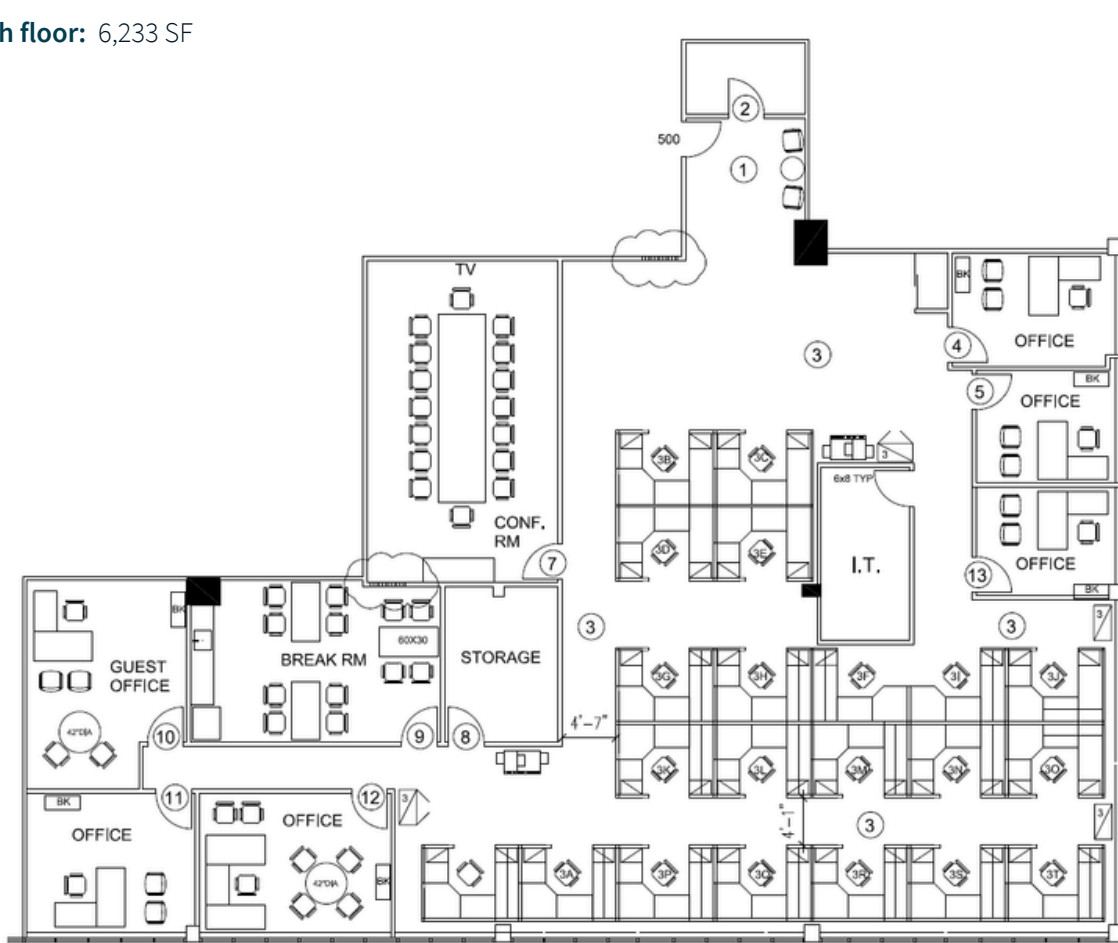


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Part 5th floor: 6,233 SF



Map:

