



For Sublease

Class A Office Space

Rental rate: Upon request

Floor	Suite	Availability	Possession	Term
Part 2 nd floor	Suite 2100W	5,143 SF	Immediate	Through 4/30/2023
Part 3 rd floor	Suite 3100W	4,715 SF	Immediate	Through 4/30/2023

Space features:

- Two (2) non-contiguous suites – delivered vacant
- Efficient mix of windowed & interior spaces plus bullpen
- Reception area
- Kitchenette
- Prominent entrance

Building highlights:

- On-Site Amenities: Banking, Food Service
- On-Site Property Manager
- 24 Hour Tenant Access
- Abundant Parking - Ratio: 5 space: 1000 SF

Location:

- Immediately accessible, located on Veterans Highway
- One (1) mile to MacArthur Airport
- Close to all nearby amenities: food, entertainment, retail shopping centers

9,858 SF

**4250 Veterans Memorial Hwy
Holbrook, NY**

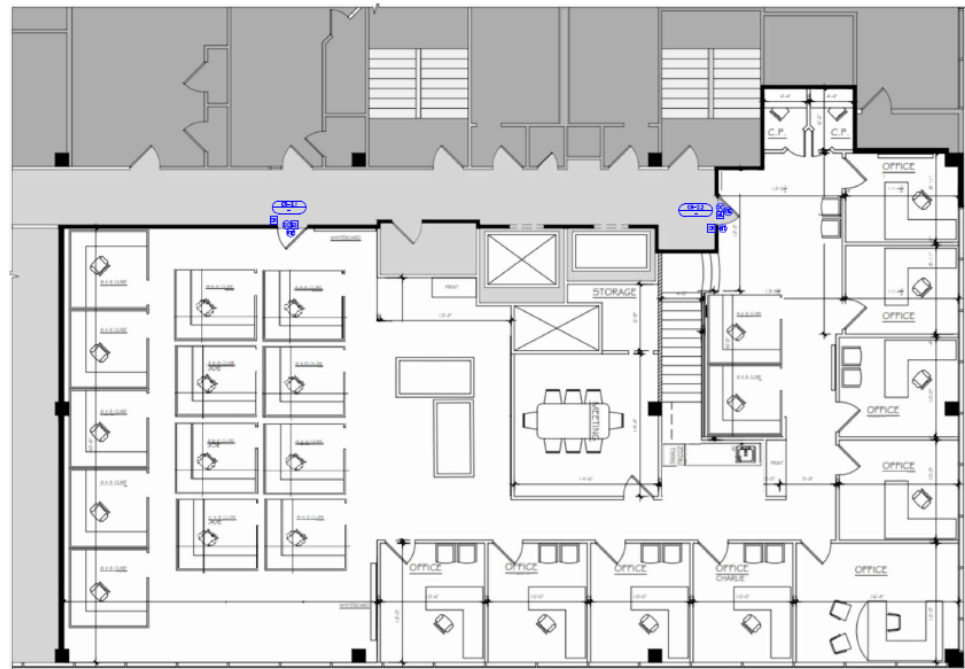
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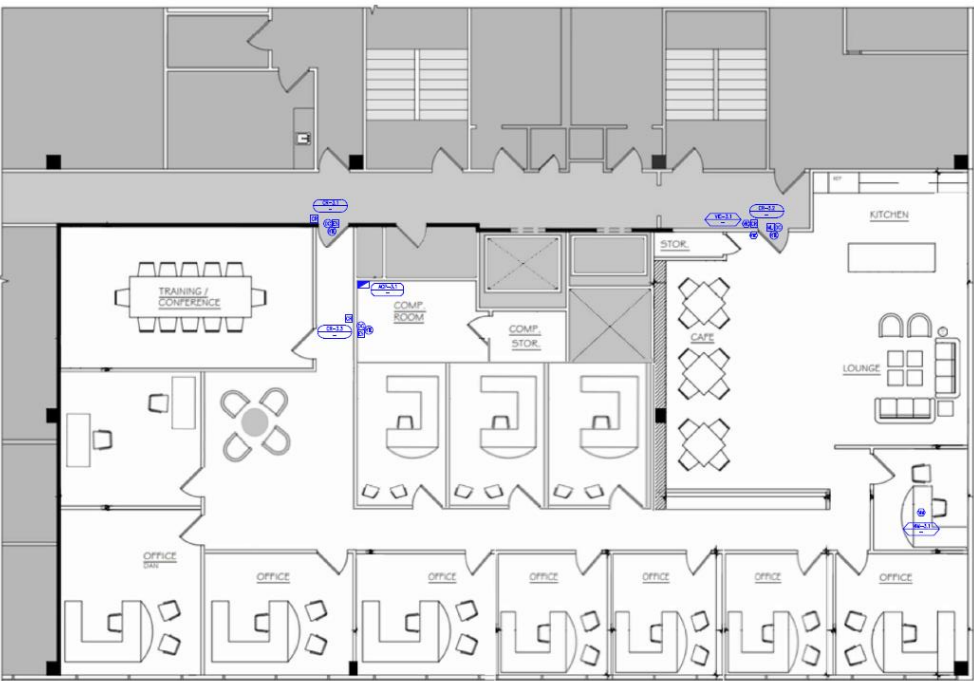
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Floor plan: Part 2nd floor - suite 2100W: 5,143 SF



Floor plan: Part 3rd floor - suite 3100W: 4,715 SF



Space delivered vacant / no furniture included

Interior photos:



Kitchen area



Hallway



Reception