



# For Sale or Lease

## Premier Free-Standing Office Building Available

Floor	Availability	Possession
Concourse	4,320 SF	Q1 2022
Part 1 <sup>st</sup>	4,320 SF	Q1 2022
Part 2 <sup>nd</sup>	4,320 SF	Q1 2022
Part 3 <sup>rd</sup>	4,320 SF	Q1 2022
<b>Total:</b>	<b>17,280 SF</b>	

**Asking sale and rental price:** Upon request

### Building highlights:

- Building completely renovated in 2015
- Parking for 67 cars
- Zoning: C-6 Commercial (Medical use allowed as of right)
- Excellent visibility and signage potential
- 24/7 building access

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Melville, NY

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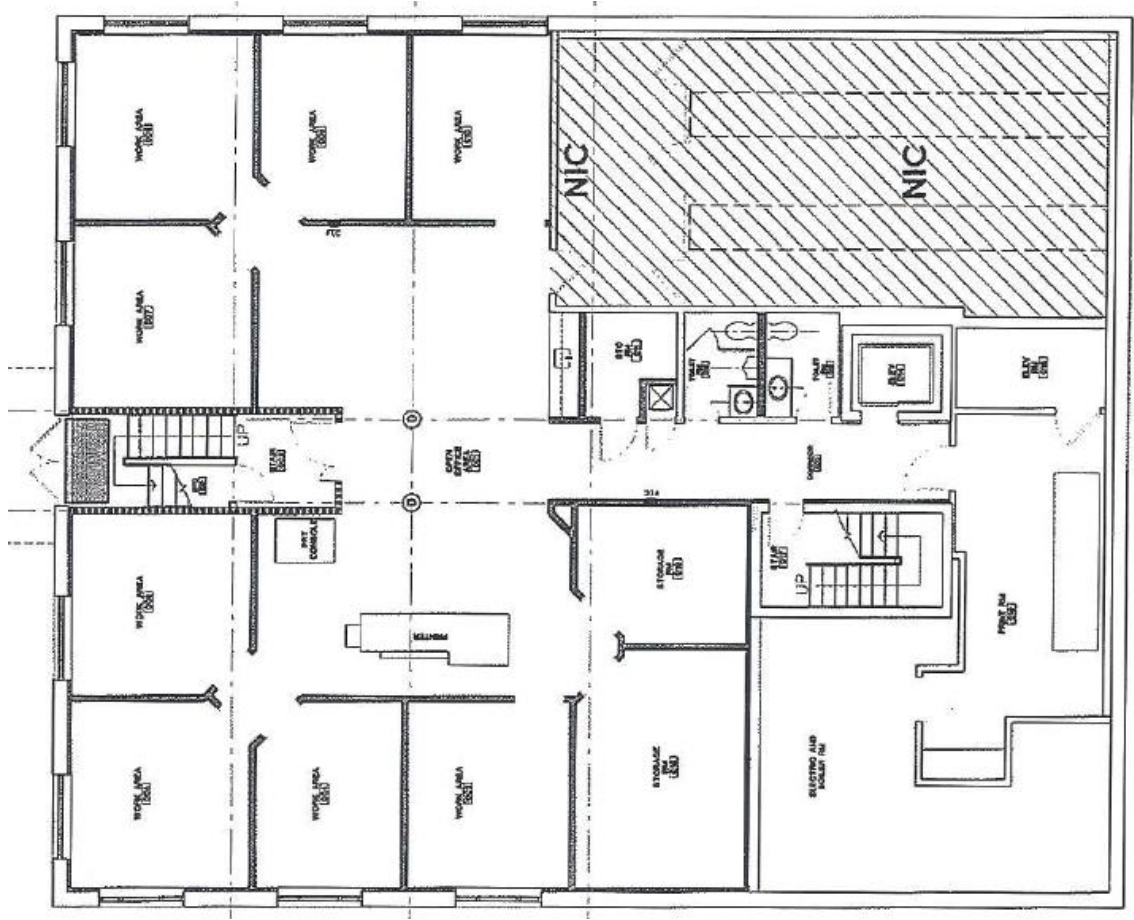
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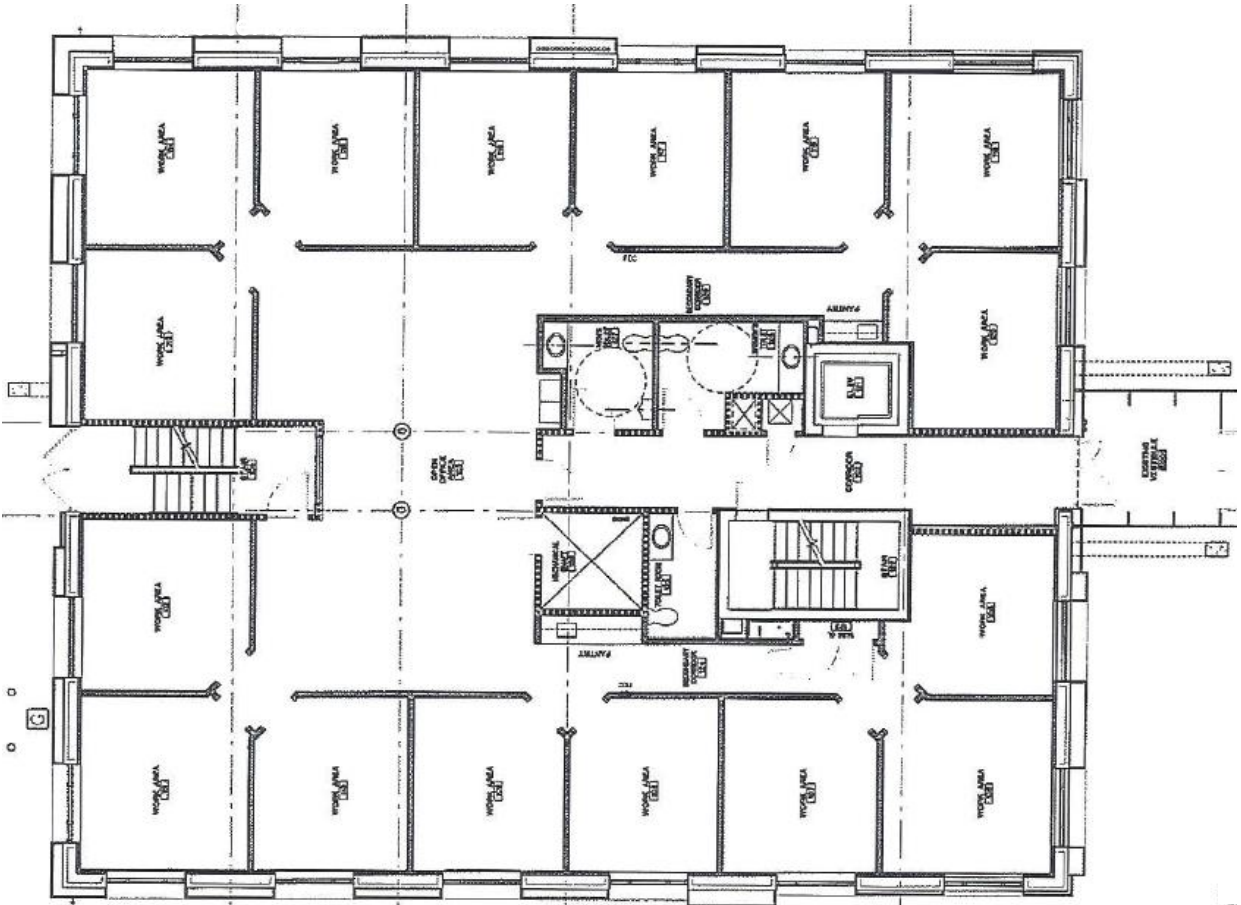
[marianne.dugan@am.jll.com](mailto:marianne.dugan@am.jll.com)



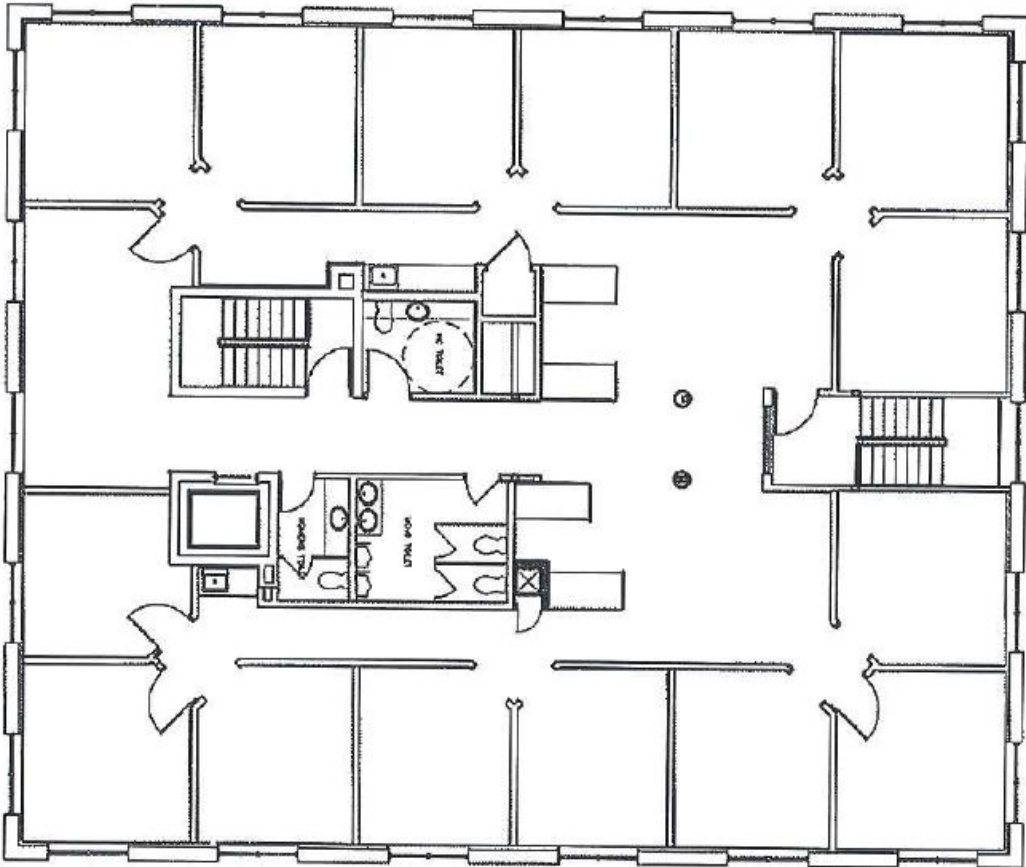
Concourse floor plan: 4,320 SF



1<sup>st</sup> floor plan: 4,320 SF



2<sup>nd</sup> floor plan: 4,320 SF



3<sup>rd</sup> floor plan: 4,320 SF

