

# 260 SPAGNOLI ROAD

MELVILLE, NEW YORK

FOR LEASE | OFFICE SPACE

## BELOW MARKET OFFICE SPACE



### PROPERTY SPECIFICATIONS:

OFFICE SPACE

**7,500** RSF AVAILABLE

OCCUPANCY:	1 <sup>ST</sup> QUARTER 2019
SPRINKLERED:	YES
PARKING:	ABUNDANT
UTILITIES:	\$2.50 PSF
LEASE PRICE:	ONLY \$12.95 PSF GROSS*

### PROPERTY HIGHLIGHTS:

- o Direct Signage on Spagnoli Road
- o Strategically Located in Western Suffolk County [on the Nassau Border]
- o Easy Access To Route 110, Southern State Parkway, Long Island Expressway and Northern State Parkway
- o Private Entry off of Main Lobby
- o Private Bathrooms
- o Not Divisible

\*Includes Base Year Taxes; Cleaning is Tenant Responsibility

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

Jeffrey Schwartzberg, Managing Principal | (516) 857-8013 | jbs@pcrellc.com  
Jason Miller, Managing Principal | (516) 413-1690 | jmiller@pcrellc.com

**PREMIER COMMERCIAL RE LLC**

1670 Old Country Road., Ste. 219  
Plainview, NY 11803  
Tel. (516) 284-8000 | www.pcrellc.com

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## FLOOR PLAN:

Main Entry

