

For Lease

Professional office building on
quiet setting just off Route 110



MELVILLE LAW CENTER

225 Old Country Road
Melville, NY 11747-2712
Western Suffolk Submarket

For More Information:
Harvest Real Estate Services, Inc.
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Building Information:

Property Type:	Office
Building:	Building II – North Wing
Year Built:	2000
Stories:	One (with Lower Level)
Typical Floor:	17,618 SF
Building Size:	20,000
Availability:	To be determined
Use:	Ideal for many companies featuring perimeter windowed offices and open bullpen areas with Mailroom, pantry and separate LIEBERT cooling unit servicing IT/Server Room.
Rent/SF:	\$24.00/SF
Amenities:	<u>Lower Level:</u> Cafeteria, Fitness Center and Built-in Rolling File Racks.
Utilities:	Sub-metered
HVAC:	Gas-fired roof-top units. Thermostat controlled
Parking Ratio:	4:1