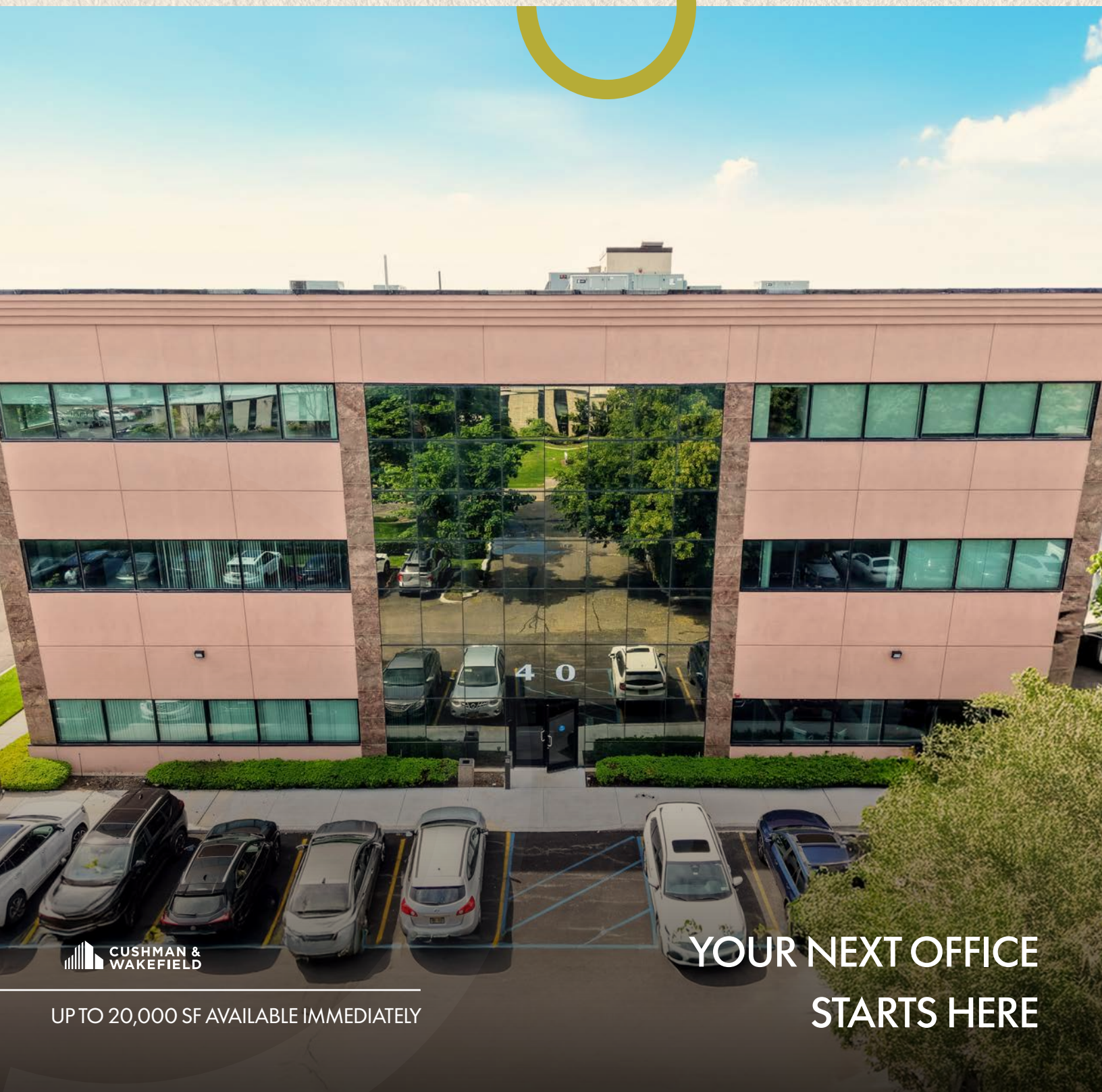


for  
lease

# 40 MARCUS DRIVE

40 marcus drive, melville, new york



CUSHMAN &  
WAKEFIELD

UP TO 20,000 SF AVAILABLE IMMEDIATELY

YOUR NEXT OFFICE  
STARTS HERE

available  
suites

## FULL FIRST FLOOR

±20,000 SQUARE FEET  
(DIVISIBLE)

## SUITE 103

±2,900 SQUARE FEET

## SUITE 100B

±1,200 SQUARE FEET

BOTH SUITE 103 & 100B  
ARE CONTIGUOUS AND  
CAN BE COMBINED



## EFFICIENT, MOVE-IN READY OFFICE SPACE

Flexible, move-in ready office space  
conveniently located near the Farmingdale and  
Pinelawn LIRR stations with covered parking,  
monument signage, and immediate availability.

## \$24.95 PSF

ASKING RENT (NEGOTIABLE)

## POSESSION

IMMEDIATE

up to 20,000 sf

- private entrance opportunities
- tenant-controlled energy management system
- fully furnished offices & cubicles
- data & telephone infrastructure in place
- abundant natural light throughout
- monument signage available
- loading dock & garage bay door

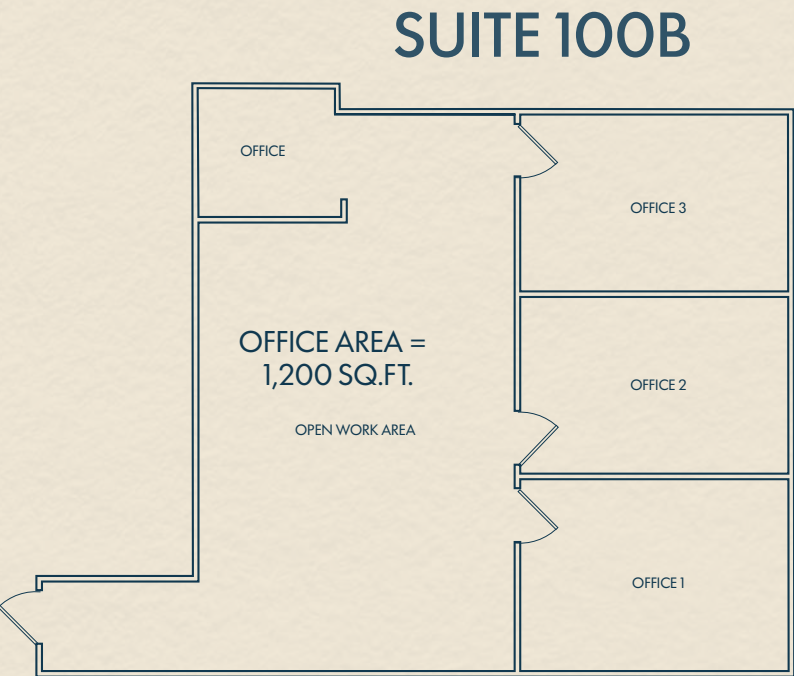
AVAILABILITIES



SUITE 100B

±1,200 SQUARE FEET

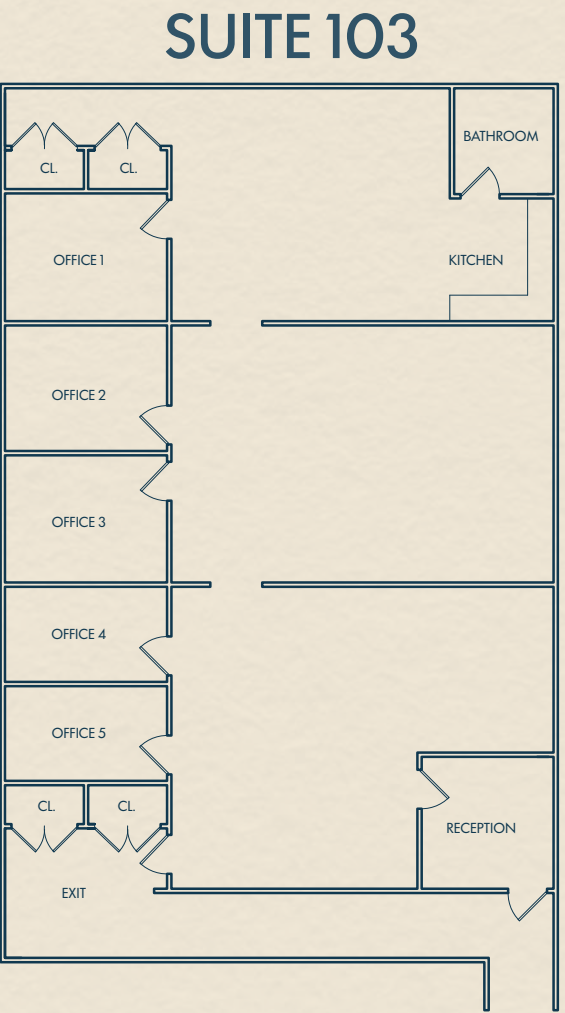
- Private offices
- Open work area



SUITE 103

±2,900 SQUARE FEET

- Reception area
- Multiple private offices
- Kitchen



entire first floor

LARGE

COLLABORATIVE AREAS

20,000

SQUARE FEET

MULTIPLE

CONFERENCE ROOMS

PRIVATE

ENTRY POTENTIAL

EFFICIENT

CIRCULATION & WORKFLOW

FURNISHED

INFRASTRUCTURE



BOTH SPACES ARE CONTIGUOUS  
AND CAN BE COMBINED

Conveniently located in the heart of Melville with immediate access to the Long Island Expressway, Northern State Parkway, Route 110, and nearby LIRR stations, providing exceptional regional connectivity across Long Island and New York City.

## DRIVE TIMES

**ROUTE 110 /  
BROADHOLLOW ROAD**  
1 miles | 3 minutes

**LONG ISLAND  
EXPRESSWAY**  
2 miles | 5 minutes

**HICKSVILLE  
LIRR STATION**  
7 miles | 11 minutes

**FARMINGDALE  
LIRR STATION**  
3 miles | 7 minutes

**SEAFORD-OYSTER  
BAY EXPRESSWAY**  
8 miles | 12 minutes

**NORTHERN  
STATE PARKWAY**  
3 miles | 6 minutes

**SOUTHERN  
STATE PARKWAY**  
9 miles | 15 minutes

**PINELAWN  
LIRR STATION**  
4 miles | 8 minutes

**SUNRISE  
HIGHWAY**  
10 miles | 16 minutes





contact us today to tour this opportunity

# 45 MARCUS DRIVE

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