

# For lease

170 Old Country Road, Mineola, NY

## Prime office space

Floor / Suite	Availability	Possession
2nd / 215	3,903 SF	Immediate
3rd / 301	2,850 SF	Immediate
4th / 401	5,100 SF	Immediate
5th / 500	6,283 SF	Immediate
6th / 615	3,190 SF	Arranged



### Rental rate

- \$29.50 PSF net of utilities

### Building highlights

- Restaurant on premises
- Concierge service
- Covered parking
- Visitor valet parking
- Common area renovations complete



### Location

- Walking distance to Mineola Train Station and Nassau County Courthouses
- 36 minute train ride to Penn Station, New York City
- Close proximity to Meadowbrook Parkway (Exit M1)

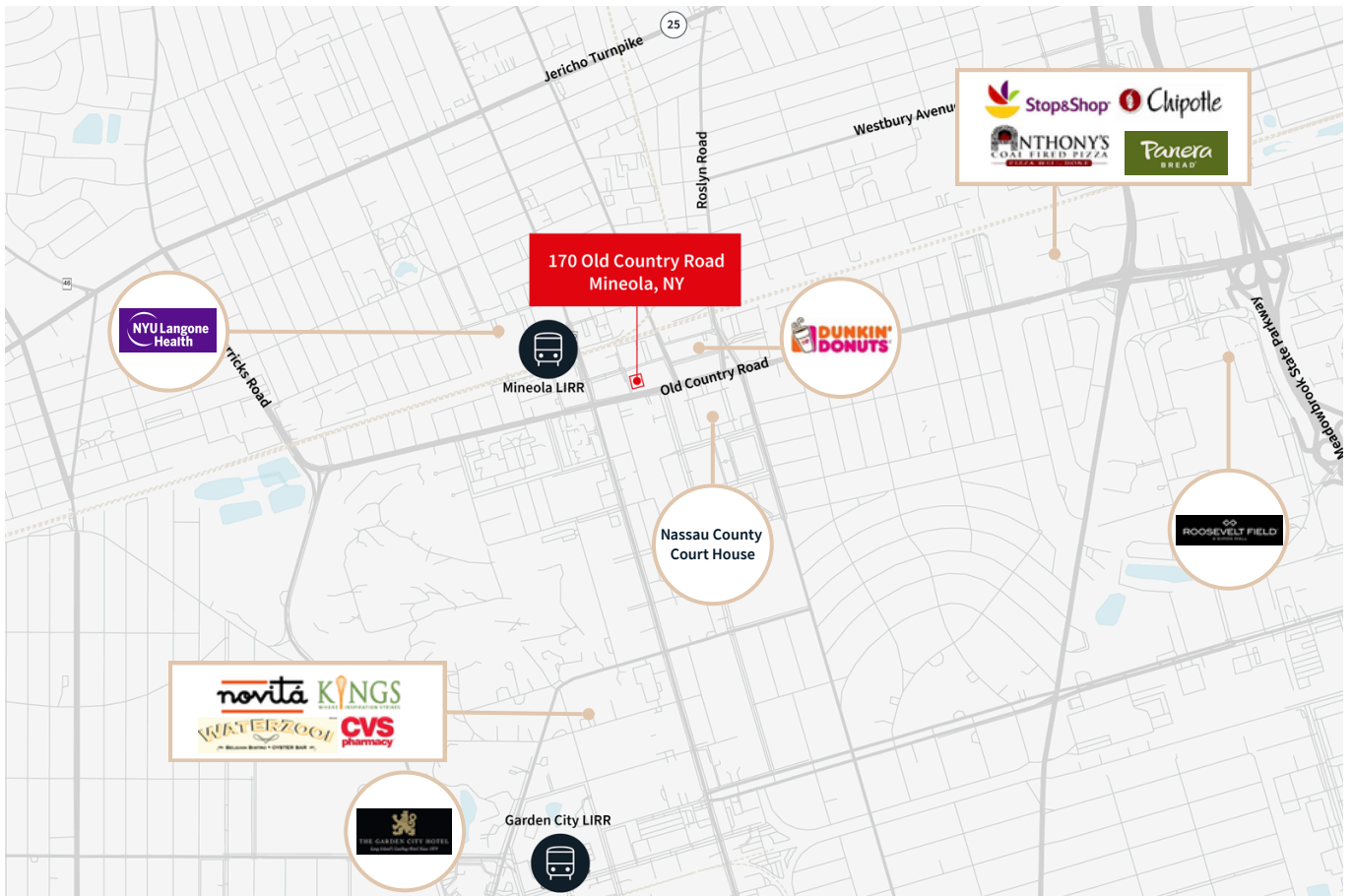
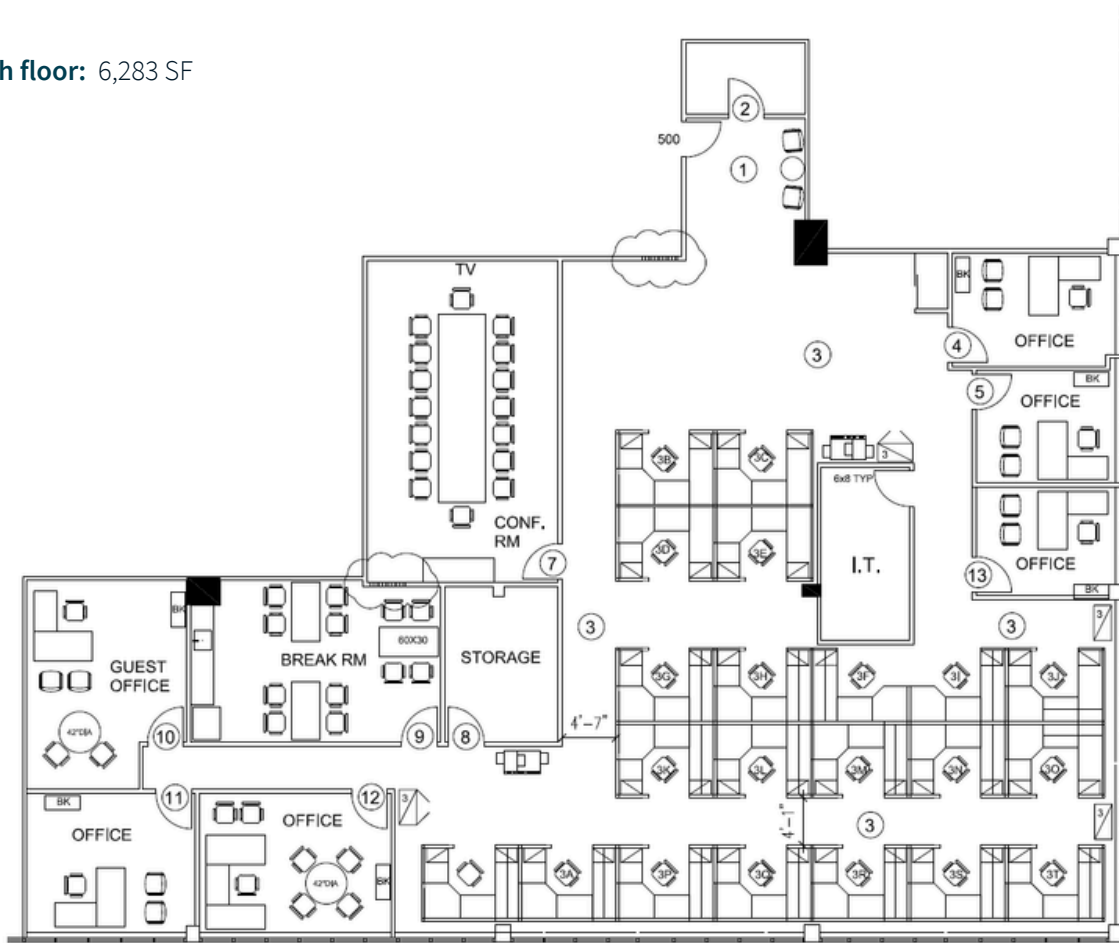


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**Part 5th floor:** 6,283 SF



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