



## OFFICE SPACE FOR LEASE

# 400 Route 110

Farmingdale, NY

### Available Space

1,959 sf - 1<sup>st</sup> Floor

### Rental Rate

\$18.95 psf gross\*

\*(includes new paint, carpet, CAM, insurance & cleaning) + utilities @ \$3.25 psf

### Occupancy

Immediate

### Space Features

- Part of a recently refurbished 37,000 sf building on a 2.7-acre plot
- Located at traffic light intersection on Route 110 within very close proximity to Southern State Parkway, Route 109, Republic Airport, and the Long Island Expressway
- Bus stop in front of building
- Continuous window line facing Route 110
- Great floor plan with open office, conference room, private office and kitchen
- Separate male & female bathrooms within suite
- 4:1 parking ratio
- **No Loss factor**

For information, please contact exclusive brokers:

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# Floor Plan

