

# 2 CORPORATE CENTER DRIVE, MELVILLE

## FOR LEASE



### FLOOR

1<sup>ST</sup> FLOOR

3<sup>RD</sup> FLOOR

3<sup>RD</sup> FLOOR

\*CONTIGUOUS SPACE

### SPACE AVAILABLE

17,631 SF

8,679 SF\*

36,476 SF\*

45,155 SF

### RENTAL RATE

\$27.75 PSF + ELECTRIC

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- NEW BATHROOMS AND COMMON AREAS
- MAJOR HVAC UPGRADES WITH STATE-OF-THE-ART AIR FILTRATION
- FULL-SERVICE CAFÉ WITH OUTDOOR SEATING
- ROBUST BASE BUILDING INFRASTRUCTURE WITH REDUNDANT COOLING AND POWER CAPACITY
- ON-SITE MANAGEMENT
- CONTINUOUS WINDOW LINE WITH FLOOR TO CEILING WINDOWS
- ± 15,000 SF AVAILABLE ON LOWER LEVEL FOR TENANT STORAGE AND AUXILIARY USES
- PROXIMITY TO ROUTE 110, THE LONG ISLAND EXPRESSWAY AND NORTHERN STATE PARKWAY

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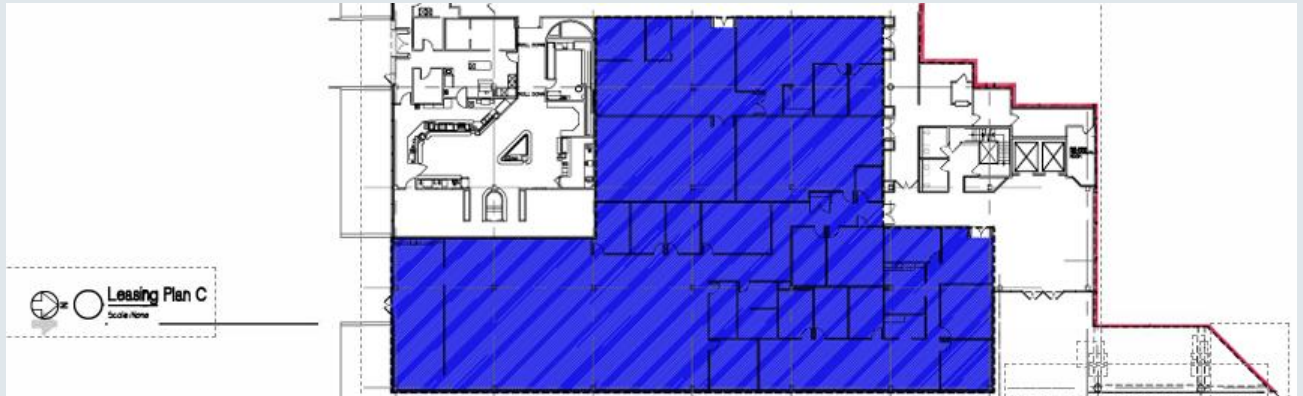
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All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

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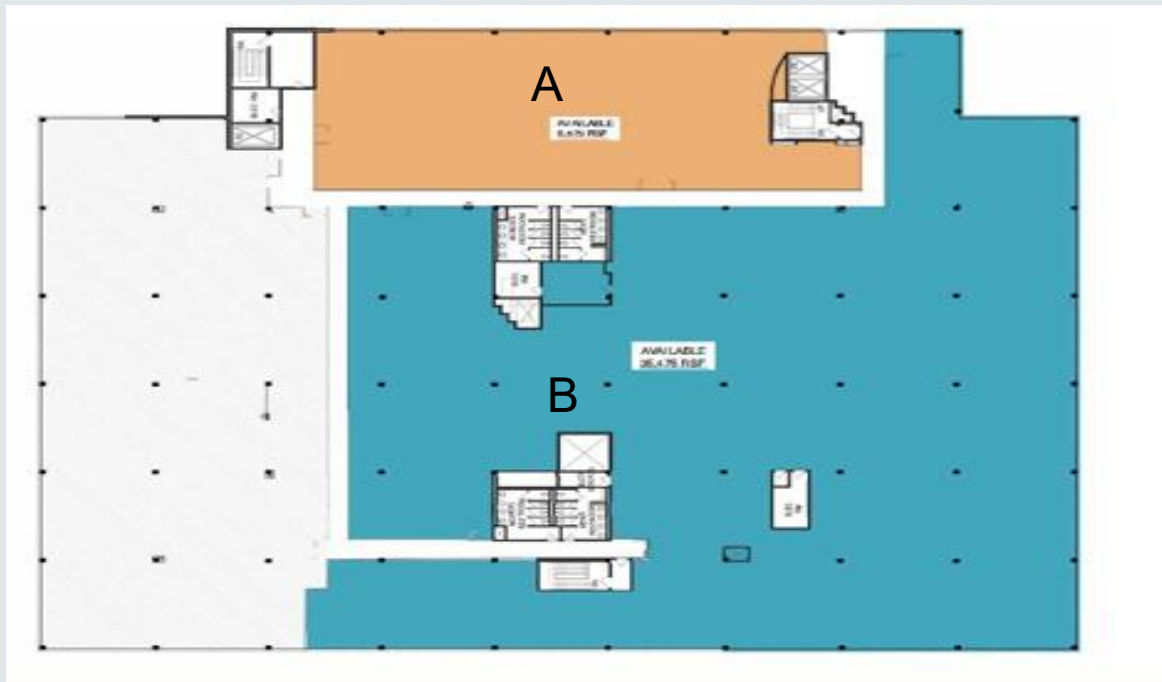
1<sup>st</sup> Floor 17,631 SF



3<sup>rd</sup> Floor- **Suite A: 8,679 SF**

**Suite B: 36,476 SF**

Can be combined: 45,155 SF



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