
40 MARCUS DRIVE
MELVILLE, NEW YORK



OFFICE SPACE FOR LEASE

UP TO 10,000 SF



BROKER INCENTIVE

2025 Mercedes CLA Coupe or BMW 228i Gran Coupe Lease for the Broker who brings a new tenant to the building and signs a Minimum 7-year lease, 6,500 SF or more.

** Minimum 7-year lease, 6,500 SF or more, 2-year Mercedes CLA Coupe or BMW 228i Gran Coupe*



UP TO 10,000 RSF

Property Highlights

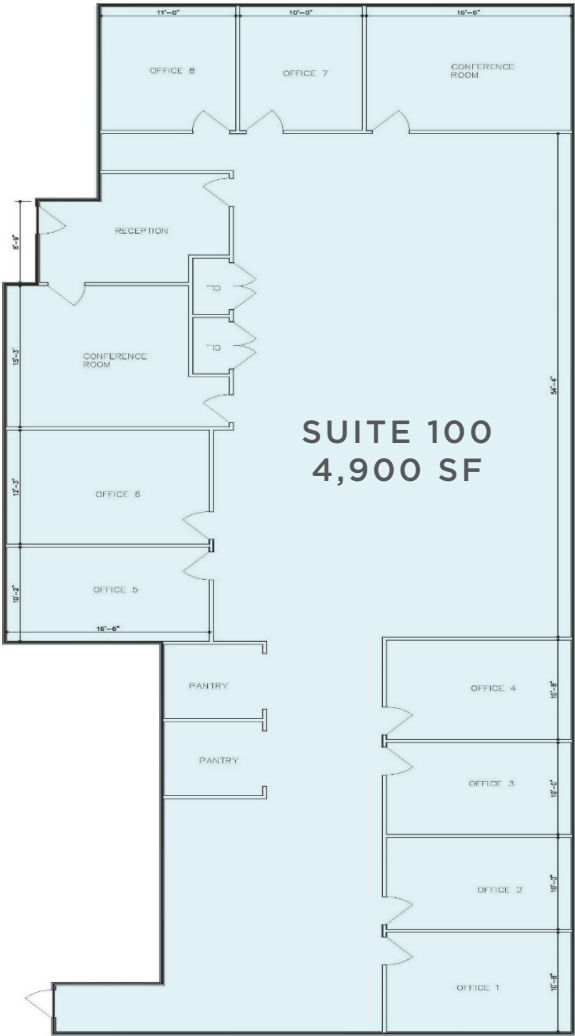
Aggressive rent, excellent layout, conveniently located close to the Farmingdale and Pinelawn LIRR Stations, monument signage available, state of the art air conditioning and heating system.

- Possession: Immediate
- Asking Rent: \$24.95 PSF (negotiable)
- Parking: 4:1,000 | Covered Parking
- Private entrance, tenant-controlled energy, Management system, abundant windows throughout
- Fully furnished offices and cubicles
- Data and telephone wired

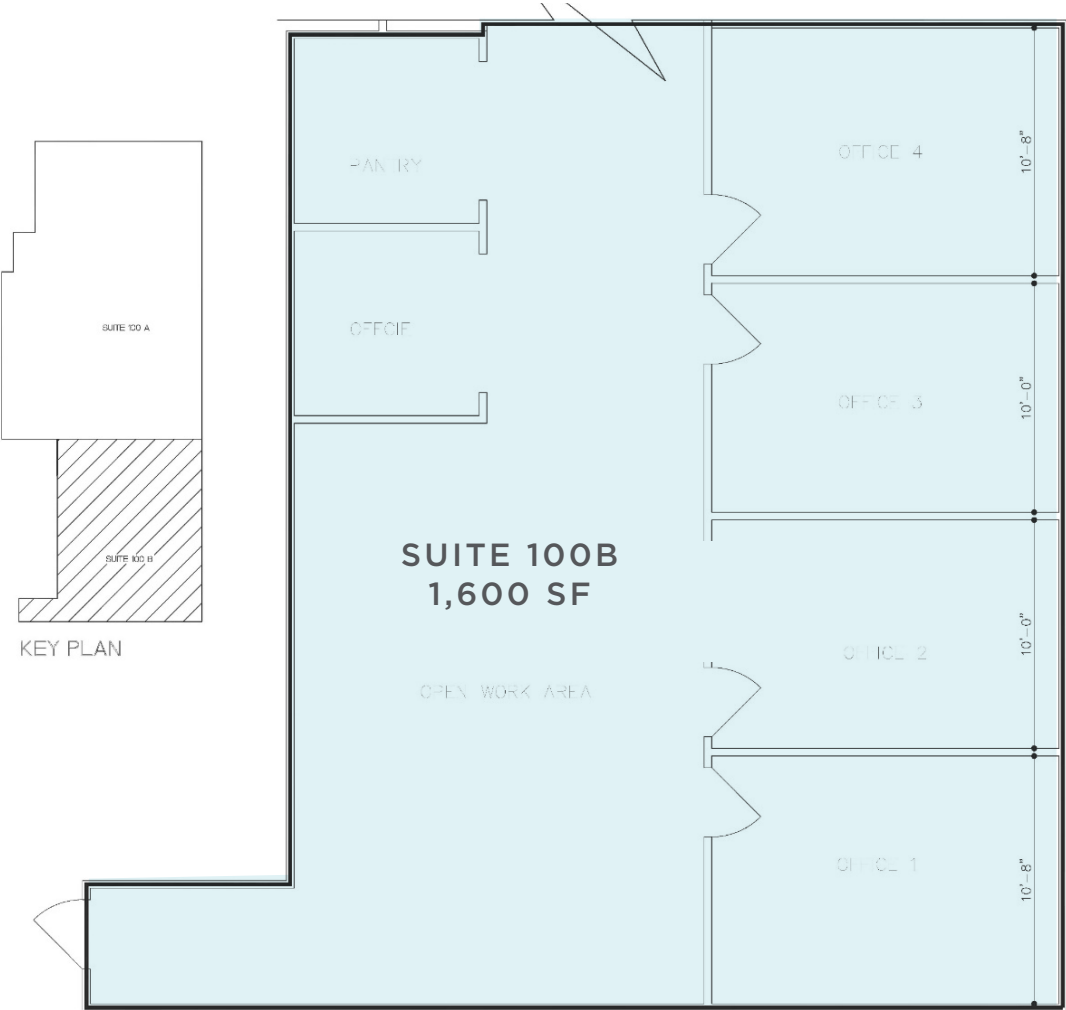
AVAILABILITIES:

- | | |
|------------------------|-------------|
| • Suite 100 | ± 4,900 SF |
| • Suite 100B | ± 1,600 SF |
| • Suite 101 | ± 6,240 SF |
| • Suite 102 | ± 9,140 SF |
| • Suite 103 | ± 2,900 SF |
| • 2nd Floor: Suite 250 | ± 10,000 SF |

± 4,900 SF



± 1,600 SF



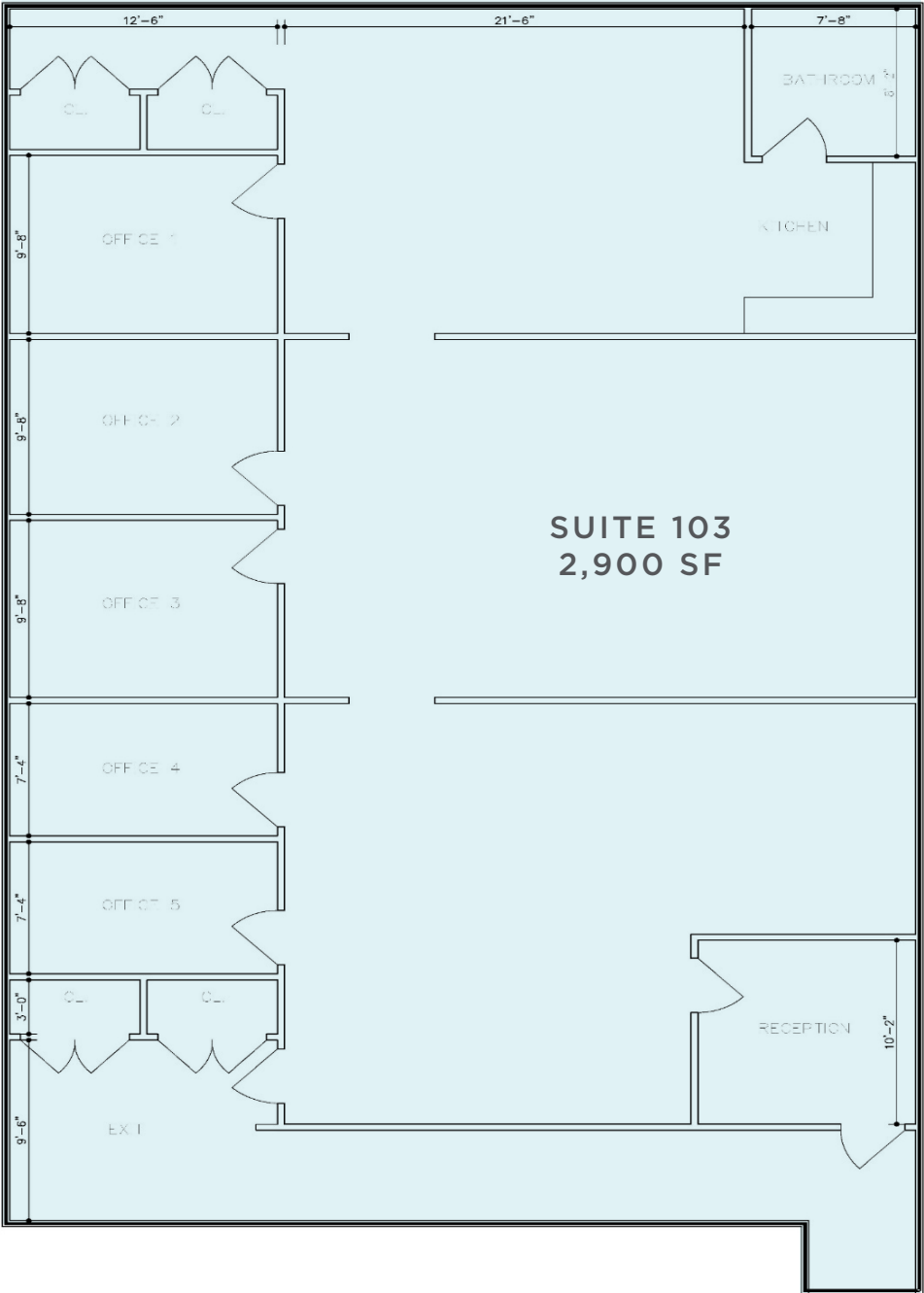
±6,240 SF



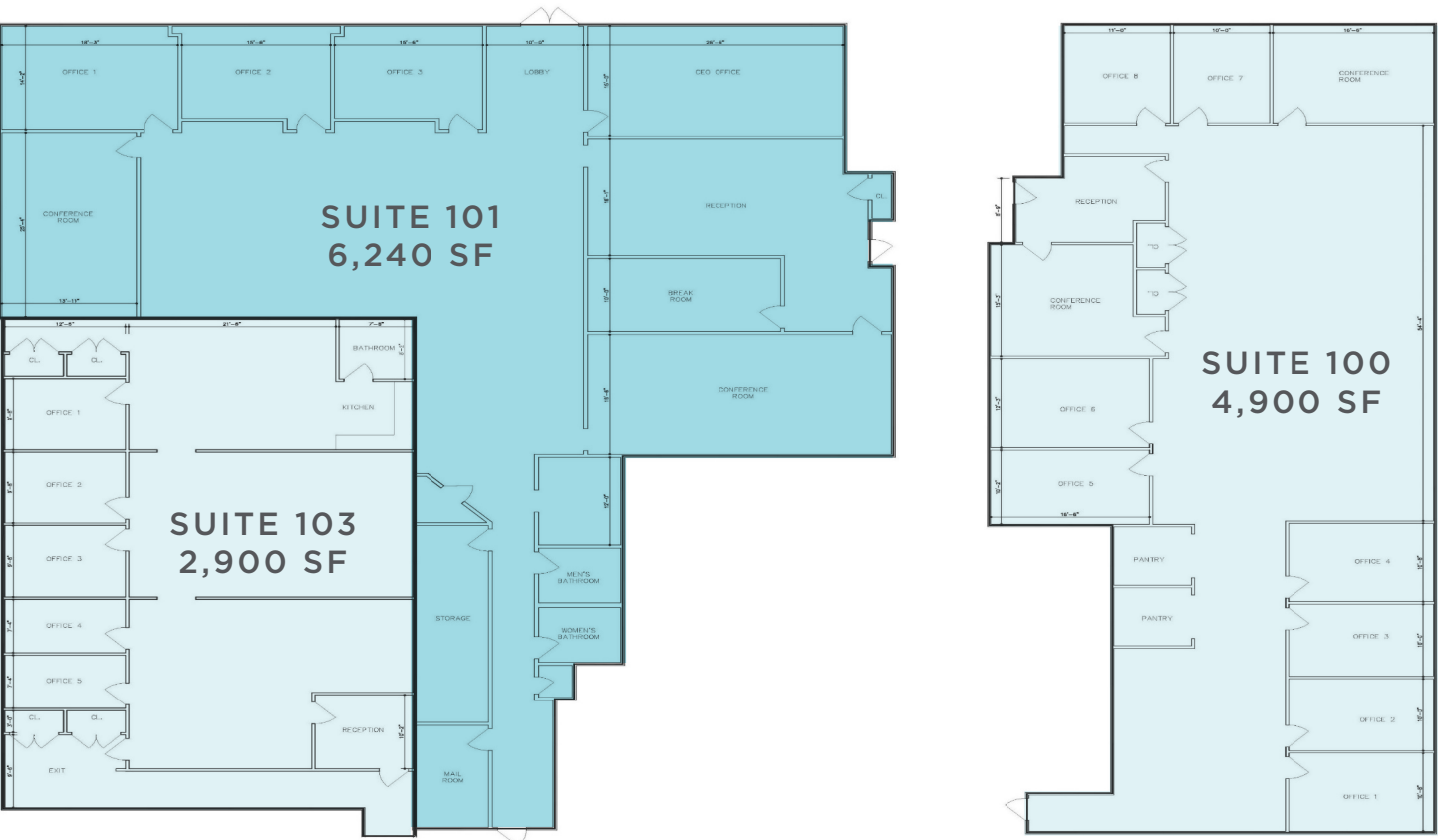
± 9,140 SF



± 2,900 SF

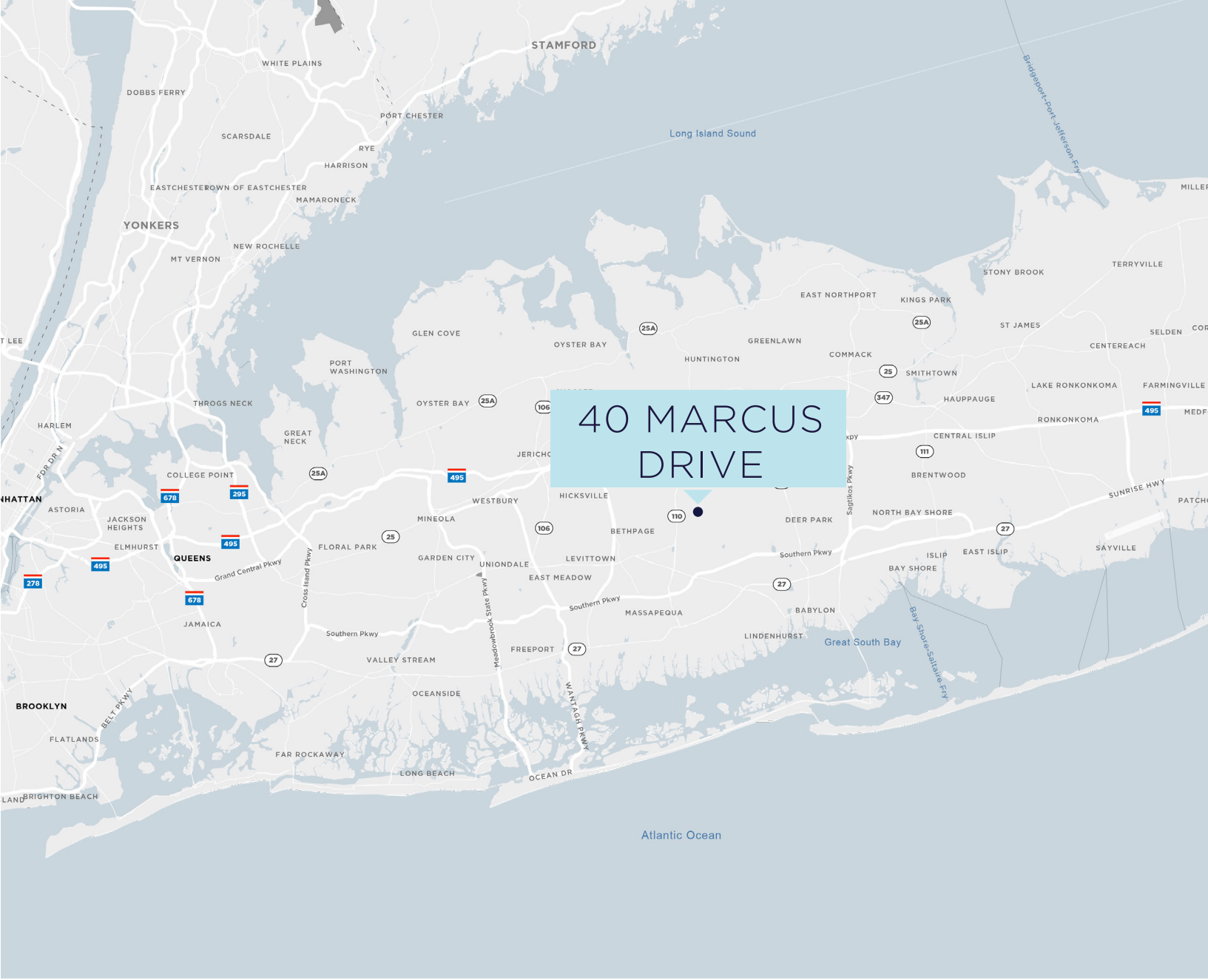
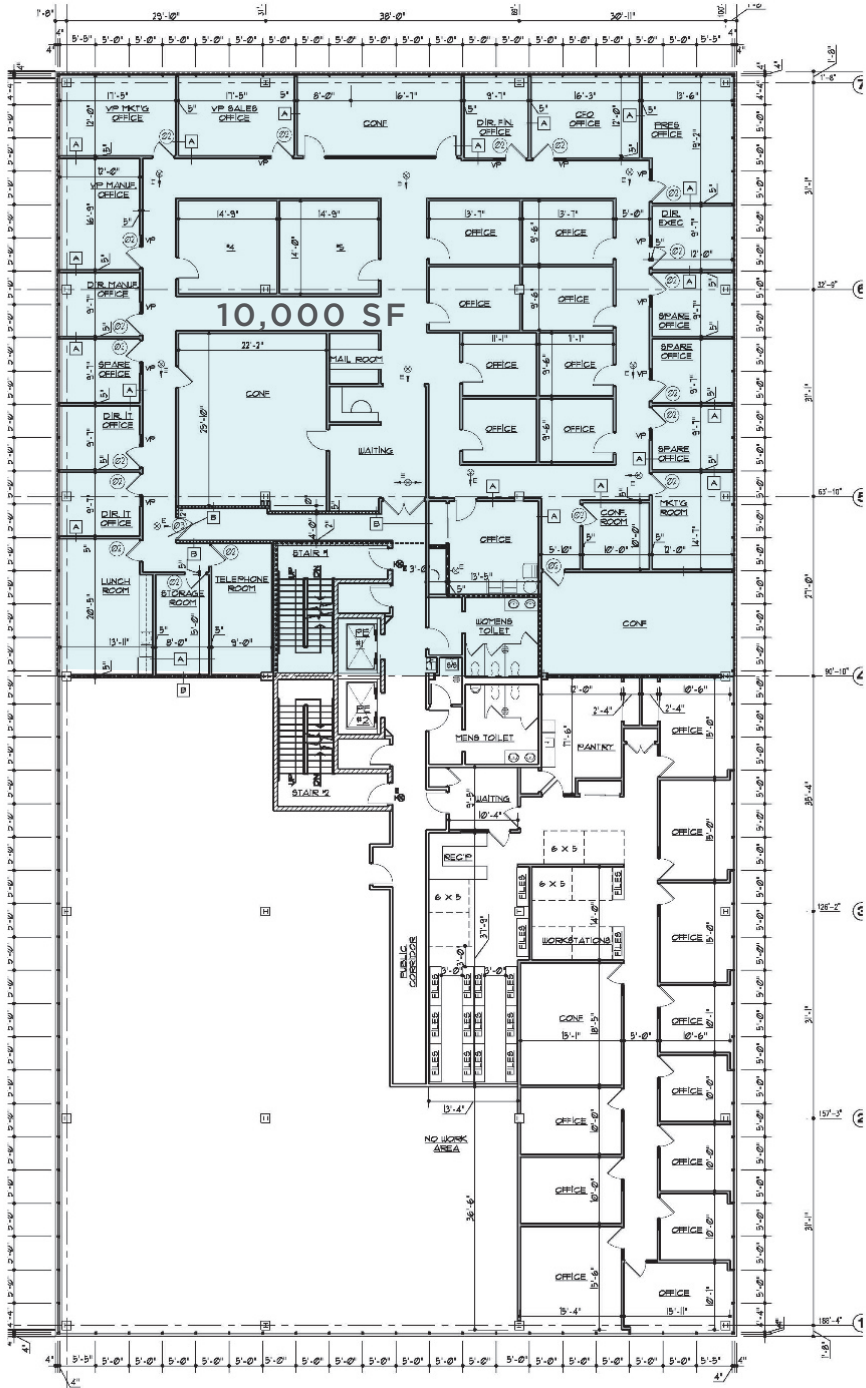


Can Be Combined to 13,640 SF



SECOND FLOOR | SUITE 250

± 10,000 SF





CONTACT INFORMATION



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