

515

BROADHOLLOW ROAD
MELVILLE | NEW YORK
CLASS A OFFICE / MEDICAL SPACE
FOR LEASE ± 29,100 RSF
\$29.50-\$34.50 PSF

515 GALLERIA



**CUSHMAN &
WAKEFIELD**

PROPERTY DESCRIPTION

515 GALLERIA is a unique offering totaling up to **29,100 SF Class "A" office / medical space**. Located on **Broad Hollow Road, Melville**. Close proximity to both the Long Island Expressway and the Northern State Parkway. The design, amenity package and other experiential tenants like **Refuge Restaurant, Saf-T-Swim, and Push Fitness**, within the building provides for a unique occupancy ambiance. Pickle and Par and Fitrition are also on the premises as experiential tenants. "Work Play" is a phrase in many employee manuals but seldom practiced in a work environment. High Tech regions were first to embrace this and **515 Broad Hollow Road** has brought it here to Long Island.



RENT

\$29.50-\$34.50 PSF



ELECTRIC

\$3.70 PSF



PARKING

4 Cars Per 10000 SF



AVAILABILITY

Q2 2026





515 GALLERIA FEATURES

- Features include The Refuge restaurant and bar, Push Fitness Club, Saf-T-Swim, and Golf Clinic and Pickle Ball Courts
- The Property is located within a 9-million SF office park which includes the Huntington Hilton, numerous cafes, up-scale restaurants, banking services, fitness centers, and immediate access to the Long Island Expressway and both the Northern State and Southern State Parkways.
- The Property is accessible from both the Farmingdale and Huntington LIRR stations, which are served by the S1 buses of the Suffolk County Transit. Private commuter airport, Republic Airport, is located down RT110. 15 minutes to MacArthur Airport, and 30 minutes to JFK and LaGuardia Airports.

515 GALLERIA AMMENITIES



**REFUGE
BAR AND GRILL**

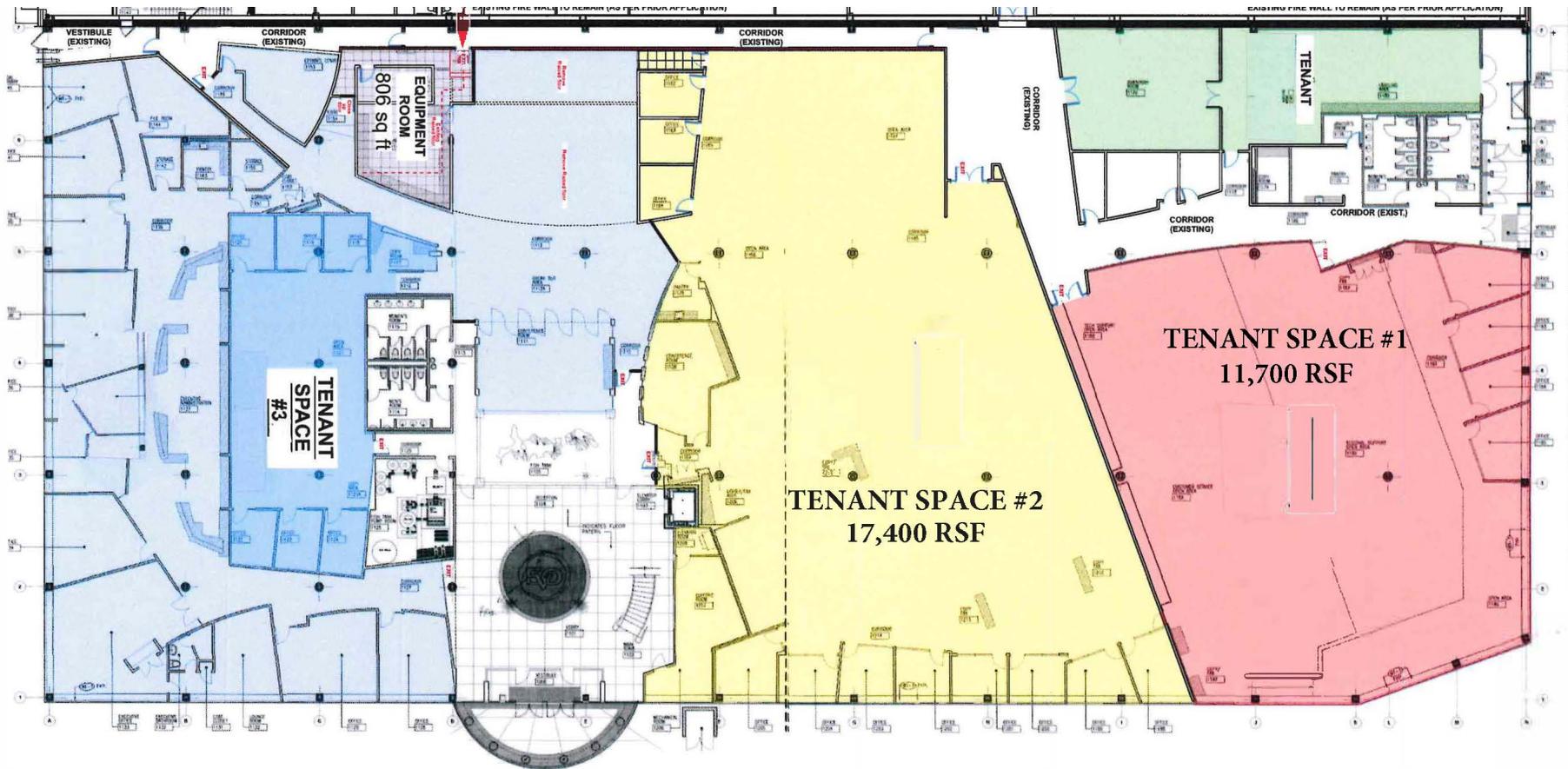


**PICKLE AND
PAR**



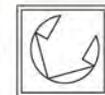
**PUSH FITNESS
CLUB**

SUBDIVISION STUDY



515 GALLERIA OVERVIEW

SUBJECT SPACE



KEY PLAN
NOT TO SCALE

Hoffman Grayson
ARCHITECTS - LLP
515 BROADHOLLOW RD
MELVILLE, NY 11747

FIRST FLOOR KEY PLAN

FOR REVIEW
10-14-2022

Drawn by:
Project No.:
Scale: AS NOTED
Date: 04/13/2022

Drawing No.
PR.3

515

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FOR MORE INFORMATION, PLEASE CONTACT:

DAVID PENNETTA SIOR, CIBS, LEED GA
631 425 1240
David@cushwake.com

STEPHEN CADORETTE CIBS
631 425 1210
Stephen.Cadorette@cushwake.com

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