

1981/1983 Marcus Avenue



275 Broadhollow Road



300 Broadhollow Road



534 Broadhollow Road



Office Spaces For Lease

Melville & Lake Success Properties Long Island, New York

1981 & 1983 Marcus Avenue

Lake Success, New York



1981 Marcus Avenue	
Concourse:	+/- 2,734 SF
	+/- 1,520 SF
	+/- 3,101 SF
	+/- 1,280 SF
	+/- 8,518 SF
Entry Level:	+/- 8,286 SF
1st Floor:	+/- 6,097 SF
	+/- 26,512 SF
2nd Floor:	+/- 4,181 SF
	+/- 5,771 SF
	+/- 2,877 SF

1983 Marcus Avenue	
Concourse:	+/- 1,117 SF
	+/- 4,836 SF
	+/- 3,086 SF
	+/- 11,080 SF
	+/- 19,308 SF
1st Floor:	+/- 7,085 SF
	+/- 17,168 SF
	+/- 5,194 SF
	+/- 2,682 SF
	+/- 3,879 SF
	+/- 2,023 SF
	+/- 2,393 SF
2nd Floor:	+/- 20,122 SF

Key Highlights

- Features include underground parking, campus setting, 8,000 square foot fitness center, ATM on premises, on-site cafe, atria lobby
- Properties are convenient to all major roadways
- 3,086 SF space in 1983 Marcus can be combined with 3,600 SF space

Asking Lease Price: \$27.00 PSF (Concourse); \$34.00 PSF (Entry, 1st & 2nd Floors)
+ \$3.50 PSF (electric)

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NY, LLC



300 Broadhollow Road

Melville, New York

1st Floor Availabilities

Suite 100E:	+/- 5,413 SF
Suite 101W:	+/- 1,673 SF
Suite 105E:	+/- 2,144 SF
Suite 110W:	+/- 5,592 SF

3rd Floor Availabilities

Suite 307E:	+/- 3,282 SF
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4th Floor Availabilities

Suite 402E:	+/- 8,181 SF
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Key Highlights

- Best location on Long Island at the intersection of the Long Island Expressway and Broadhollow Road
- Amenities include cafe, health club, conference center and banking, underground parking, security guard in lobby and new outdoor amenity area

Asking Lease Price: \$34.00 PSF (Floors 1-4) + Electric

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275 Broadhollow Road

Melville, New York



1st Floor Availability

Availability: +/- 1,773 SF

Key Highlights

- Renovations include new entry plaza and lobby, outdoor amenity area, two-story atrium, bathrooms and elevator cabs
- Amenities: fitness center, conference facility and on-site cafe
- Exceptional views with floor to ceiling window lines
- Covid-19 navigation solutions

Asking Lease Price: \$36.00 PSF (Floors 1-3)

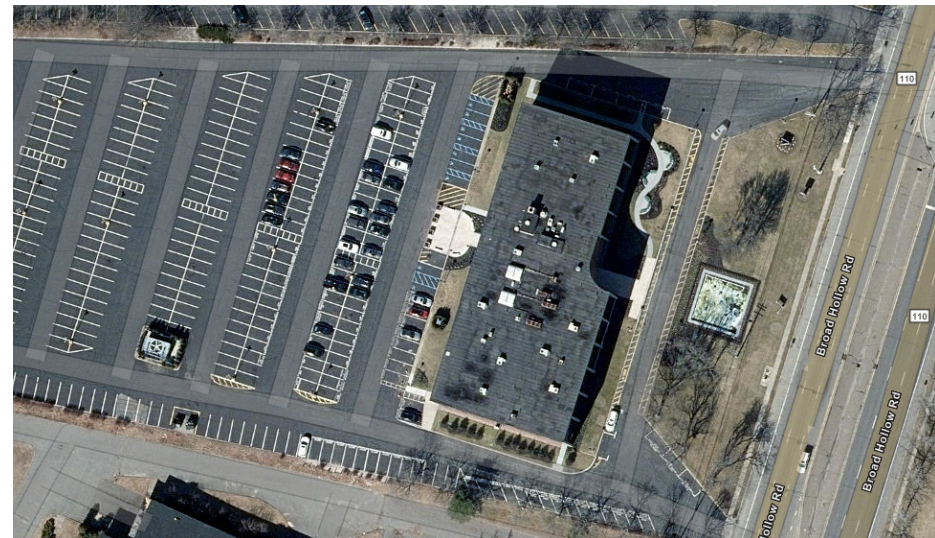


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Lower Level Availabilities

Suite LL10: +/- 1,364

Suite LL90: +/- 1,828

1st Floor Availabilities

Suite 120: +/- 13,655

4th Floor Availabilities

Suite 460: +/- 4,024

Key Highlights

- Amenities include cafe, health club, tenant recreation center, conference center and banking
- Abundant parking available
- Close proximity to the Long Island Expressway and Northern State Parkway

Asking Lease Price: 1st Floor: Negotiable

4th Floor: \$28.50 PSF

Lower Level: \$22.00 PSF

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