



*Your Corporate Real Estate Department<sup>sm</sup>*

## New Multi-Tenant Office Center

1860 Walt Whitman Road, Melville, New York

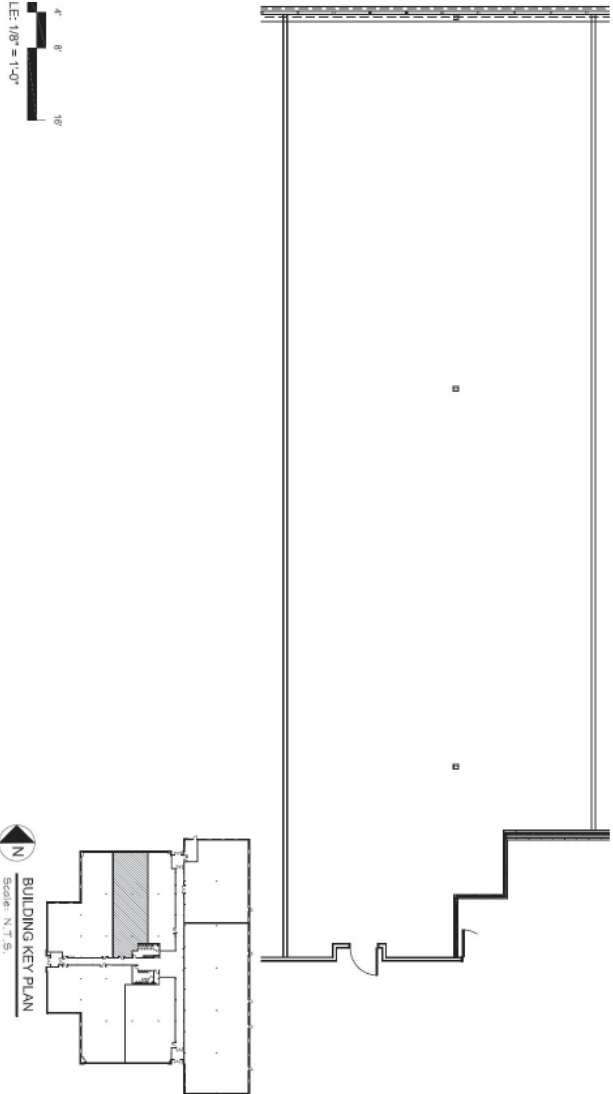


1860 Walt Whitman Road is a 42,000 square foot single story office building with ample parking located immediately off the Long Island Expressway in Melville, New York.

- 3,863 square feet available, custom finished to suit
- Parking located at building entrances
- Low loss factor of 11%
- 185 parking spaces available for entire building
- Minutes off the Long Island Expressway, Exit 49
- All new exteriors, interiors, windows, landscaping, paving and curbs
- *Calling All Kids, Again*  
Educational Child Care Center, on premises



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## 1860 Walt Whitman Road Melville, New York

### Description:

42,000 square foot office building situated on 4.11 acres. One tenant suite of 3,863 square feet remaining, custom finished to suit.

### Location:

Less than one mile off the Long Island Expressway, at Exit 49. Two minutes from the South Service Road with easy access to Route 110/Broadhollow Road.

### Parking:

185 parking spaces available for entire building. Parking ratio of 4.4 to 1.

### Features:

- Generous parking at building entrances
- Abundance of natural light
- Low loss factor of 11%
- Direct access off LIE
- Owner managed
- Tenant suites custom built
- Calling All Kids, Again  
Educational Child Care Center on premises

### Occupancy:

60 Days

### Rental:

\$19.95 per square foot full service plus \$3.00 electric.

### For further information:

HUNT CORPORATE SERVICES, INC.  
17 Dupont St., Suite 4, Plainview, NY 11803-1614  
Tel: (516) 937-1000 • (800) 360-2250  
Fax: (516) 931-1850 • email@huntcorp.com  
www.huntcorp.com

