



OFFICE SPACE FOR LEASE
40 MARCUS DRIVE
MELVILLE, NEW YORK

BROKER INCENTIVE

2021 Mercedes CLA Coupe or 2021 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



Mercedes-Benz

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



For more information, please contact:

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CONNOR SULLIVAN

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CUSHMAN & WAKEFIELD OF LONG ISLAND, INC.

175 Broadhollow Road, Suite 235

Melville, NY 11747

www.cushmanwakefield.com

Space Availability

1st Floor: Suite *100	±1,600 SF
	± 3,300 SF
Suite *101	± 6,240 SF
Suite *103	± 2,950 SF
	*(Can be Combined to ± 13,640 SF)
2nd Floor: Suite 200	± 2,838 SF

Possession: Immediate

Asking Rent: \$24.95 PSF

Space Features

Amenities: Private entrance, tenant-controlled energy Management system, abundant windows throughout. Fully furnished offices and cubicles. Data and telephone wired.

Building Highlights

Parking: 4:1,000 | Covered Parking

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



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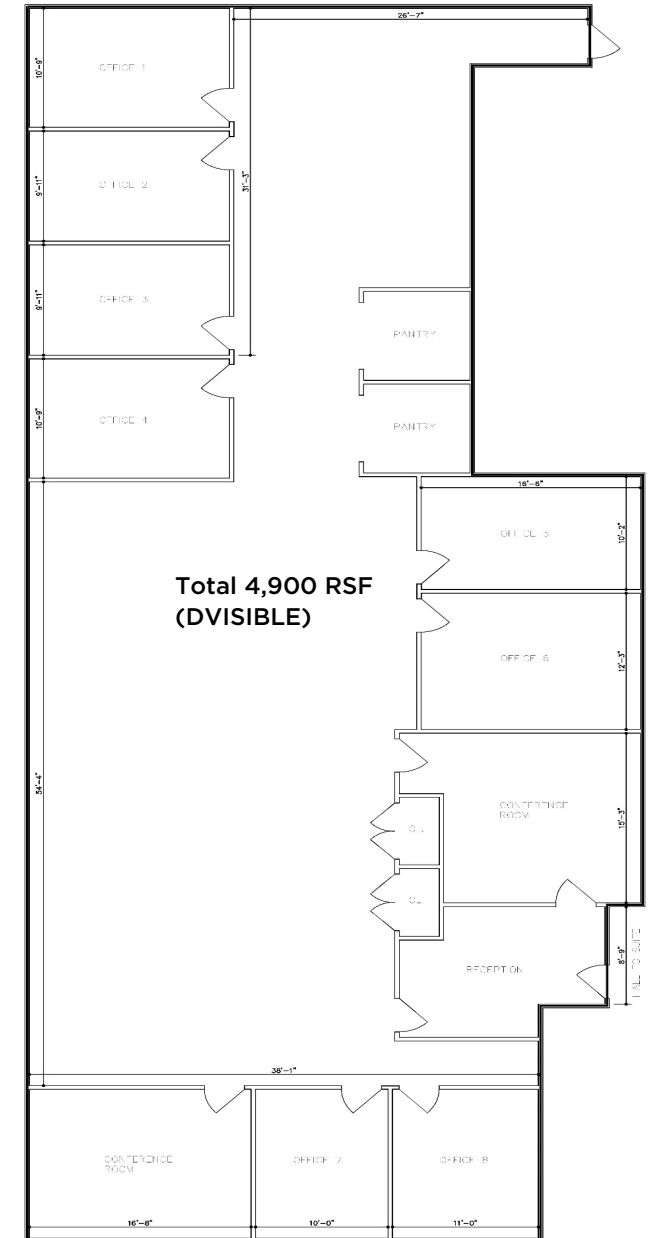
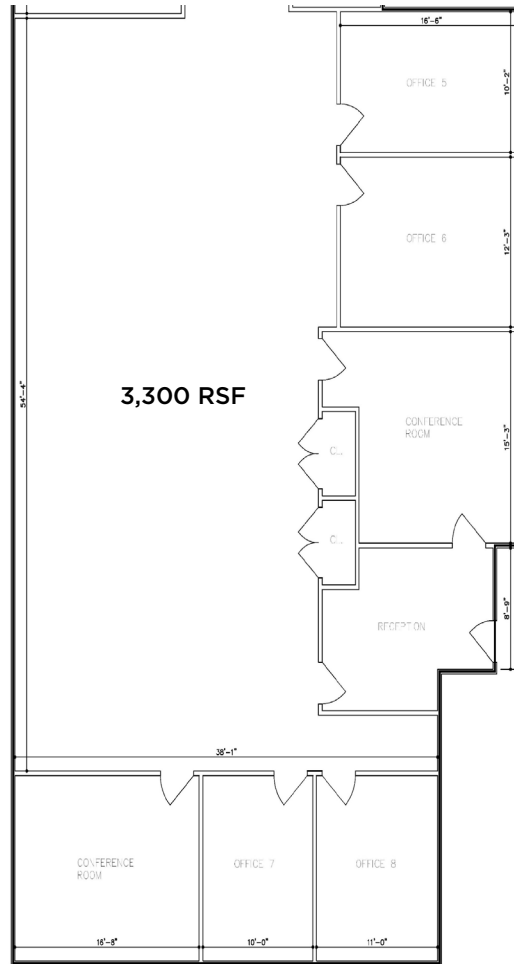
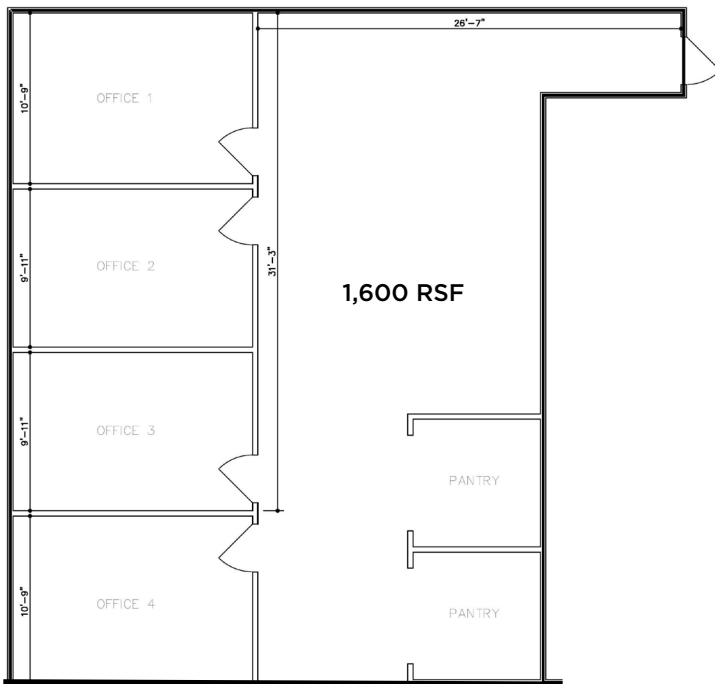
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1st Floor Plan- Suite 100
± 4,900 SF (Divisible)





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1st Floor Plan- Suite 101

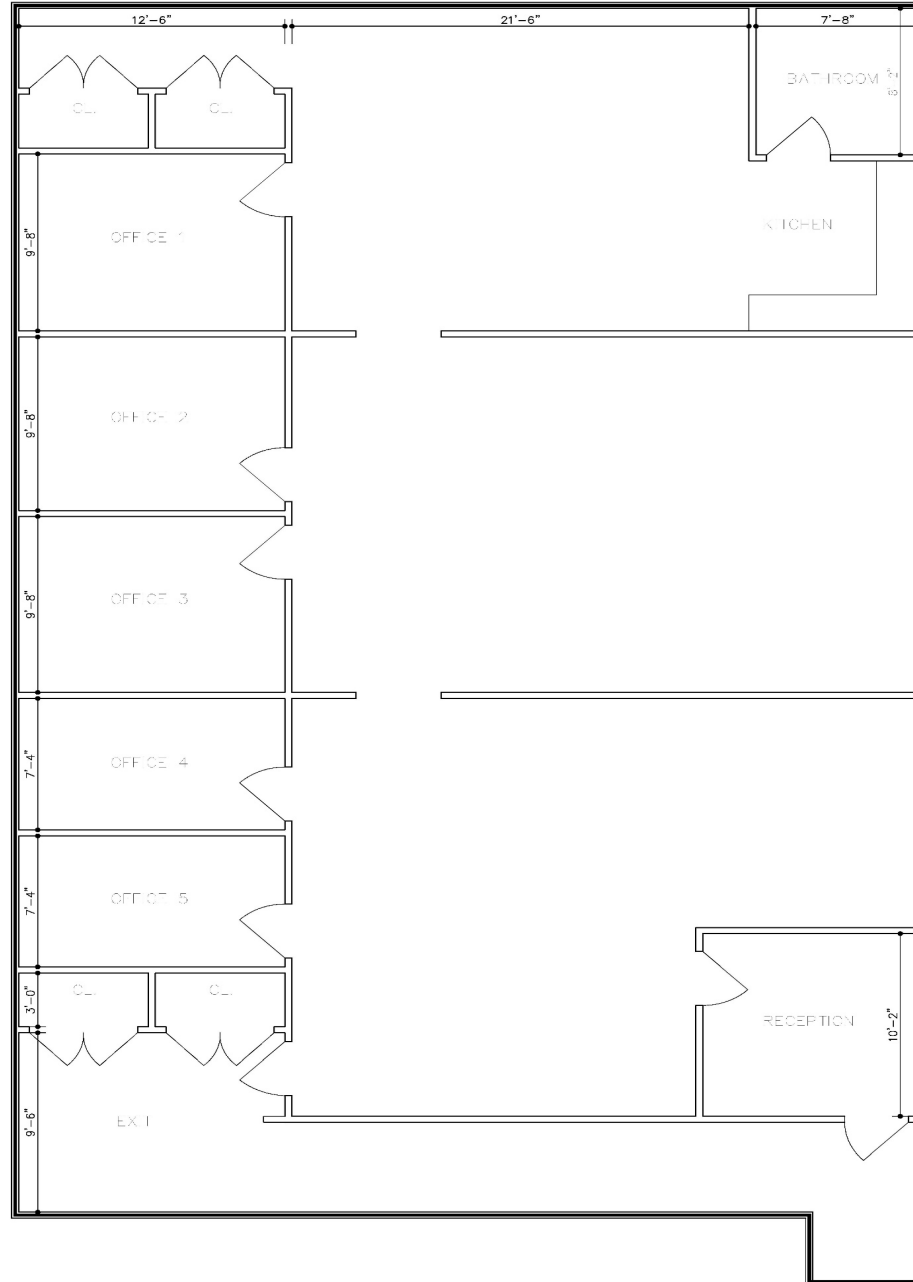
±6,240 SF





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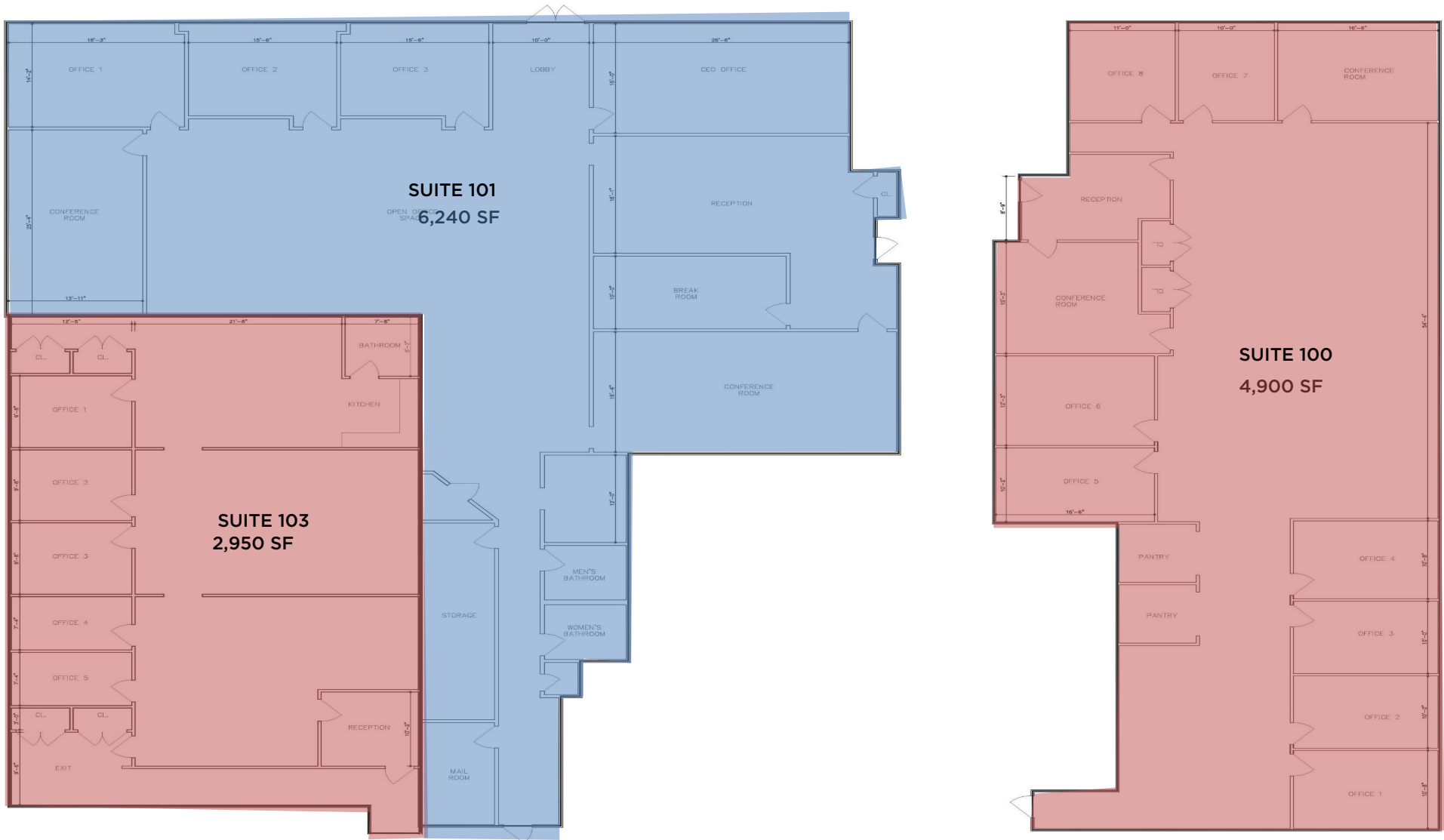
1st Floor Plan- Suite 103
± 2,950 SF





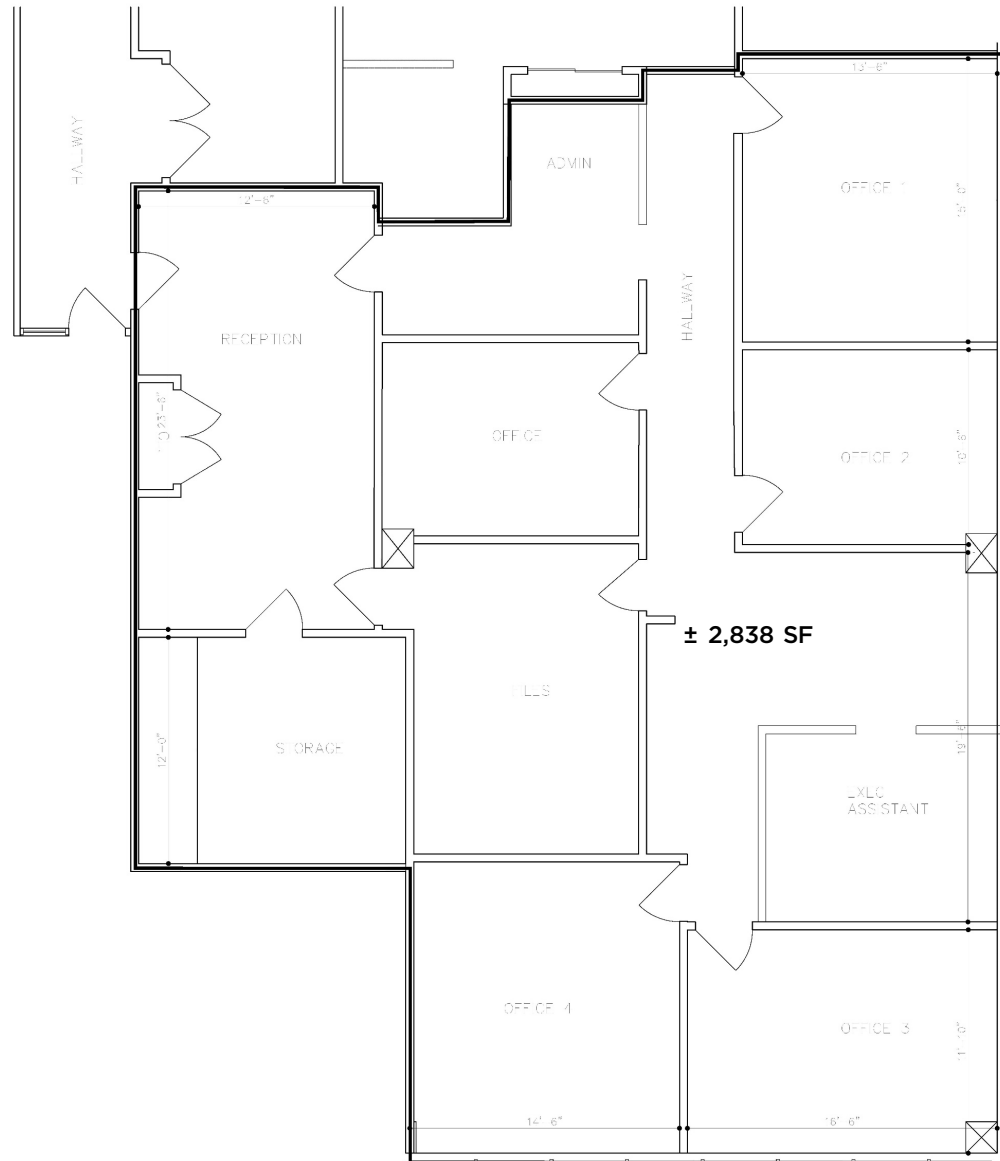
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1st Floor Plan- Suite 100,101 & 103
Can Be Combined to 13,640 SF



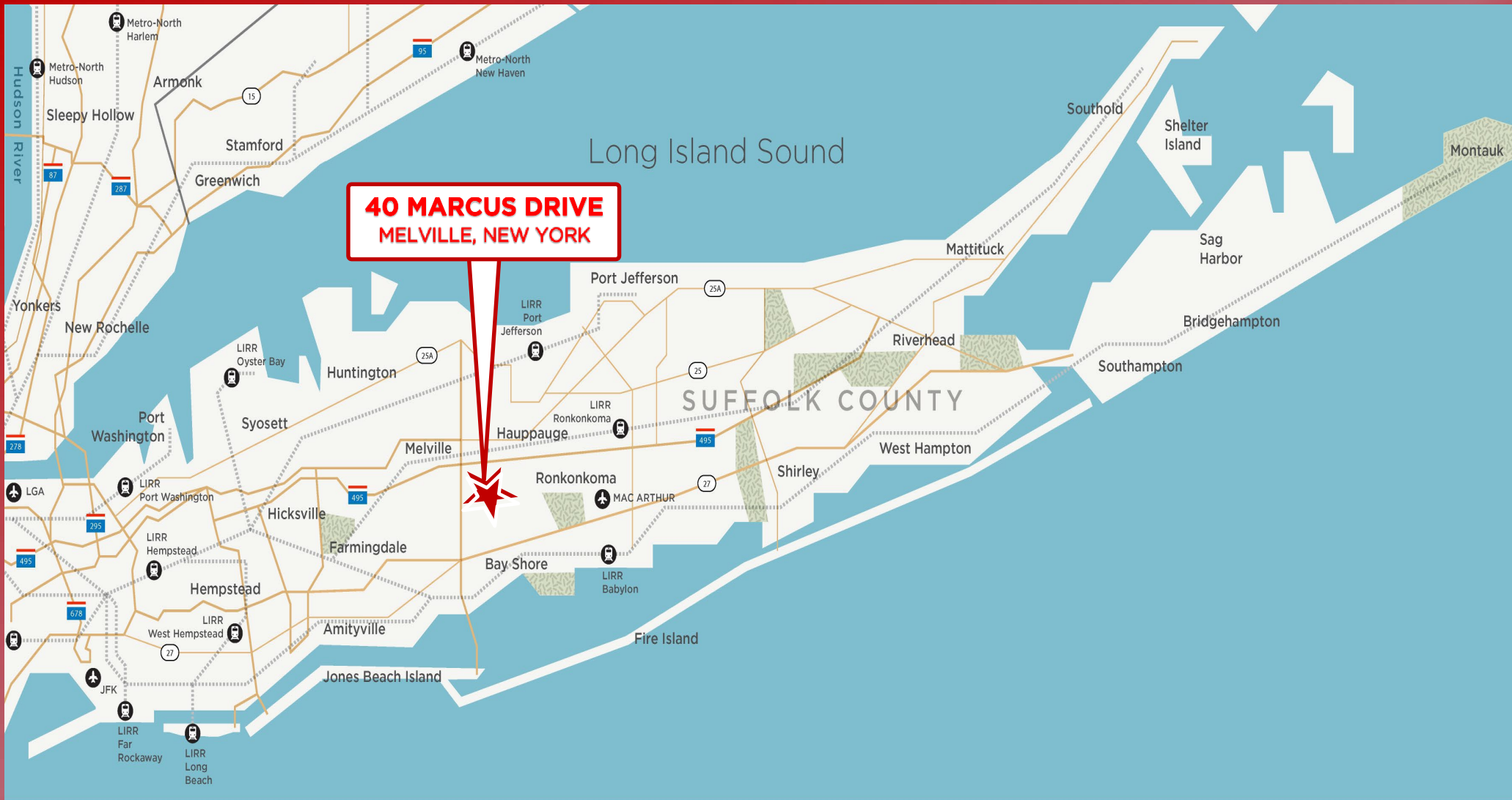
2nd Floor Plan Suite 200

± 2,838 SF





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