

Tweiss

T. Weiss Realty Corp. Development & Management



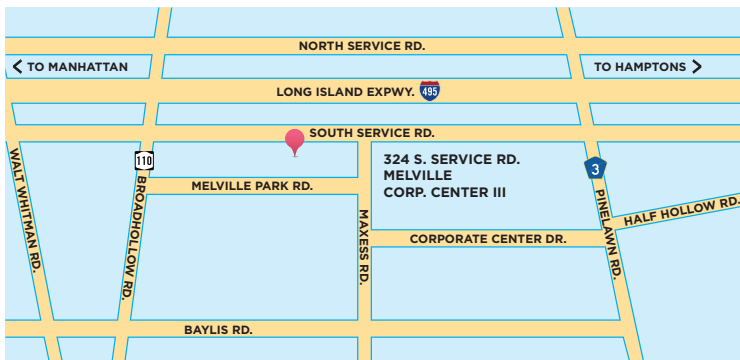
MELVILLE CORPORATE CENTER III

324 South Service Road, Melville, New York 11747



PROPERTY

Comprised of 133,050 square feet and situated on 6 acres, Melville Corporate Center III offers build-to-suit, Class-A office space with ample amenities in a convenient and highly-visible Long Island location.



LOCATION

Centered at the heart of Long Island, MCC III is conveniently located off of the Route 110 and Long Island Expressway junction, within the Melville business corridor. The property is positioned on the South Service Road overlooking the LIE.



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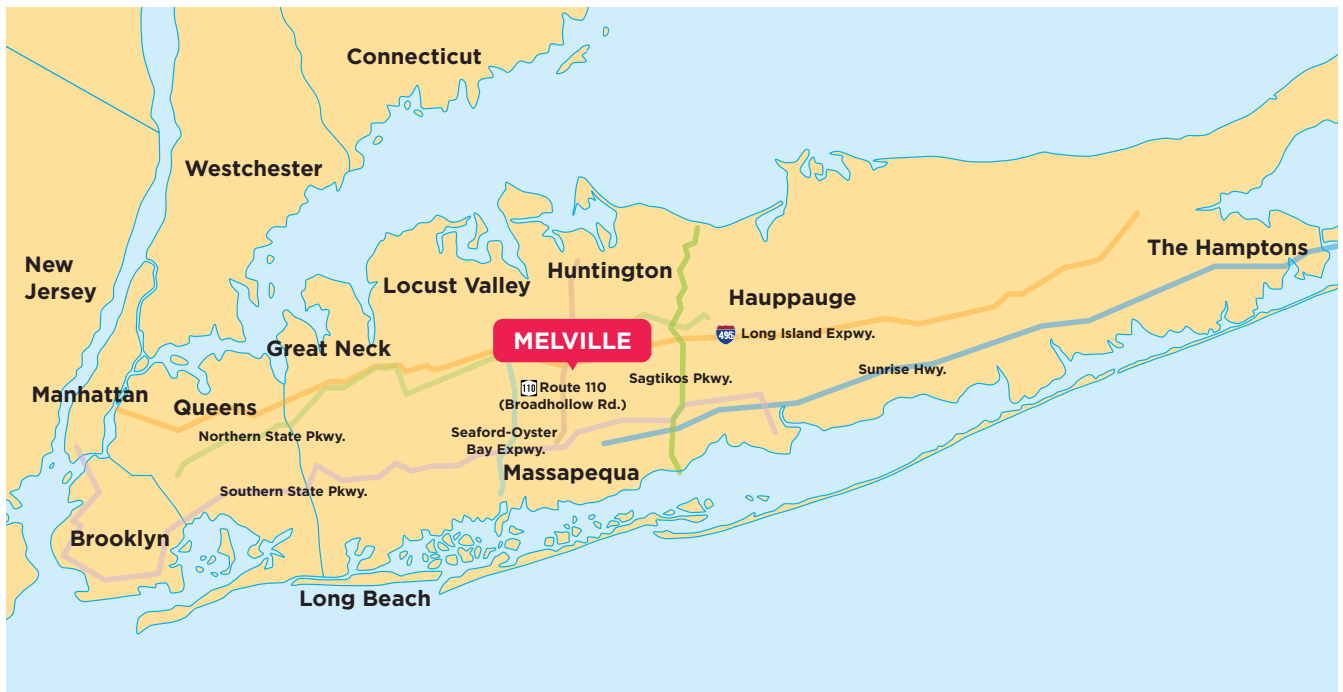
For over 50 years, T. Weiss Realty has remained one of the few local Long Island developers that owns and manages all of its Class-A office buildings. With flexible lease terms, build-to-suit designs and a commitment to tenant/employee well-being, you'll love officing at a T. Weiss property.



PROPERTY AND BUILDING AMENITIES

- Modern and elegant building design
- Four story building with two story glass atrium
- Outdoor meditation garden with koi ponds
- Executive fitness center with locker rooms and showers
- On-site conference rooms and meeting areas
- Upscale, on-site café with al fresco dining
- 750 KW Katolight generator providing uninterrupted power
- Lower level storage space available
- 24/7 proximity card access system
- Multiple interior and exterior signage opportunities
- An attentive and experienced local owner/manager

MELVILLE CORPORATE CENTER III



324 SOUTH SERVICE ROAD



T. Weiss Realty Corp.

324 South Service Road, Suite 125 | Melville, New York 11747 | 631-454-9400 | tweissrealty.com

Developer, Owner, Manager | Since 1969