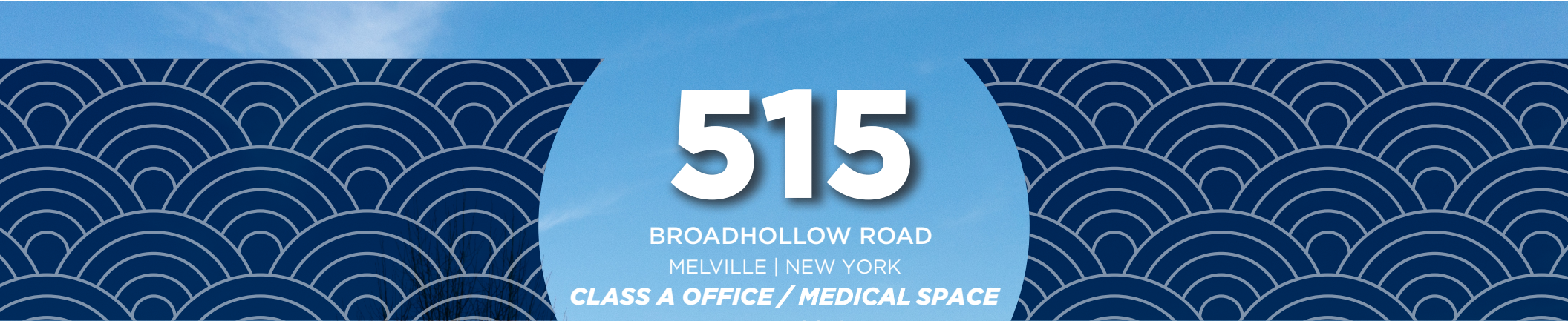




515

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

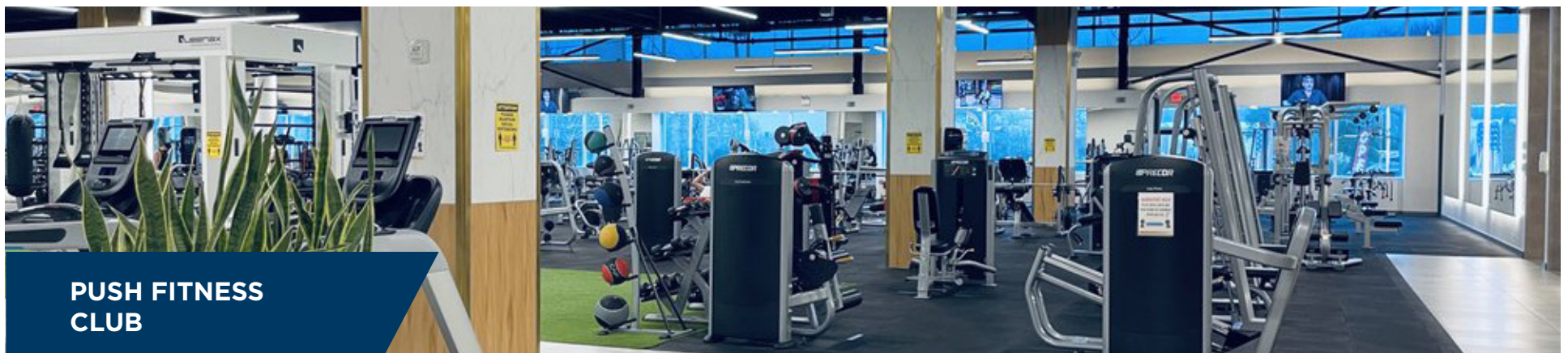




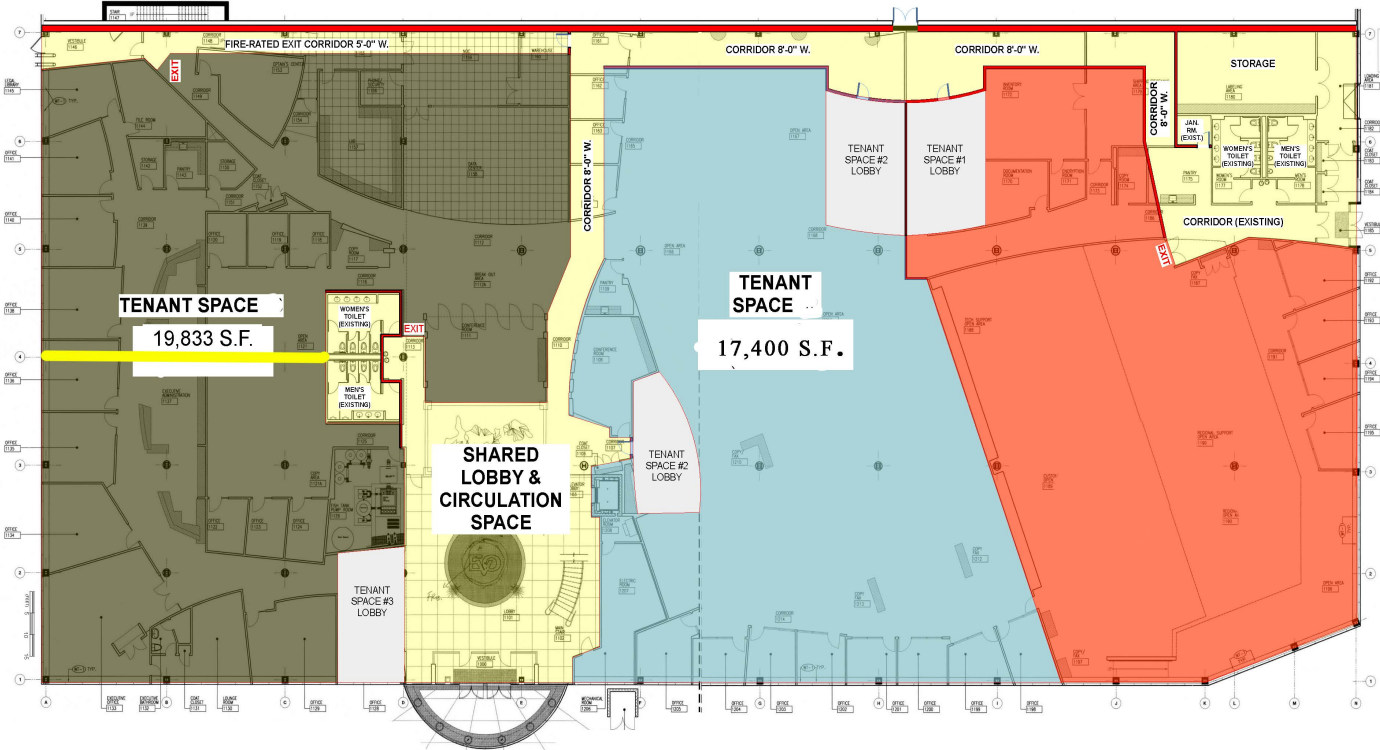
515 GALLERIA FEATURES

- 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



SPACES CAN BE COMBINED OR DEMISED



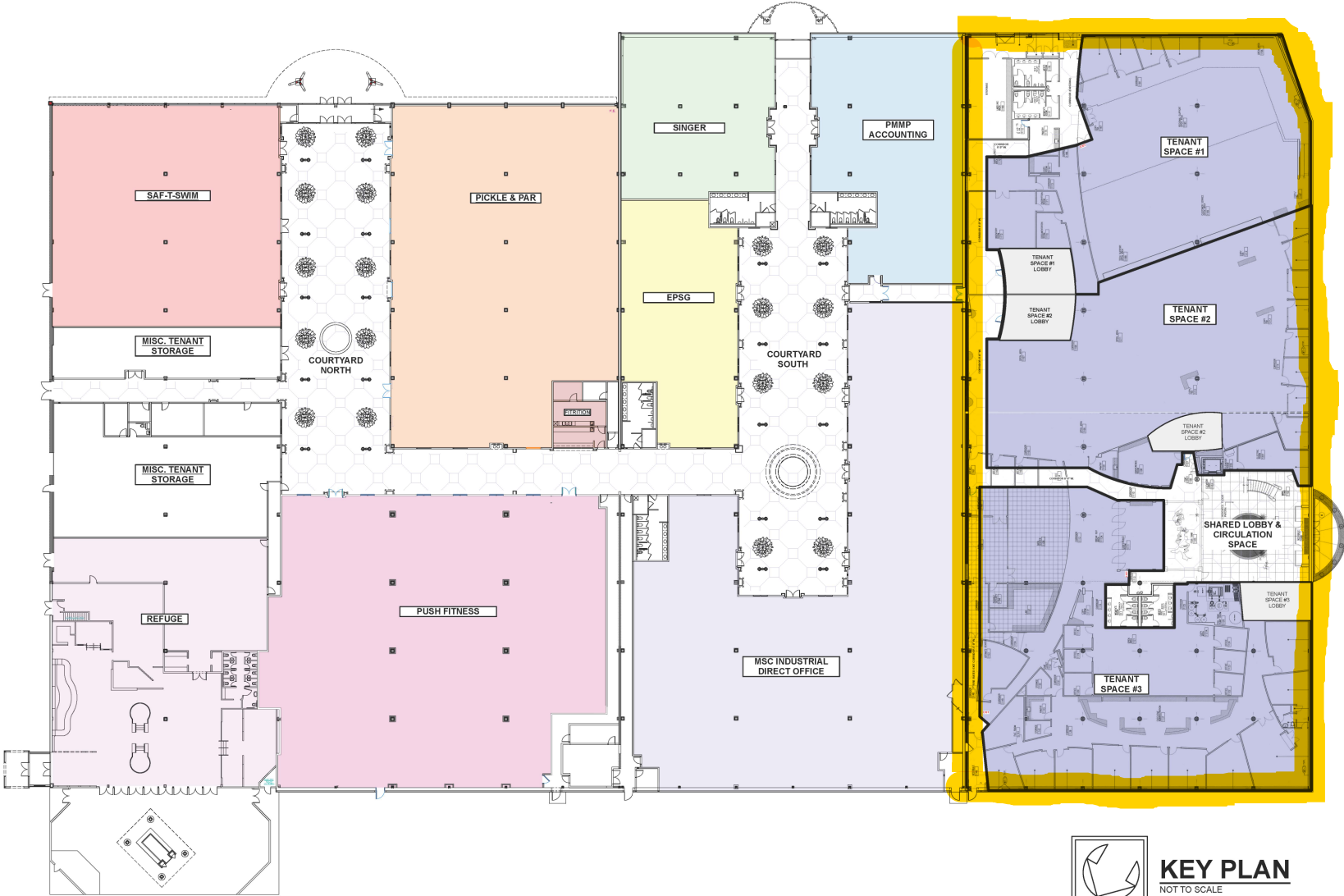
**PROPOSED FIRST FLOOR TENANT SUITES
WITH RENTABLE SQUARE FOOTAGES**
NOT TO SCALE

NOTE: ALL TENANT S.F. AREAS ARE +/- APPROXIMATE

[illegible]

515 GALLERIA OVERVIEW

SUBJECT SPACE



KEY PLAN
NOT TO SCALE



**Hoffman Grayson
Architects - LLP**
90 HIGH STREET
HOFFMAN GRAYSON LLP
HOFFMAN GRAYSON LLP
01010 100

**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

BROADHOLLOW ROAD
MELVILLE | NEW YORK

CLASS A OFFICE / MEDICAL SPACE
FOR LEASE ±29,100 RSF



FOR MORE INFORMATION, PLEASE CONTACT:

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