



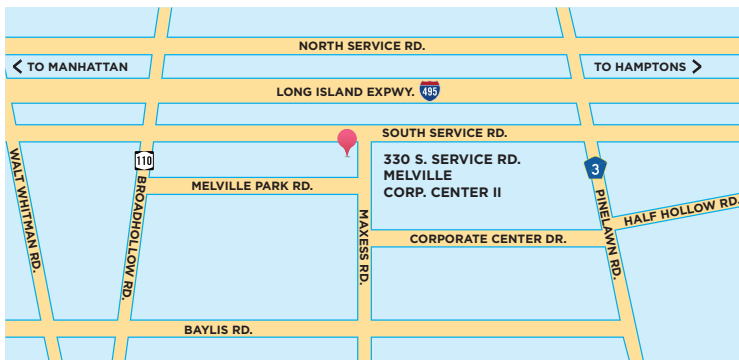
MELVILLE CORPORATE CENTER II

330 South Service Road, Melville, New York 11747



PROPERTY

Comprised of 88,000 square feet and situated on 6 acres, Melville Corporate Center II offers build-to-suit, Class-A office space in an opportune and highly-visible location.



LOCATION

Centrally located on Long Island, MCC II lies at the corner of Maxess Road and the South Service Road just off of the Route 110 and Long Island Expressway junction. The property is positioned within the Melville business corridor overlooking the LIE.



T. WEISS REALTY

For over 45 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

Sophisticated and modern building design

Outdoor meditation garden with koi ponds

Access to conference facility and fitness center at MCC III

Full service, on-site café

Elegant central atrium with lounge seating and Wifi access

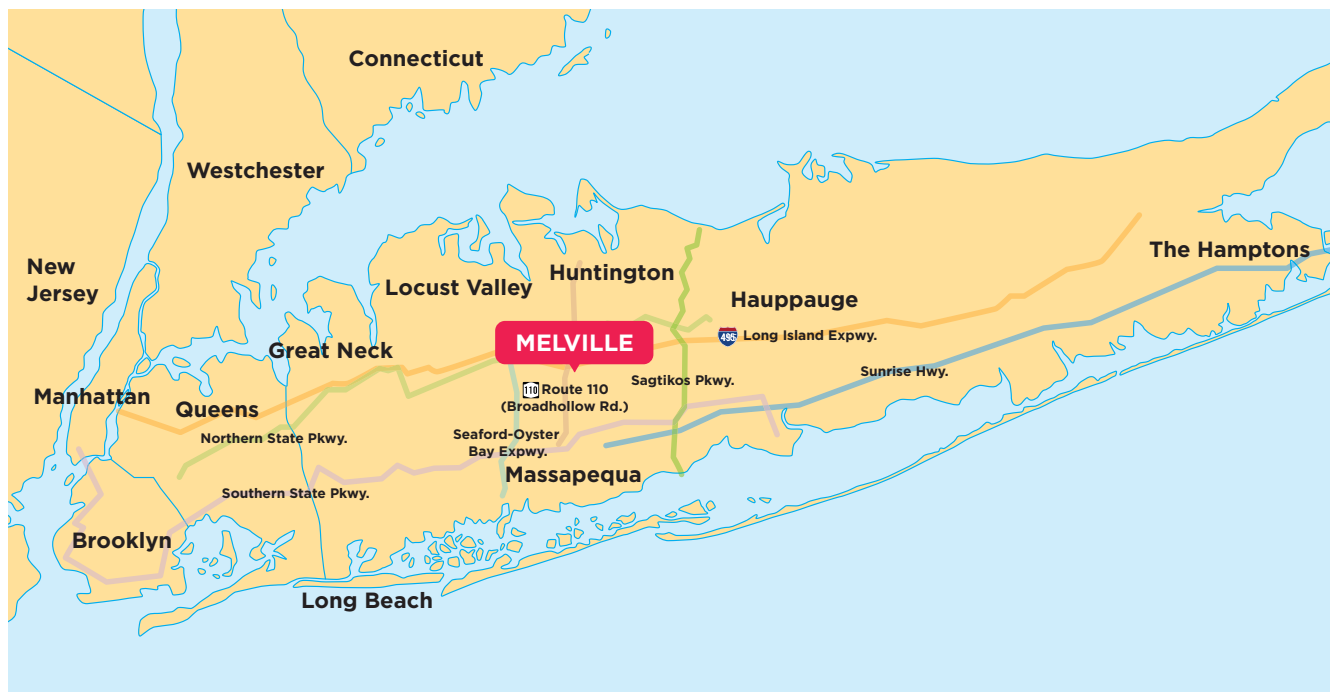
Ample parking

24/7 proximity card access system

Multiple interior and exterior signage opportunities

An attentive and experienced local owner/manager

MELVILLE CORPORATE CENTER II



330 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