

Melville

CORPORATE PLAZA

FOR SALE: ±98,000 SF CASH-FLOWING SUBURBAN OFFICE BUILDING | ±6.00 ACRES
CENTRALLY LOCATED WITH DIRECT ACCESS TO I-495 & ROUTE 110
25 MELVILLE PARK ROAD, MELVILLE, NY 11747

515 Broadhollow Road

Huntington Quadrangle

445 Broadhollow Road

425 Broadhollow Road

110

OFFERING MEMORANDUM



CUSHMAN &
WAKEFIELD

LONG ISLAND
INVESTMENT SALES TEAM



As exclusive agent, Cushman & Wakefield is pleased to present for sale a 100% fee interest in 25 Melville Park Road, a ±98,000 SF Class A office building situated on ±6 acres in the heart of Melville's premier corporate corridor.

The property offers stable in-place cash flow supported by a diverse tenant base and benefits from recent upgrades, including brand new bathrooms, that enhance the overall tenant experience. Featuring efficient two-story floor plates, 350 parking spaces, and immediate access to the LIE (I-495) and Northern State Parkway, the asset provides exceptional convenience for major corporate occupiers and regional commuters.

Positioned within one of Long Island's most established office markets, 25 Melville Park Road presents a rare opportunity to acquire a stabilized, income-producing suburban office asset with long-term relevance and durable demand.

<i>Financial</i> SNAPSHOT		PRO FORMA
Effective Gross Annual Income		\$2,106,940
Total Expenses		(\$951,699)
Net Operating Income		\$1,155,240



Investment HIGHLIGHTS

1. STABILIZED, CASH-FLOWING OFFICE ASSET

- Provides immediate, predictable income with minimal near-term rollover risk.
- Diverse tenancy supports long-term stability and reduces exposure to single-tenant volatility.
- Attractive basis for a ±98,000 SF asset in a highly established corporate market.

2. PRIME LOCATION IN LONG ISLAND'S PREMIER CORPORATE HUB

- Situated within the Melville corporate corridor—home to national headquarters, Fortune 500 companies, and leading professional services firms.
- Immediate connectivity to I-495, Northern State Parkway, Route 110, and nearby LIRR stations.

3. INSTITUTIONAL-QUALITY BUILDING WITH STRONG FUNDAMENTALS

- Efficient two-story floor plates ideal for multi-tenant or full-floor users.
- Ample parking (350 spaces) supporting today's suburban workplace densities.
- Located in a mature office cluster with limited development pipeline and high barriers to new construction.

4. LONG-TERM MARKET DURABILITY AND UPSIDE

- Melville maintains some of the strongest Class A office fundamentals on Long Island, supported by a deep professional workforce and central location.
- Opportunity for investors to pursue long-term operational enhancements, and targeted re-tenanting strategies to drive future growth.



Property DESCRIPTION

25 Melville Park Road is a modern two-story, $\pm 98,000$ -square-foot Class A office building situated on ± 6.00 acres with 350 surface parking spaces. Constructed as a high-quality corporate facility, the Property features efficient floor plates, a professional lobby presence, and well-maintained building systems that support long-term, multi-tenant office use.



ADDRESS
25 Melville Park Road,
Melville, NY



SITE SIZE
 ± 6.0 Acres
($\pm 261,360$ SF)



PARKING
350 Spaces
(3.57 / 1,000 SF)



MUNICIPALITY
Town of Huntington
(Block 1, Lot 4)



STORIES
2



REAL ESTATE TAXES
\$220,565 (\$2.25 PSF)

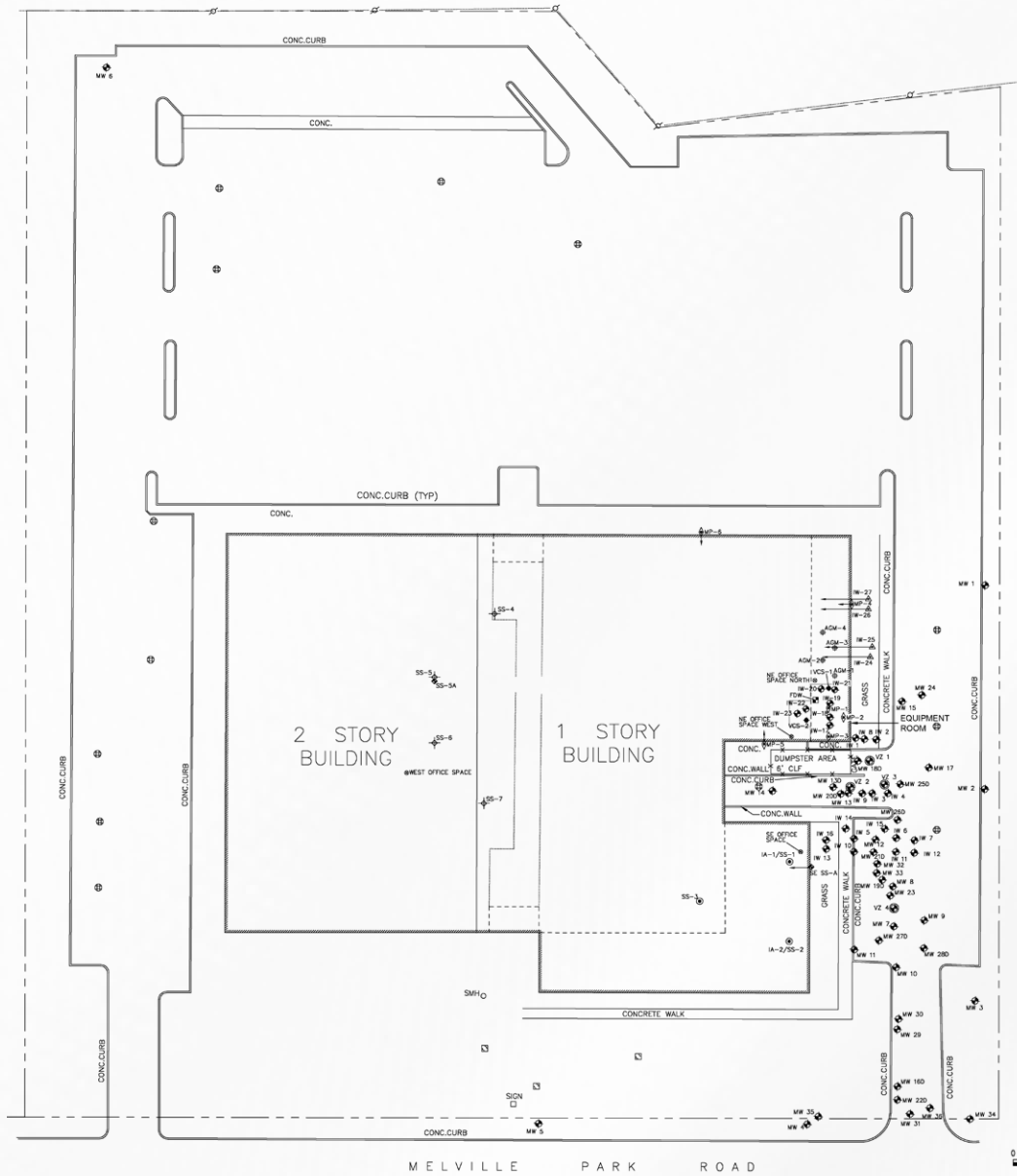


BUILDING SIZE
 $\pm 98,000$ SF



ZONING
Light Industry (LI)

Site PLAN



Location OVERVIEW

MELVILLE, NY

Melville, located in Suffolk County, offers a perfect balance of suburban charm and convenience. Known for its spacious properties and natural beauty, the area provides a peaceful setting while being just over an hour's drive from New York City, making it an appealing choice for commuters. The community is part of the Town of Huntington and features residential properties with one-acre zoning, creating a sense of privacy and space. Melville is home to excellent schools within the Half Hollow Hills School District, making it a popular destination for families. The town's close proximity to major highways, including the Long Island Expressway and Northern State Parkway, ensures easy access to the surrounding area and beyond.

LONG ISLAND, NY

Long Island is the largest island in the United States, extending from the opening of the Hudson River in the west to Montauk in the east. It is separated from the mainland by the Long Island Sound on the north shore, East River to the west and its south shore is the Atlantic Ocean. The island contains four counties: Queens and Kings (Brooklyn) are the western-most counties, while Nassau County lays to their east and then Suffolk County stretches the remainder of the island. Long Island is also one of the most populous regions in the United States with 7.7 million residents, approximately 5,600 people per square mile.

While Long Island's economy was originally built on the defense industry, it has used its roots in manufacturing and technology innovation to successfully transition to an economy where the medically high-tech and bio-tech startup industries now have the largest impact on the island, highlighted by Arrow Electronics, Quality King Distributors, Symbol Technologies and CA Technologies.

With the dramatic increase in Manhattan residential rents, nearby Long Island provides not only value-focused rents, but also abundant medical facilities, excellent public-school systems, award winning golf courses and country clubs, premier transportation infrastructure, and an overall improved quality of life, creating one of the most attractive and desirable areas in which to live, work and play.



Walt Whitman Mall /
Huntington Shopping Center

25

SOUTH
HUNTINGTON

110



INTERSTATE
495



MELVILLE



Farmingdale
State College

110



Bethpage Golf
Course



The newly approved Melville Town Center initiative, stemming from the Town of Huntington's Melville Employment Center planning framework, aims to revitalize Melville's traditional office corridor by introducing a walkable town center environment. The plan encourages mixed-use redevelopment with ground-floor storefronts and residential units above, complementing the area's existing commercial and office uses.



PLAINVIEW

OLD BETHPAGE

Local Area MAP

Melville

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