

56,250 SF MEDICAL OFFICE FOR SALE OR LEASE

MELVILLE MEDICAL CENTRE

10 Melville Park Rd, Melville, NY 11747



CORP NAME

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

DAVID PENNETTA, SIOR, CIBS, LEED GA
EXECUTIVE MANAGING DIRECTOR
(W): 631-425-1240
(M): 516-993-0557
David@cushwake.com

STEPHEN CADORETTE, CIBS
DIRECTOR
(W): 631-425-1210
(M): 631-742-6338
Stephen.Cadorette@cushwake.com



CONFIDENTIAL OFFERING MEMORANDUM

OFFERING HIGHLIGHTS

MELVILLE MEDICAL CENTRE

ASKING PRICE (SALE): \$18,000,000

ASKING RENT (LEASE): \$39.50 PSF + UTIL & CLEANING

EXECUTIVE SUMMARY:

This 56,250 SF medical office property served as a former Long Island corporate headquarters building. Melville Park Road benefits from a roadway which is treelined with mature native species trees attributing to a campus like setting. The newly approved Melville Town Center plan allows for residential and retail components to be developed within its boundaries, making this location optimal for companies looking to attract and retain younger demographic, high quality employees.

Healthcare companies located in Melville include Henry Schein, CVS Health, Elevance Health, UnitedHealth Group, Optum, Northwell Health, Quest Diagnostics, Home Instead, Henry Ford Health, GE Healthcare, Amergis, Catholic Health Services, North American Partners in Anesthesia, Professional Physical Therapy, and Allied Physicians Group.

Melville is an economic hub for commercial, financial and industrial employment, home to some of Long Island's biggest employers, and is one of the largest contributing business districts to Suffolk County's tax base. This property has the added benefit of covered parking, a freight elevator, loading dock, close proximity to the Long Island Expressway, 8:1000 parking, and access to sewer.

PROPERTY DETAILS:

Address	10 Melville Park Rd
Property Size (SF)	56,250 SF
Lot Size (AC)	6.0 AC; (4 + 2 acres)
Stories	3
Typical Upper Floors	26,875 SF x 2; + / 2,500 SF 1 ST FLOOR
Elevators	1 Passenger, Freight Capable
Core Factor	Efficient 15%
Slab to Slab	12' Clear Ceiling Heights
Parking	437 Cars (40 covered plus 397 surface)
Parking Ratio	8/1000 Per Square Feet
Year Completed	1986
Sprinklers	Yes
RE Taxes (2024)	\$233,696 or \$4.25 PSF
Sewer Available	Yes

PROPERTY PHOTOS

MELVILLE MEDICAL CENTRE



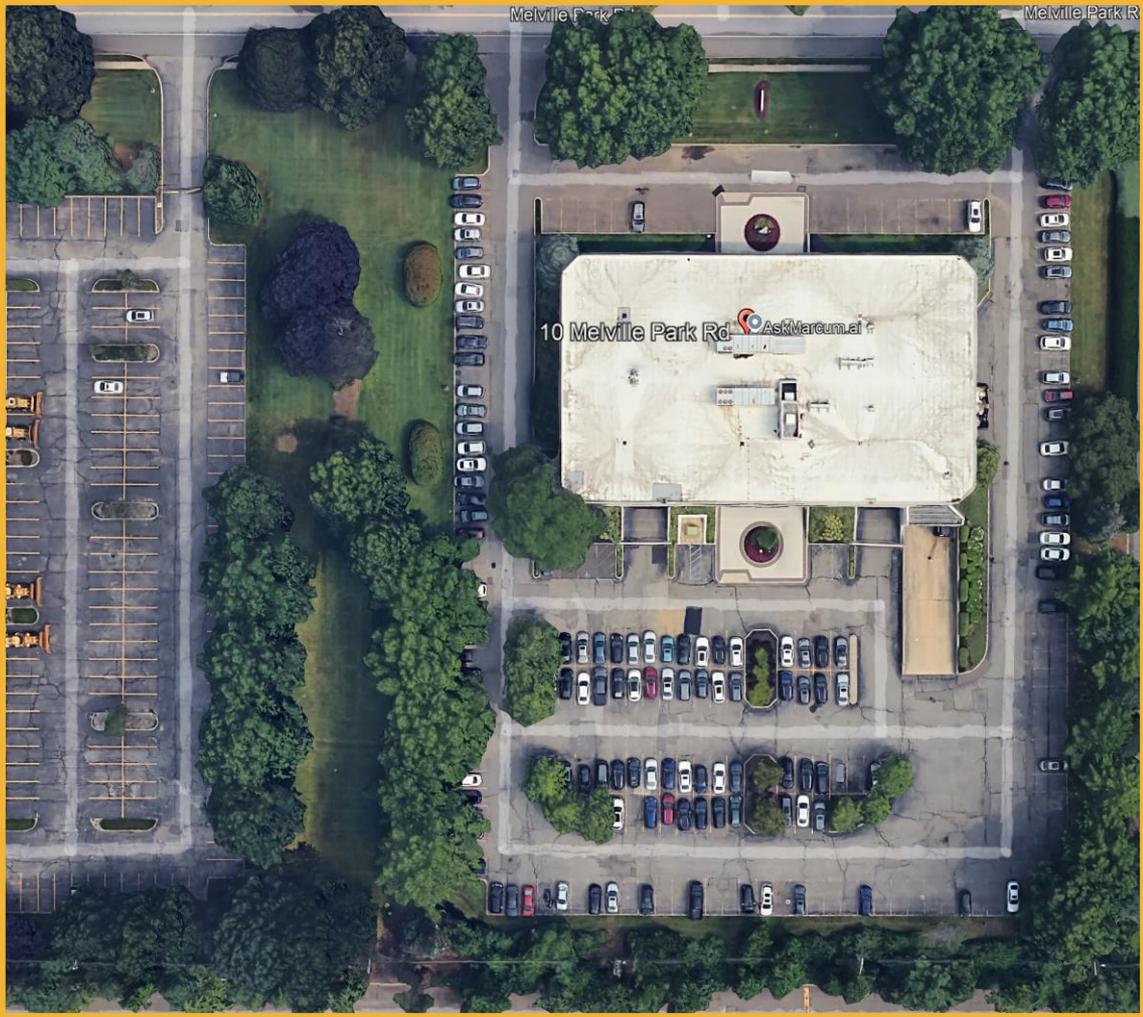
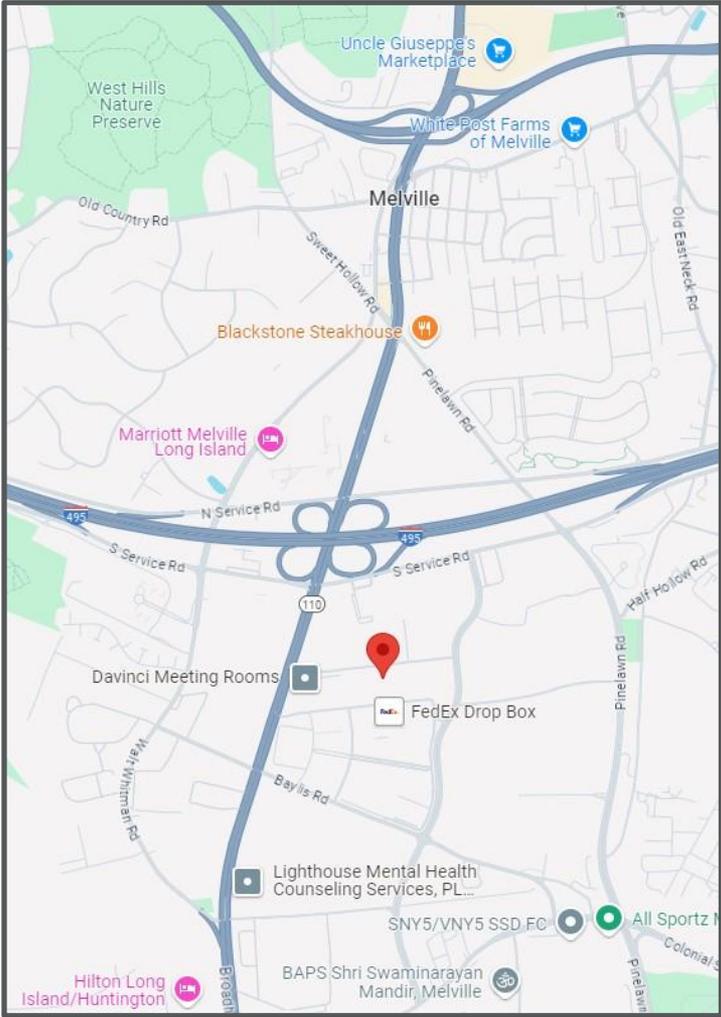
AREA AERIAL PHOTO

MELVILLE MEDICAL CENTRE



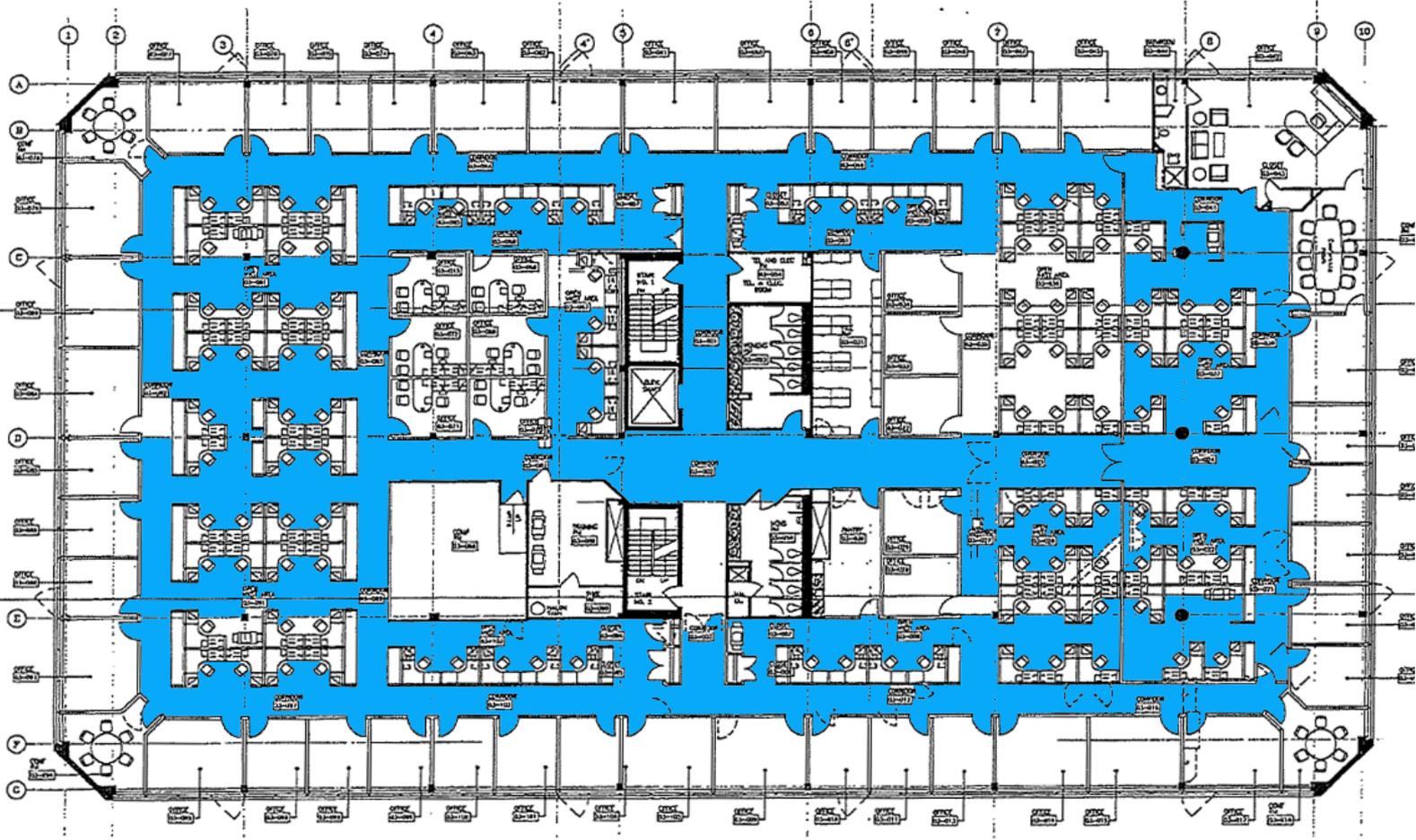
AERIAL PHOTO

MELVILLE MEDICAL CENTRE



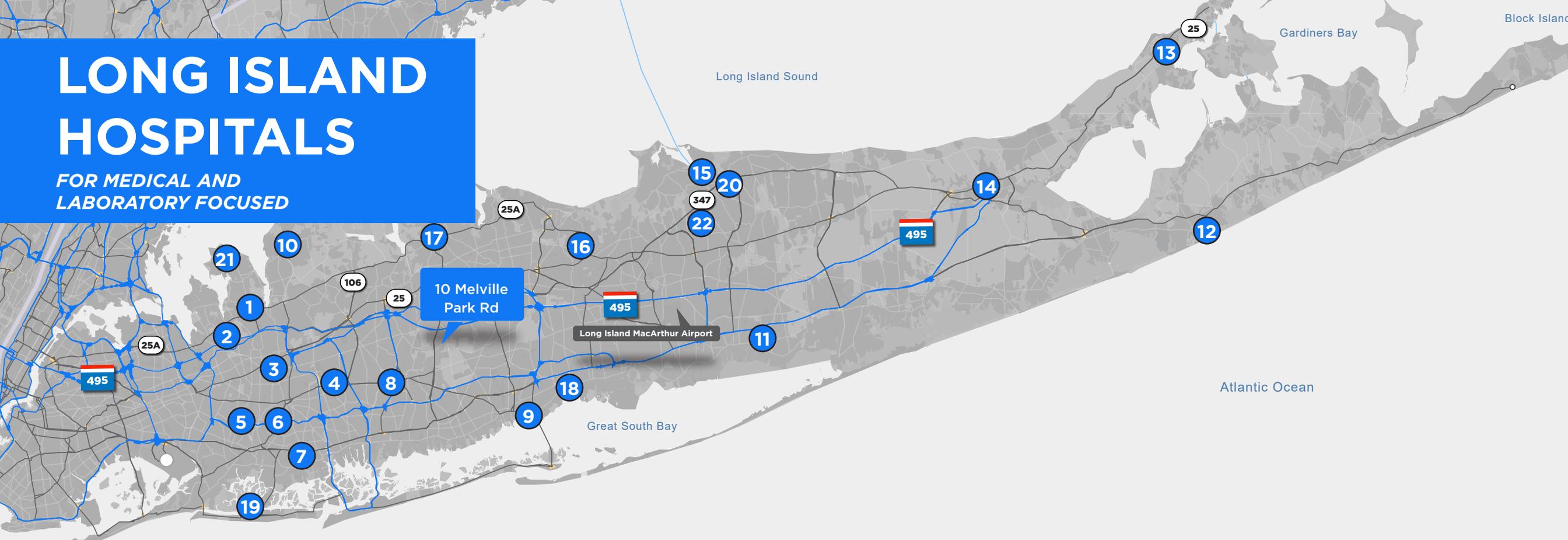
TYPICAL 2ND & 3RD FLOOR SPACE PLAN

MELVILLE MEDICAL CENTRE



LONG ISLAND HOSPITALS

FOR MEDICAL AND LABORATORY FOCUSED



MAP LEGEND

1. ST. FRANCIS HOSPITAL

PFI: 552 | BEDS: 279

2. NORTH SHORE UNIV. HOSPITAL

PFI: 541 | BEDS: 731

3. WINTHROP UNIV. HOSPITAL

PFI: 511 | BEDS: 591

4. NASSAU UNIV. MEDICAL CENTER

PFI: 528 | BEDS: 631

5. FRANKLIN HOSPITAL MEDICAL CENTER

PFI: 518 | BEDS: 305

6. MERCY MEDICAL CENTER

PFI: 513 | BEDS: 387

7. SOUTH NASSAU COMMUNITY HOSPITAL

PFI: 552 | BEDS: 279

8. NEW ISLAND HOSPITAL

PFI: 551 | BEDS: 223

9. GOOD SAMARITAN HOSPITAL

PFI: 925 | BEDS: 431

10. NORTHWELL AT GLEN COVE HOSPITAL

PFI: 490 | BEDS: 265

11. LONG ISLAND COMMUNITY HOSPITAL

PFI: 885 | BEDS: 321

12. SOUTHAMPTON HOSPITAL

PFI: 889 | BEDS: 168

13. EASTERN LONG ISLAND HOSPITAL

PFI: 891 | BEDS: 80

14. CENTRAL SUFFOLK HOSPITAL

PFI: 938 | BEDS: 154

15. ST. CHARLES HOSPITAL

PFI: 896 | BEDS: 243

16. ST. CATHERINE OF SIENA HOSPITAL

PFI: 943 | BEDS: 311

17. HUNTINGTON HOSPITAL

PFI: 913 | BEDS: 398

18. NORTHWELL SOUTH SHORE HOSPITAL

PFI: 924 | BEDS: 371

19. LONG BEACH MEDICAL CENTER

PFI: 495 | BEDS: 203

20. JOHN T. MATHER MEMORIAL HOSPITAL

PFI: 895 | BEDS: 248

21. NORTH SHORE UNIV. HOSPITAL AT GLEN COVE

PFI: 490 | BEDS: 265

22. STONY BROOK UNIV. HOSPITAL

PFI: 245 | BEDS: 695

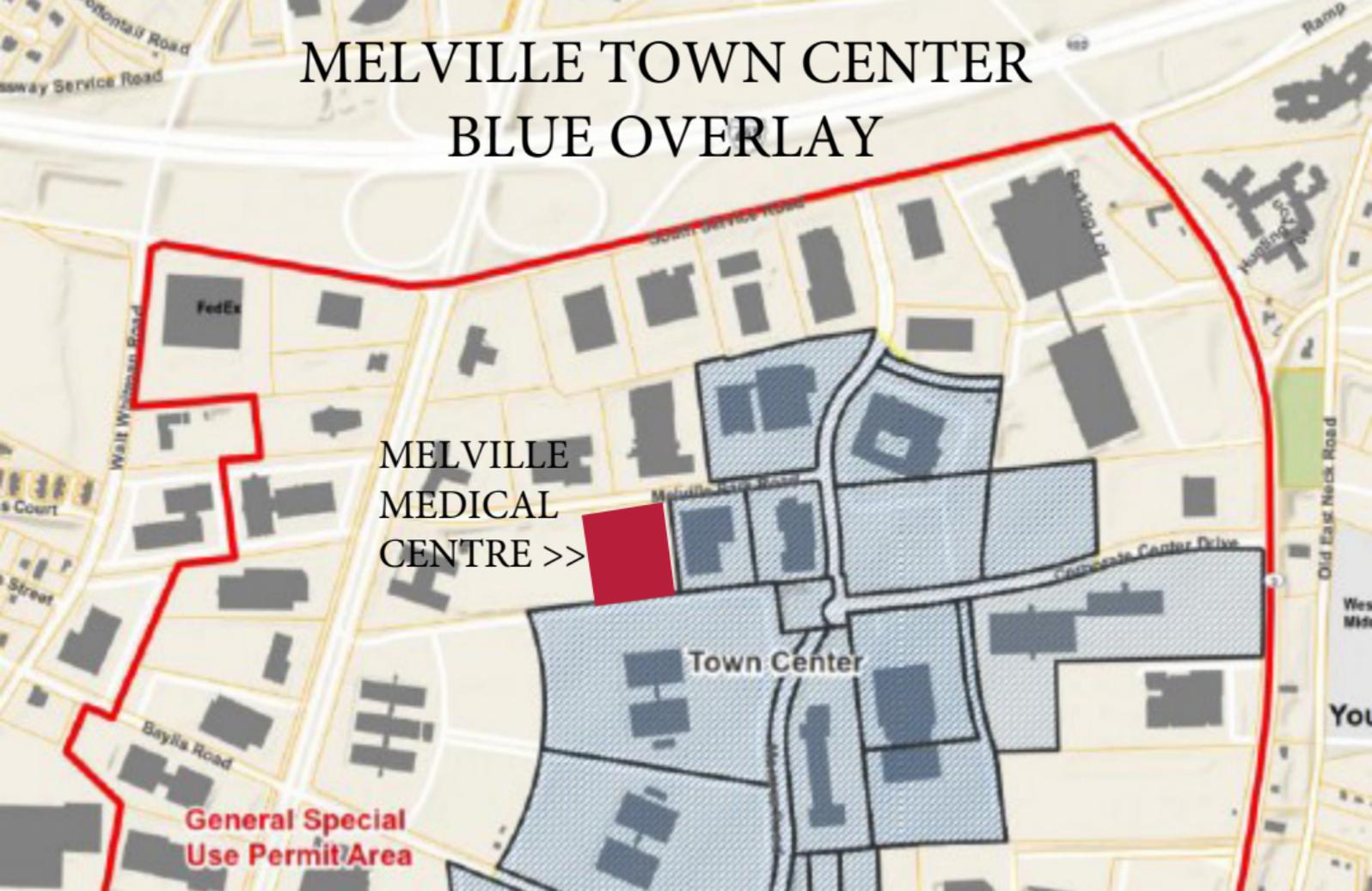
MELVILLE TOWN CENTER BLUE OVERLAY

MELVILLE
MEDICAL
CENTRE >>



Town Center

**General Special
Use Permit Area**





EXCLUSIVE OFFERING:

MEDICAL OFFICE FOR SALE OR LEASE

**MELVILLE MEDICAL CENTRE
10 MELVILLE PARK ROAD
MELVILLE, NY 11747**

DAVID PENNETTA, SIOR, CIBS, LEED GA

Executive Managing Director

(W): 631-425-1240

(M): 516-993-0557

David@cushwake.com

STEPHEN CADORETTE, CIBS

Director

(W): 631-425-1210

(M): 631-742-6338

Stephen.Cadorette@cushwake.com

ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.

Better never settles

