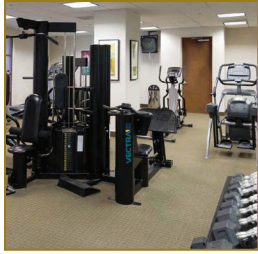


# FEIL OFFICE PORTFOLIO

## MELVILLE SQUARE CORPORATE CENTER

### Building Fact Sheet

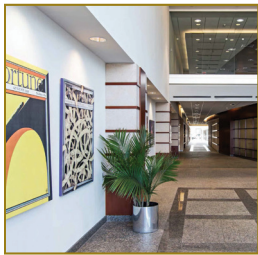


#### General Description

**Owner:** Feil 1305 Whitman, LLC  
**Year Completed:** 1955  
**Rentable Area:** 165,310 SF

#### Area Amenities

**Location:** Adjacent to the Nassau County border, off exit 49 of the LI Expressway (I-495)  
 Near restaurants, full-service Marriott, and regional Walt Whitman Mall



#### Original Design & Construction

**Frame:** Cast-in-place concrete columns and beams  
**Exterior Finish:** Stainless steel, glass and granite curtain-wall system

#### Construction Details

**Number of Floors:** 3  
**Typical Floor Size:** 50,000 RSF  
**Windows:** Mirror-finished reflective glass

#### Heating, Ventilation & Air Conditioning

**Air Conditioning:** Air cooled package rooftop units, interior VAVs  
**Heating:** Hot water radiation, heat boxes and gas fired boilers, gas fired rooftop units  
**Hours of Operation:** 8:00 am – 7:00 pm Monday – Friday; 8:00 am – 1:00 pm Saturday

#### Electricity

**General:** 277/480v three phase  
**Electric Closets:** All Floors

#### Telecommunications

**Internet:** High-speed broadband internet and fiber optics (Verizon, Lightpath, Cablevision)

#### ADA Compliance

**Lobby/Elevators:** Yes  
**Restrooms:** Yes

#### Fire safety

**System:** Fire department Siamese connection and OS&Y valve, fire extinguisher every 75'

#### Passenger Elevators

**Number:** 3 hydraulic

#### Freight Elevators

**Number:** 2 passenger/freight combo

#### Security

Security guard from 8:00 am – 10:00 pm weekdays; 8:00 am – 1:00 pm weekends  
 Security cameras, building card access system

#### Other Information

**Restaurant:** The River Café (Building 200) open 7:30 am – 3:00 pm Monday – Friday  
**Conference Facility:** 11,428 SF, fully digital, can accommodate up to 400 people  
**Parking:** Ample parking available, parking ratio of 4.4/per 1,000 RSF



MELVILLE  
 SUFFOLK COUNTY  
 LONG ISLAND



THE FEIL ORGANIZATION

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