



FEIL OFFICE PORTFOLIO

SUNRISE BUSINESS CENTER



Building Fact Sheet

General Description

Owner: Feil 3500 Sunrise Associates, LLC and Feil Business Center Associates, LLC
Number of Buildings: 4
Total Rentable Area: 389,490 SF

Area Amenities

Location: Easy access to all major thoroughfares
 LIRR Great River train station within walking distance
 Close proximity to Long Island MacArthur Airport

Original Design & Construction

Frame: Concrete encased steel structure
Exterior Finish: Masonry facade

Heating, Ventilation & Air Conditioning

Air Conditioning: Rooftop and grade-mounted package units and a central plant
Hours of Operation: 8 am – 6 pm Monday – Friday

Electricity

General: 277/480v three phase

Telecommunications

Internet/Video: Wi-Fi and high-speed fiber optics throughout complex
 Optimum Lightpath and Verizon FiOS both available

Fire safety

System: Notifier fire alarm system
 Full smoke detection, full audio/visual devices, full automatic sprinkler system

Security

CCTV inside and outside monitored by guards, 24/7 card access to building entries and parking lots

Other Information

Restaurant: The River Café (Building 200) open 7:30 am – 3:00 pm Monday – Friday
 Outdoor courtyard

Conference Facility: 11,428 SF, fully digital, can accommodate up to 400 people and multiple meetings simultaneously
 Central outdoor courtyard

Parking: Ample parking available, parking ratio of 4.4/per 1,000 RSF
 Updated LED lighting throughout parking areas



GREAT RIVER
 SUFFOLK COUNTY
 LONG ISLAND



THE FEIL ORGANIZATION

Owner/Manager | 7 Penn Plaza | New York, NY 10001
T 212-563-6557 **F** 212-563-6657 **W** feilorg.com
 Robert Fisher | x249 | rfisher@feilorg.com
 Nothing Beats 50 Years of Stability.