

56,250 SF MEDICAL OFFICE FOR SALE OR LEASE

# MELVILLE MEDICAL CENTRE

## 10 Melville Park Rd, Melville, NY 11747



### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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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, 9:1000 parking, and access to sewer.

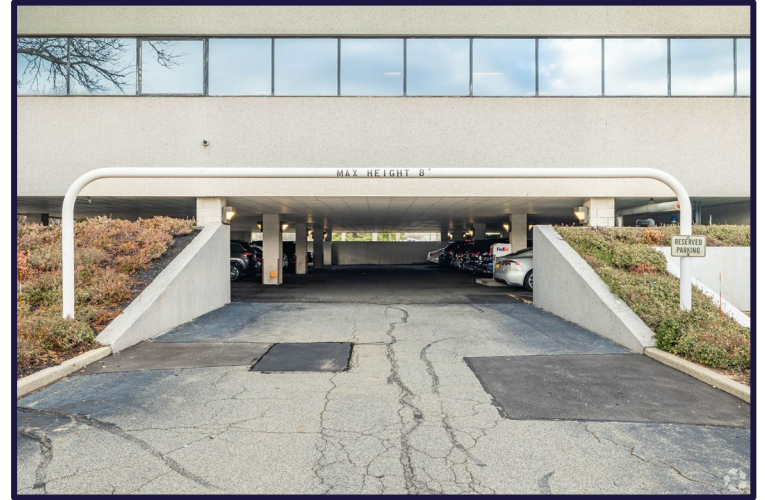
### PROPERTY DETAILS:

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 <sup>ST</sup> 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	9/1000 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

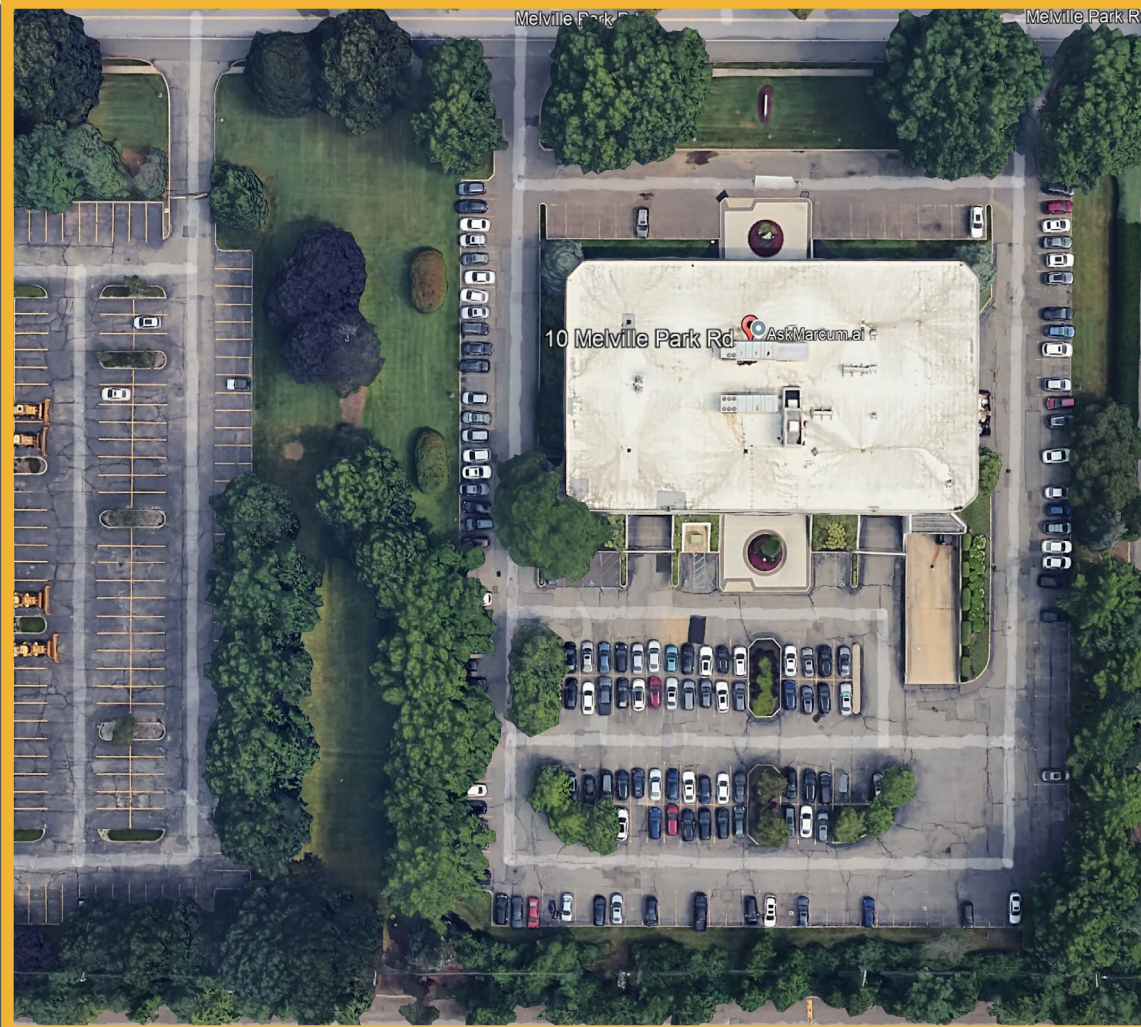
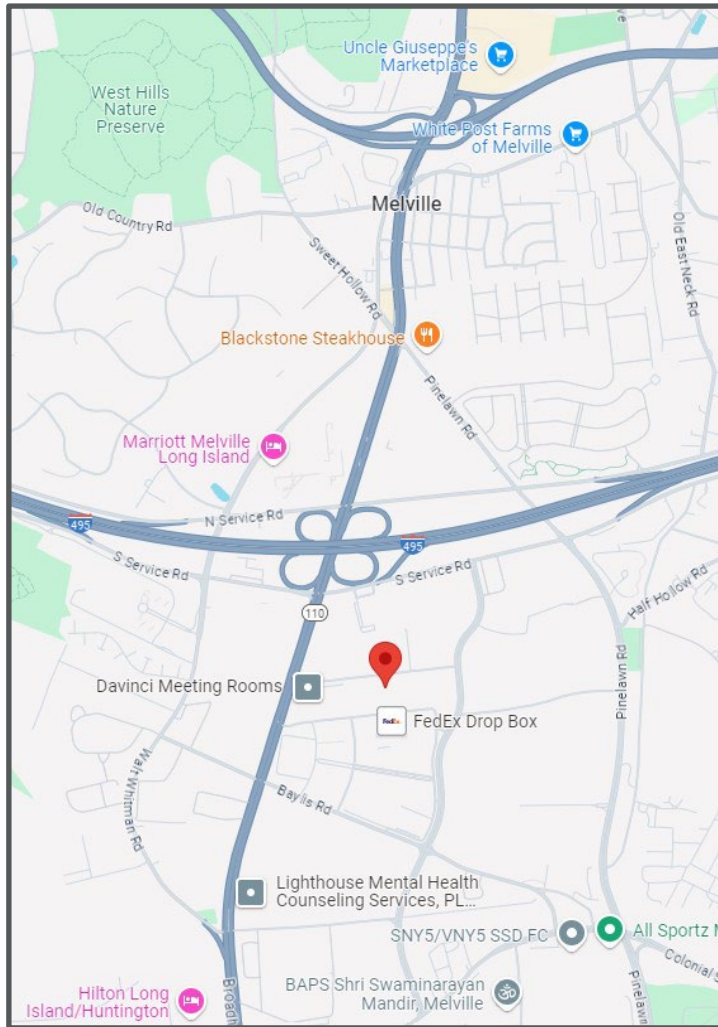
MELVILLE MEDICAL CENTRE





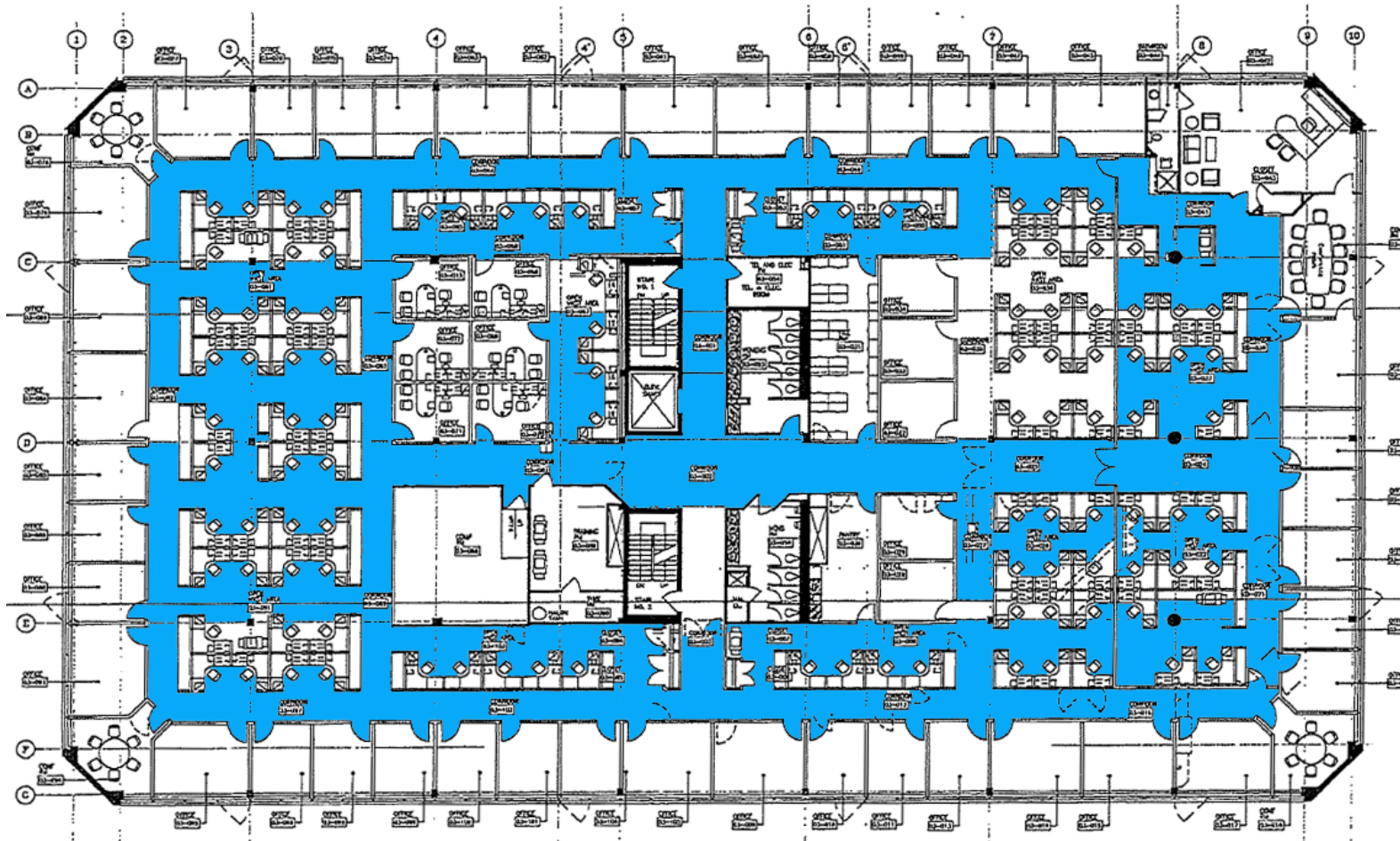
# AERIAL PHOTO

## MELVILLE MEDICAL CENTRE



# TYPICAL 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR SPACE PLAN

MELVILLE MEDICAL CENTRE







# MELVILLE TOWN CENTER BLUE OVERLAY



MAXESS RD

MELVILLE  
MEDICAL  
CENTRE >>

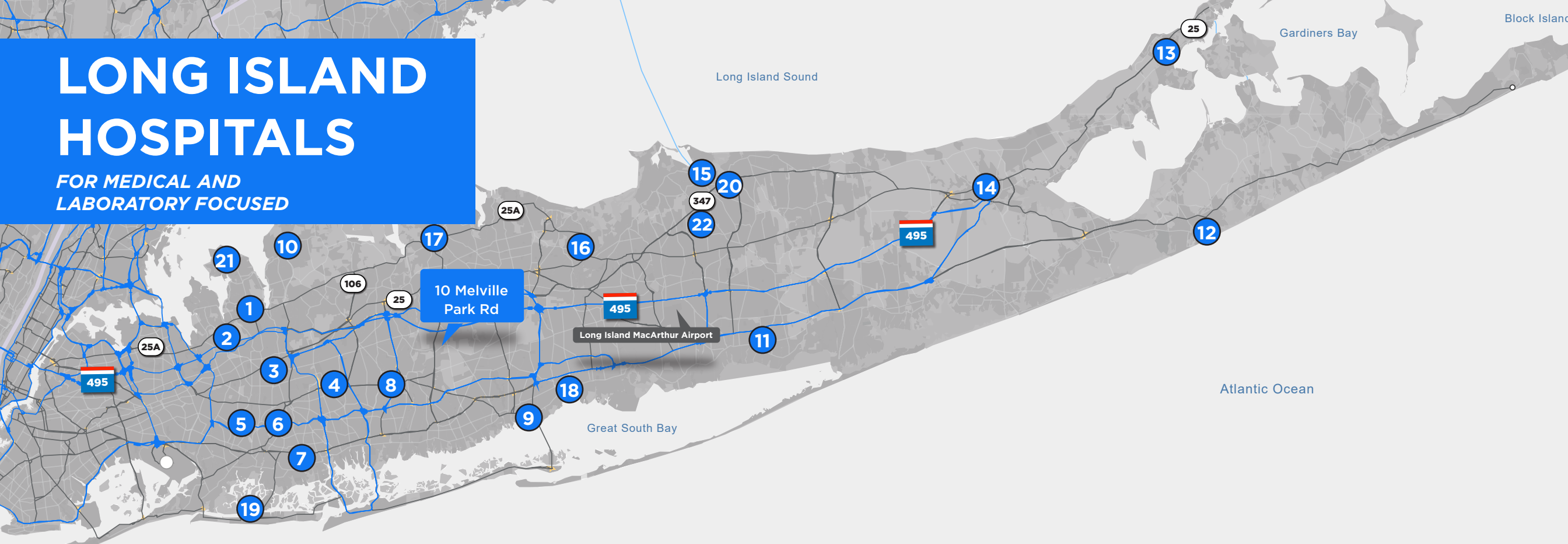
BROAD  
HOLLOW RD

**General Special  
Use Permit Area**

Town Center

# 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





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MELVILLE, NY 11747**

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#### **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](http://www.cushmanwakefield.com).

**Better never settles**

