

# GATEWAY *to* MELVILLE

FOR SALE: ±195,000 SF CLASS A OFFICE | ±19.34 ACRES | PREMIER OFFICE LEASE-UP OPPORTUNITY  
TOP-TO-BOTTOM RENOVATION BY FORTUNE 500 COMPANY  
1307 WALT WHITMAN ROAD | MELVILLE, NY 11747



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CUSHMAN &  
WAKEFIELD

LONG ISLAND  
INVESTMENT SALES TEAM



#### ADDRESS

1307 Walt Whitman  
Road, Melville, NY



**GROSS  
BUILDING AREA**  
±195,000 SF



**YEAR BUILT /  
RENOVATED**  
2004 / 2019



**LOT SIZE**  
(Block 100 Lot 2.1)  
±19.34 Acres



**STORIES**  
3 + Lower  
Level



**PARKING**  
973 spaces or  
5/1,000 SF

As exclusive agent, **Cushman & Wakefield** is pleased to present for sale a 100% fee interest in **1307 Walt Whitman Road, Melville**, a ±195,000 square foot Class A office building situated on ±19.34 acres in the Town of Huntington. In 2019, the asset was acquired and fully renovated by a Fortune 500 company. **1307 Walt Whitman Road** represents a rare opportunity to acquire an institutionally maintained, modern office asset within Long Island's most established business corridor.

Strategically positioned at the intersection of the Long Island Expressway (I-495) and Route 110, the property offers exceptional visibility, strong surrounding demographics, and immediate access to the region's most prominent corporate occupiers. **1307 Walt Whitman Road** is offered on an unpriced basis, enabling prospective investors to evaluate the opportunity based on their own capital structure, leasing assumptions, and investment strategy.