

1305 WALT WHITMAN ROAD

BUILDING FACT SHEET



GENERAL DESCRIPTION

- Owner: Feil 1305 Whitman, LLC
- Year Completed: 1955, renovated in 1998/1999
- Rentable Area: 165,310 RSF
- Parking: 4.4/1,000 SF parking ratio

AREA AMENITIES

- Location: Directly off of the Long Island Expressway & Broadhollow Rd. Minutes from dozens of Melville's restaurants and retailers and across the street from a Marriott Hotel

ORIGINAL DESIGN & CONSTRUCTION

- Frame: Cast-in-place concrete
- Exterior Finish: Stone-polished granite panel banding

HEATING, VENTILATION & AIR CONDITIONING

- Air Conditioning: Rooftop gas fired air cooled DX units
- Hours of Operation: 7am-7pm Monday through Friday

CONSTRUCTION DETAILS

- Number of Floors: 3
- Typical Floor Size: 50,000 RSF
- Column Spacing: 28'
- Typical Slab Height: 10'6" - 11'7"
- Windows: Mirror-finished reflective glass

ELECTRICITY

- General: 277/480 three phase
- Electric Closets: Located on each floor
- Distributions: Tenant sub-metered
- Emergency Generator: 250 KW

ADA COMPLIANCE

Building entrances, lobbies, elevators, and restrooms are all ADA compliant

TELECOMMUNICATIONS

Telephone and internet services are available through various providers servicing the building

FIRE SAFETY

Building is fully equipped with sprinkler system complete with fire department Siamese connection

PASSENGER ELEVATORS

- Number: 3

FREIGHT ELEVATORS

- Number (and capacity): 1 - 3,500 lbs. capacity

SECURITY

Front desk security/concierge from 8:00am to 10:0pm, on weekdays and 8:00am to 1:00pm, on weekends. Security cameras are throughout the building. Tenants use a building card access system for the main entrance and gym

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