

395 N SERVICE ROAD

BUILDING FACT SHEET



GENERAL DESCRIPTION

- Owner: The Feil Organization
- Year Completed: 1988
- Year Renovated: 2024
- Rentable Area: 207,435 RSF
- Parking: Ample parking with reserved and covered options available

AREA AMENITIES

- Location: Directly off of the Long Island Expressway & Broadhollow Rd. Minutes from dozens of Melville's restaurants and retailers and within walking distance to Marriott Hotel

CONSTRUCTION DETAILS

- Number of Floors: 5
- Typical Floor Size: 49,024 RSF
- Column Spacing: 28'
- Typical Slab Height: 10'5" - 11'5"
- Windows: Fixed panel

HEATING, VENTILATION & AIR CONDITIONING

- Air Conditioning: Central chiller unit
- Hours of Operation: 8am-6pm Monday through Friday, 9am-1pm Saturday

ORIGINAL DESIGN & CONSTRUCTION

- Frame: Cast-in-place concrete
- Exterior Finish: Concrete

ELECTRICITY

- General: 2500 amps at 480 volts
- Electric Closets: Two located on each floor
- Emergency Generator: 1.2 MEG

ADA COMPLIANCE

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

TELECOMMUNICATIONS

Telephone and internet services are available through various providers (Verizon, Optimum, Granite) servicing the building

FIRE SAFETY

Building is fully equipped with fire sprinklers and Edwards EST fire alarm system with horn and strobes

PASSENGER ELEVATORS

- Number: 4 - Renovated in 2024

FREIGHT ELEVATORS

- Number (and capacity): 1 - 2,500 lbs. capacity

SECURITY

Front desk security/concierge, on-site management

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