



# Greenway Plaza Office Park

135, 145, 155 Pinelawn Road, Melville New York

**CBRE**



# Greenway Plaza Office Park

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Three Class A Office buildings totaling in excess of 300,000 SF located in the heart of Long Island's prestigious corporate and financial service hub. Within close proximity to Long Island Expressway, Northern State Parkway, and Southern State Parkway. Melville is geographically positioned at the center of Long Island which makes it easily accessible to Manhattan and to LaGuardia, Kennedy, and Republic National Airports.

- High window to area ratio
- Competitive amenities
- Surface parking in excess of 1,250 cars
- Energy Star labeled for its operating efficiency
- State-of-the-art HVAC and mechanical systems
- Recently renovated corridors and restrooms

# Three Class A Office Buildings in a Campus Setting

**3 Greenway Plaza**  
155 Pinelawn Road

**2 Greenway Plaza**  
145 Pinelawn Road

**1 Greenway Plaza**  
135 Pinelawn Road

20-Acre landscaped campus situated in the heart of the Route 110 Corridor, Greenway Plaza is at the crossroads of Nassau and Suffolk Counties.

# Availability within the Park

1,805 RSF up to 17,096 RSF

## One Greenway Plaza

135 Pinelawn Road

SUITE	RSF
120S	3,213
2nd Floor South	15,852 (divisible to 2,313)

## Two Greenway Plaza

145 Pinelawn Road

SUITE	RSF
150S	17,096
150N	6,614
320S	2,588
342N	1,836

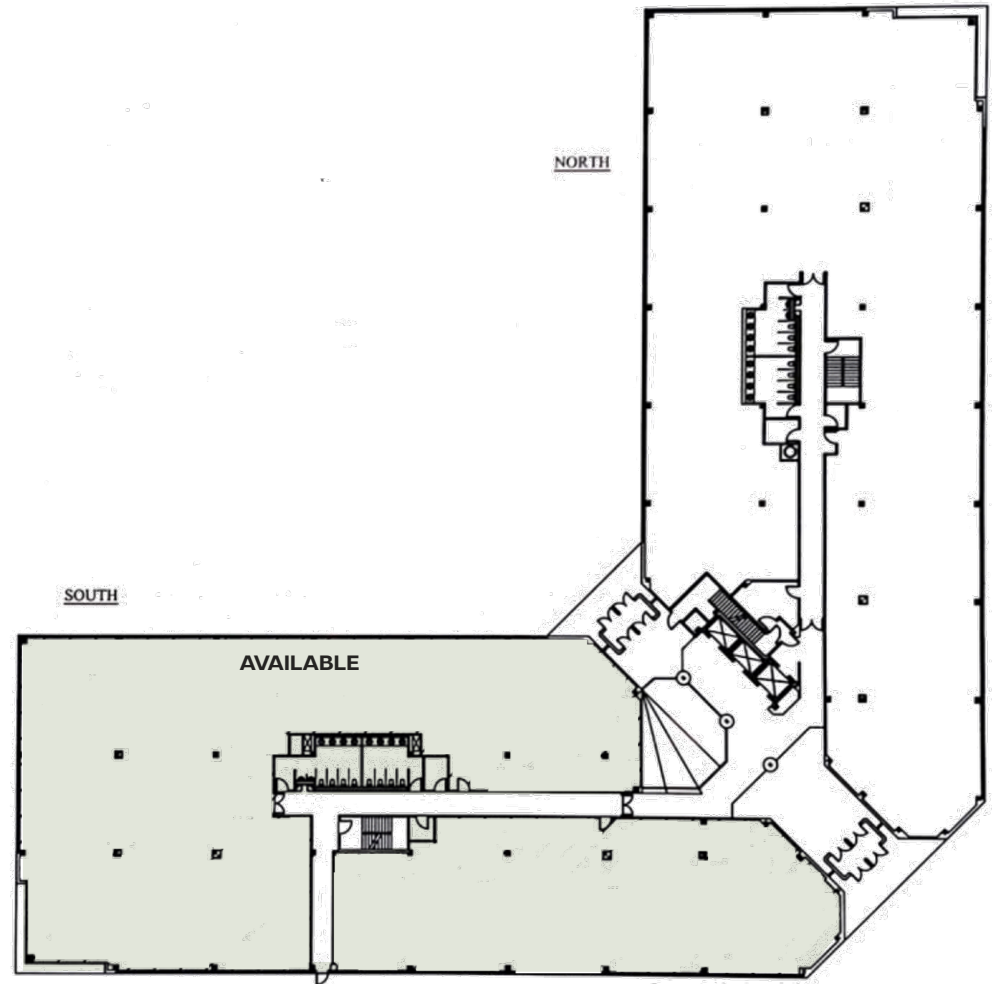
## Three Greenway Plaza

155 Pinelawn Road

SUITE	RSF
110S	1,805
200N	4,459
230N	2,934

Asking Rent \$29.50 PSF plus Electric

# Choose the right suite to grow your business



**17,096 RSF**

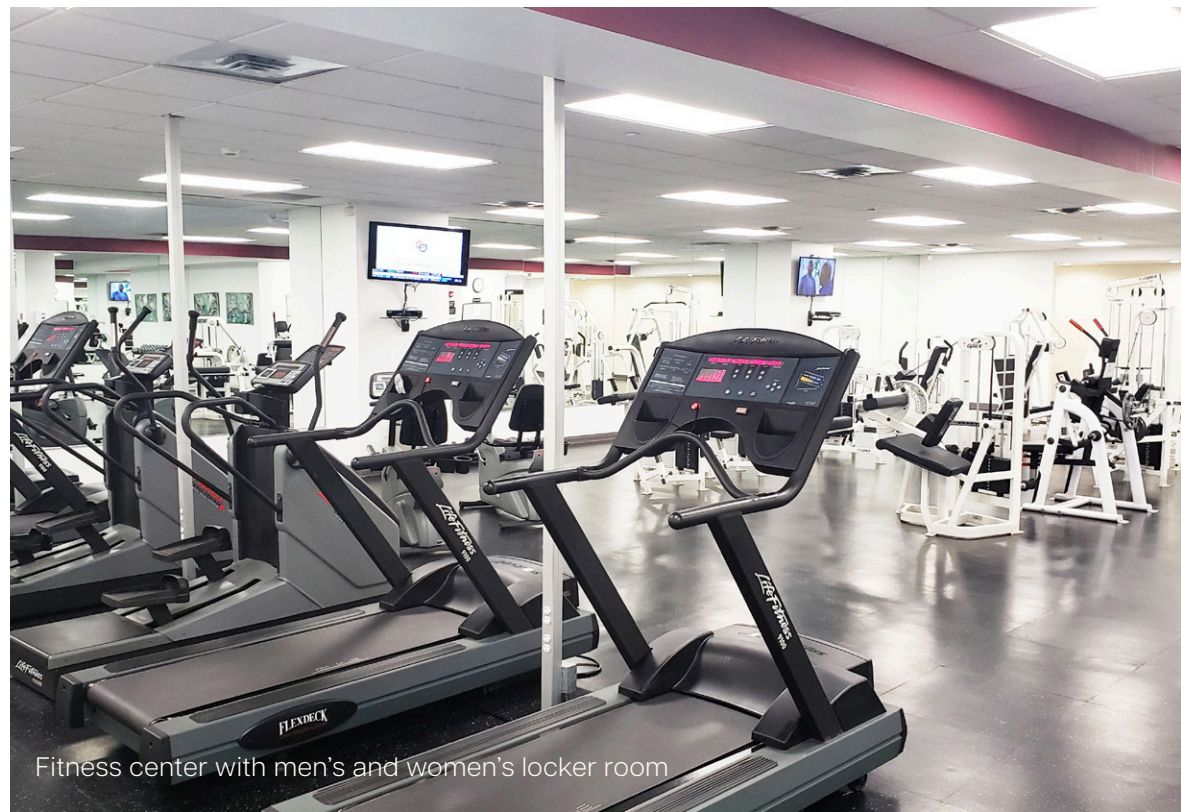
145 Pinelawn - First Floor South Wing

# Greenway Plaza Amenities

- Conference center with seating capacity for 50 people
- Full service café in each building
- State-of-the-art fitness center with men's and women's locker room and showers
- 24/7 building access
- Electric car charging stations
- FedEx, UPS, and USPS drops located within the building
- Onsite Owner Management



Conference center



Fitness center with men's and women's locker room



135 Pinelawn Road building lobby



Full Service cafeteria in each building



**4 Minutes | 1 Mile**  
Exit 49 S Long island expressway

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