

58 & 68  
SOUTH SERVICE ROAD

Melville

LONG ISLAND'S  
PREMIER EXECUTIVE PARK

RXR | LONG ISLAND

# WHERE BUSINESS MEETS BALANCE

Located in the center of Melville's business corridor, 58 & 68 South Service Road offer a best-in-class office experience.

With thoughtfully upgraded interiors, curated amenities, and proximity to hotels, restaurants, and nature preserves, this is a workplace that brings everything together — comfort,



# THE WORKDAY, UPGRADED.



**PRESS PLAY TO SEE THE EXPERIENCE IN MOTION**

From early-morning workouts to boardroom breakthroughs, every detail at RXR Executive Park is designed with the tenant in mind. Take a glimpse into the amenities, atmosphere, and advantages of working at 58 & 68 South Service Road.



Full-Service Café



Café Seating Area



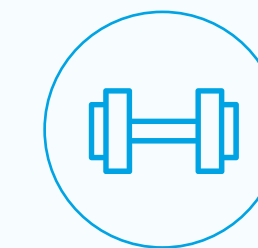
Auditorium

## AMENITIES THAT MATTER.

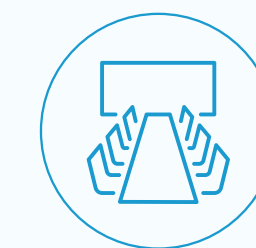
Whether you're hosting a 150-person conference, grabbing lunch without leaving the office, or fitting in a midday workout, 58 & 68 South Service Road are designed to make every hour of your workday more efficient and enjoyable.



Full-Service Café



Executive Fitness Center



Private Boardroom



150-Person Auditorium



Executive Parking Garage



EV Charging Stations



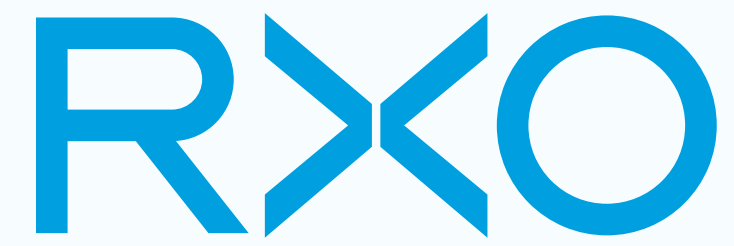
Health Club



Private Boardroom



Locker Rooms



**MORE THAN A  
WORKSPACE.**

**A COMMUNITY.**

RXO is RXR's in-house tenant experience team, dedicated to curating a dynamic calendar of events, activations, and concierge-style services to foster connection, culture, and productivity at 58/68 South Service Road.

- Networking Opportunities
- Social/Fun Events
- Pop-Up Farmers/Holiday Markets
- Volunteer Opportunities
- Speaking Engagements
- Convenient Services



Holiday Party



Terrarium Building



Alvéole Beekeeping



Pop-Up Farmers Market



Earth Day Plant Bar



The RXR Hospitality Offering Includes:



### CONCIERGE LEVEL HOSPITALITY

The perfect blend of anticipatory hospitality, concierge-level service, people-centric operations, and a vibrant, engaged tenant and neighborhood community.



### MONTHLY EVENTS & PROGRAMMING

Highly curated in-person experiences designed to engage, inspire, and connect our internal and external communities. Programming meticulously crafted and set throughout our beautiful amenity spaces.



### VIP ACCESS

Collaborations with local and national brands provide our tenants with exclusive access to unique spaces, experiences, and services.



### WORLD-CLASS AMENITIES (SPACES AND SERVICES)

A collection of award-winning amenity spaces and services offering unparalleled comfort, convenience, and luxury.



### CUTTING-EDGE TECHNOLOGY

The Workplace Experience App leverages cutting-edge technology to streamline communication, enhance tenant engagement, and provide seamless access to building services, events, and perks.



### CUSTOMER SERVICE & CONSULTING

Direct collaboration with tenants to design and deliver a variety of workplace solutions based on their needs, wants, and goals.



### EXCLUSIVE PERKS

Special offers from local and national partners on carefully vetted and curated products and services.



### SOCIAL IMPACT OPPORTUNITIES

Volunteer and philanthropic opportunities that support the local communities, non-profits, and small businesses where we operate our properties.



### IN-BUILDING ACTIVATIONS

Creative and impactful art installations designed to inspire, educate, and engage.

# EFFORTLESS ACCESS. STRATEGIC POSITIONING.

Located at the nexus of Long Island’s commuter routes, this executive park offers prime access to the LIE, major LIRR stations, and regional airports — making it ideal for local teams, hybrid schedules, and national connections alike.

## COMMUTER RAIL (LIRR):

- Westbury, Hempstead, Carle Place (6-8 min)

## AIRPORTS:

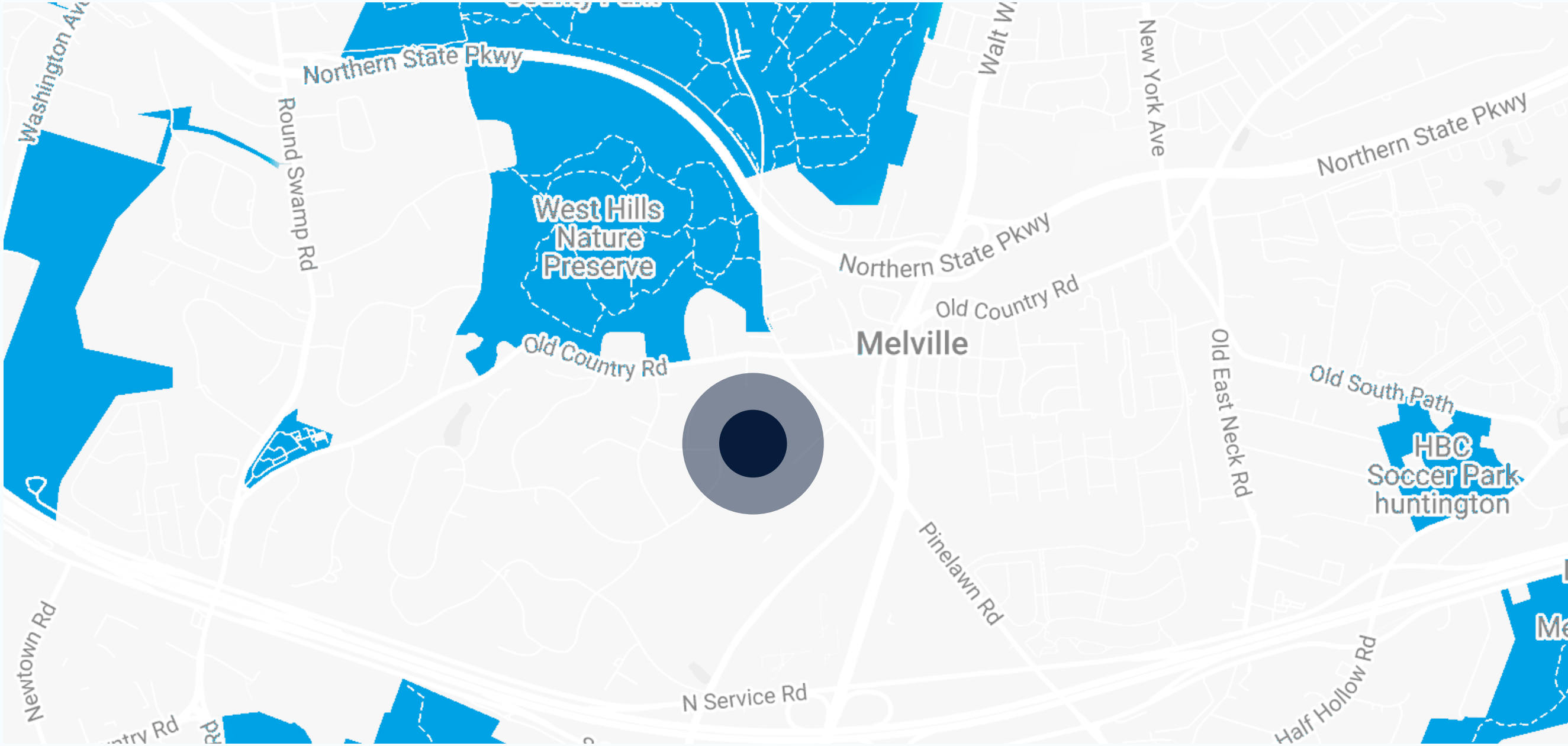
- JFK: 25 min drive
- LaGuardia: 34 min drive

## HIGHWAYS:

- I-495, Northern State Pkwy, Route 110

## NEARBY CONVENIENCES:

- Hilton Garden Inn Melville
- Adventureland
- Homewood Suites by Hilton
- Pine Ridge Conservation Area
- Bethpage Black Course



# SPECIFICATIONS & SUSTAINABILITY

## 58 SOUTH SERVICE ROAD

- Year Built: 2001
- Height: 4 Stories
- Rentable Area: 298,429 SF
- Typical Floor Size: 76,000 SF
- ENERGY STAR Score: 84
- LEED Certified

## 68 SOUTH SERVICE ROAD

- Renovated: 2006
- Height: 4 Stories
- Rentable Area: 302,806 SF
- Typical Floor Size: 76,000 SF
- ENERGY STAR Score: 95
- LEED Certified

Both buildings feature EV charging, flexible layouts, and efficient, modernized infrastructure to support long-term tenant success.



ENERGY STAR certified buildings save energy and help protect the environment.



**CERTIFIED**

LEED certification is a globally recognized symbol of sustainability achievement.



**RXR** | LONG ISLAND

**JASON FORTE**

JFORTE@RXR.COM

516.506.6601

**RXRLIOFFICE.COM**

58/68 S Service Rd, Melville, NY 11747