



For Lease

**Class A Office Space Available**

**One Corporate Drive**

Floor	Availability	Possession	Comment
Garden Level	1,974 RSF	Immediate	Glass entrance doors
Garden Level	2,341 RSF	Immediate	Open floor plan
1 <sup>st</sup>	4,318 RSF	Immediate	Private offices along window line
1 <sup>st</sup>	5,088 RSF	Arranged	Corner unit along window line

**630 Johnson Avenue**

Floor	Availability	Possession	Comment
1 <sup>st</sup>	4,452 RSF	Immediate	Many private offices

**640 Johnson Avenue**

Floor	Availability	Possession	Comment
Garden level	1,855 RSF	Immediate	Open floor plan
2 <sup>nd</sup>	3,222 RSF	Immediate	High end creative space

**4170 Veterans Memorial Highway**

Floor	Availability	Possession	Comment
2 <sup>nd</sup>	1,747 RSF	Immediate	Recently renovated lobby

**Airport Corporate Center  
Bohemia, NY**

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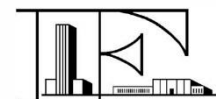
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**Rental rate:** Upon request

**Property highlights:**

- On-site ownership/management
- Ownership will modify space to meet tenant's needs
- Fully-sprinklered
- Variety of restaurants, shopping centers, daycare and hotels located within (3) miles of Airport Corporate Center
- Abundant parking

**Property features:**

- Located directly off of Veterans Memorial Highway and adjacent to Long Island MacArthur Airport
- Minutes from the LIE (I-495) and Sunrise Highway (Route 27)
- Minutes from the Long Island Railroad (MTA) Ronkonkoma Station

**Colleges**

- 1 Adelphi – Suffolk Community College

**Hotels**

- 2 LaQuinta Inn & Suites
- 3 Hilton Garden Inn
- 4 Holiday Inn Hotel
- 5 Courtyard Marriott

**Daycare**

- 18 Tender Years Daycare
- 19 Bohemia KinderCare

**Restaurants**

- 6 Applebee's
- 7 Saviano's Italian Restaurant-Pizza
- 8 Airport Diner
- 9 Momma Lombardi's
- 10 Outback Steakhouse
- 11 Anthony's Coal Fired Pizza / Starbucks

**Quick Service Restaurants**

- 12 Panera Bread
- 13 Starbucks
- 14 McDonald's

**Public Transportation**

- 15 Long Island MacArthur Airport
- 16 Long Island Railroad – Ronkonkoma Station
- 17 Suffolk Transit Bus – S57, S54, 7A

