



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

630 Johnson Avenue

Floor	Availability	Possession	Comment
1 st	4,452 RSF	2Q 2019	Many private offices
1 st	2,050 RSF	Arranged	Small professional office with break room

640 Johnson Avenue

Floor	Availability	Possession	Comment
Garden level	1,383 RSF	2Q 2019	Ideal short term space
1 st	10,065 RSF	3Q 2019	Private exterior entrance
2 nd	3,222 RSF	Immediate	High-end creative space

4170 Veterans Memorial Highway

Floor	Availability	Possession	Comment
2 nd	1,747 RSF	Immediate	Recently renovated lobby

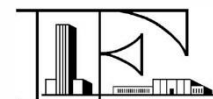
Airport Corporate Center Bohemia, NY

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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

