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
1st	4,452 RSF	Immediate	Many private offices

640 Johnson Avenue

Floor	Availability	Possession	Comment
Garden level	1,383 RSF	2Q 2019	Ideal short term space
1st	10,065 RSF	3Q 2019	Private exterior entrance

4170 Veterans Memorial Highway

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

Airport Corporate Center
Bohemia, NY

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JLL®

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

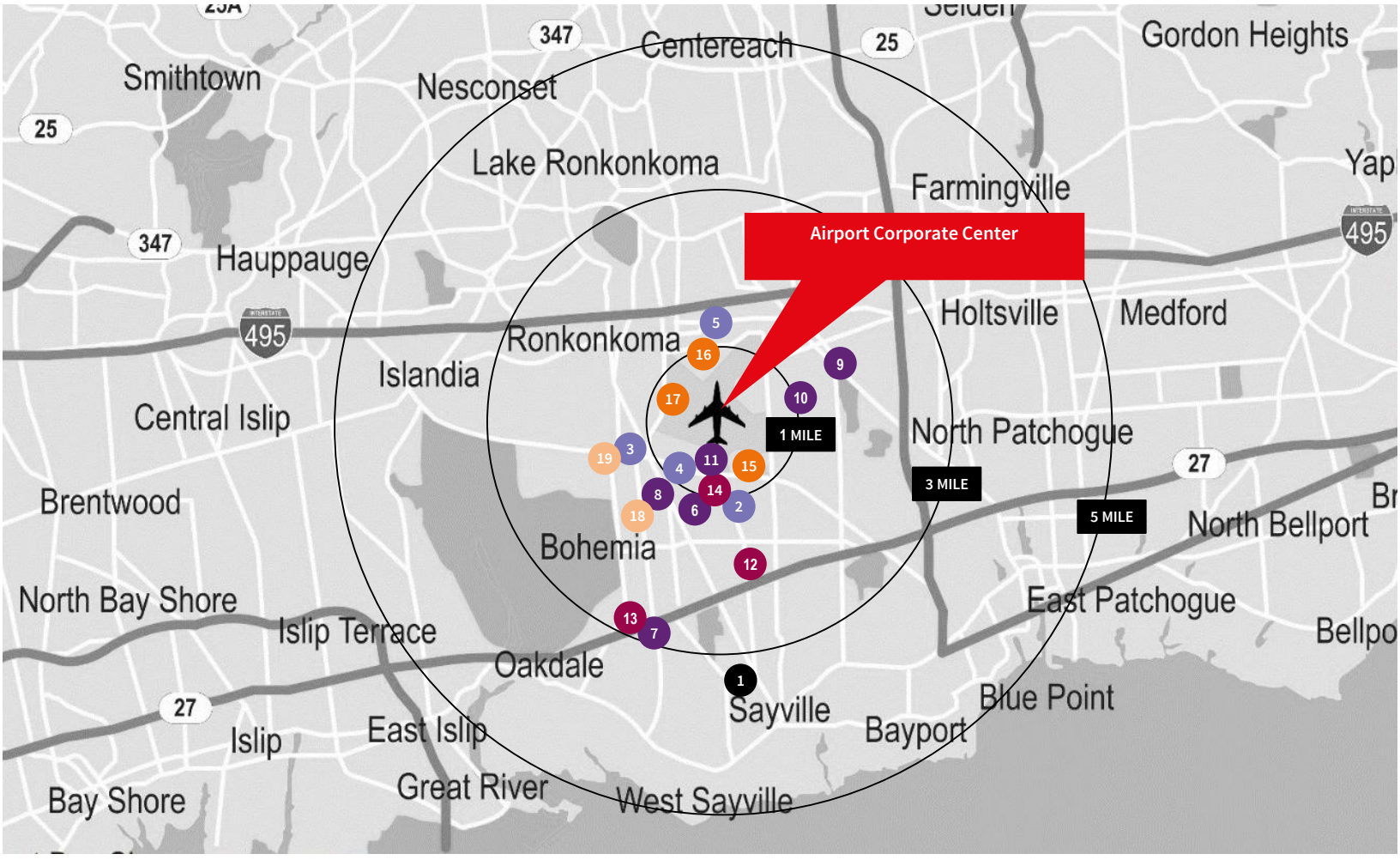
6. Applebee's
7. Saviano's Italian Restaurant-Pizza
8. Airport Diner
9. Momma Lombardi's
10. Outback Steakhouse
11. Anthony's Coal Fired Pizza / Starbucks

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



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