



# 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 <sup>st</sup>	4,452 RSF	Immediate	Many private offices

### 640 Johnson Avenue

Floor	Availability	Possession	Comment
Garden level	1,383 RSF	Immediate	Ideal short term space
Garden level	1,669 RSF	Immediate	Private offices along window line
Garden level	1,855 RSF	Immediate	Open floor plan

### 4170 Veterans Memorial Highway

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

## Airport Corporate Center Bohemia, NY

### Ray Ruiz

Executive Vice President

+1 631 962 2890

[ray.ruiz@am.jll.com](mailto:ray.ruiz@am.jll.com)

### Marianne Dugan

Vice President

+1 631 962 2891

[marianne.dugan@am.jll.com](mailto:marianne.dugan@am.jll.com)

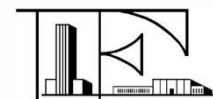
### John A. Nielsen

Associate

+1 631 962 7382

[Johna.nielsen@am.jll.com](mailto:Johna.nielsen@am.jll.com)

<http://airportcorporateoffice.com>



**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

