



# For Lease

## Class A Office Space Available

### One Corporate Drive

Floor	Availability	Possession	Comment
1 <sup>st</sup>	3,636 RSF	Immediate	Prime lobby level unit, double glass entrance doors
Garden Level	1,974 RSF	Immediate	Glass entrance doors
Garden Level	2,341 RSF	Immediate	Open floor plan

### 640 Johnson Avenue

Floor	Availability	Possession	Comment
1 <sup>st</sup>	3,477 RSF	Immediate	Double corner unit, furnished bullpen
2 <sup>nd</sup>	3,222 RSF	Immediate	High-end creative space

### 4170 Veterans Memorial Highway

Floor	Availability	Possession	Comment
2 <sup>nd</sup>	3,164 RSF	Immediate	Separate meter for utilities
2 <sup>nd</sup>	1,747 RSF	Immediate	Ideal satellite office

## Airport Corporate Center Bohemia, NY

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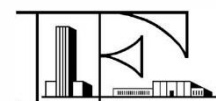
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**Rental rate:** Upon request

**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

