



For Lease

Class A Office Space Available

**Airport Corporate Center
Bohemia, NY**

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
Garden Level	3,159 RSF	Immediate	Large interior bullpen with exterior offices
1 st	4,214 RSF	Immediate	Private offices along window line
2 nd	9,051 RSF	Immediate	Executive office space

620 Johnson Avenue

Floor	Availability	Possession	Comment
2 nd	5,666 RSF	Immediate	Executive office space

640 Johnson Avenue

Floor	Availability	Possession	Comment
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
2 nd	2,128 RSF	Q3 2022	Open floor plan

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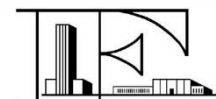
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Rental rate: Upon request

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

