



# For lease

Airport Corporate Center  
Bohemia, NY

Class A Office Space Available

[www.airportcorporateoffice.com](http://www.airportcorporateoffice.com)

**Airport Corporate Center, Bohemia, NY**



**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

**Location**

- 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

---

**620 Johnson Avenue**

---

**Availability** 2nd floor:  
5,666 SF

---

**Possession** Immediate

---

**Comments** Executive office space

---



---

**4170 Veterans Memorial Highway**

---

**Availability** 2nd floor: 3,164 SF

---

**Possession** Arranged

---

**Comments** Walking distance to amenities

---



---

**One Corporate Drive**

---

**Availability** Ground level 6,389 SF  
2nd floor: 2,452 SF

---

**Possession** Immediate

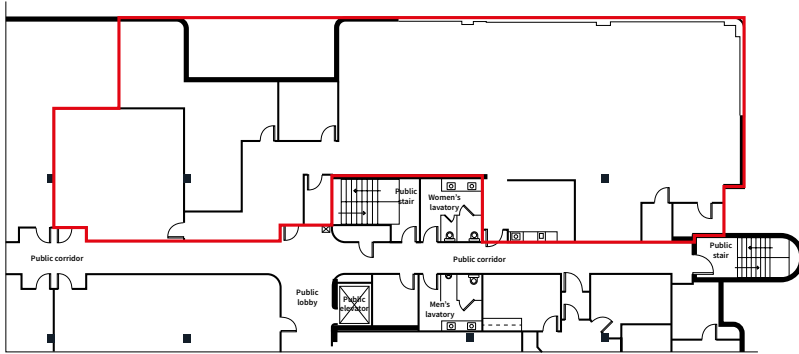
---

**Comments** Ground level: Open floor plan with breakroom & training center  
2nd floor: Corner suite

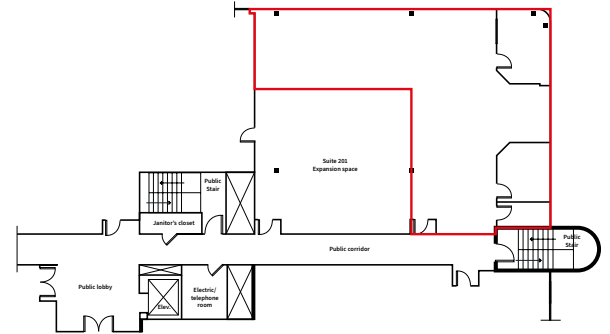
---

# Floorplans

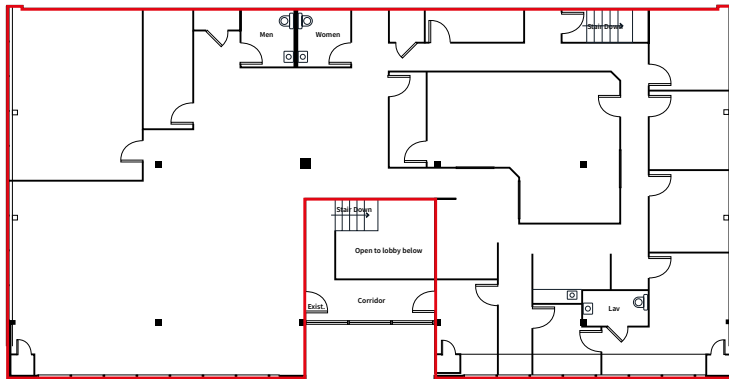
**One Corporate Drive**  
Ground level: 6,389 SF



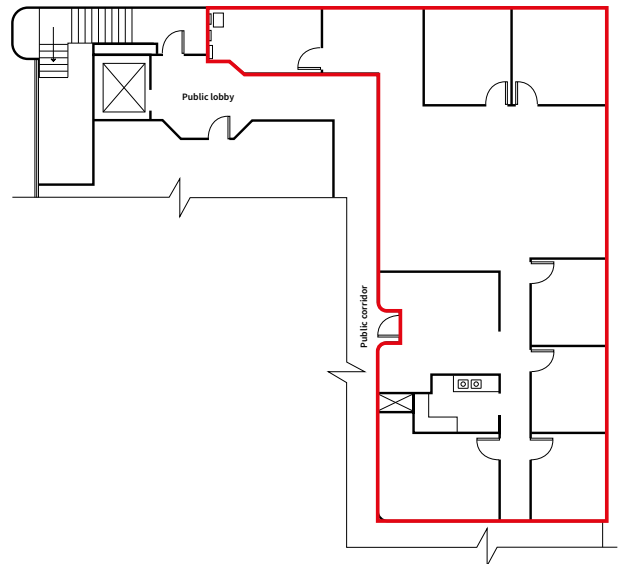
**One Corporate Drive**  
2nd floor: 2,452 SF



**620 Johnson Ave**  
2nd floor: 5,666 SF



**4170 Veterans Memorial Highway**  
2nd floor: 3,164 SF



# Map

## Colleges

- 1 Suffolk Community College, Selden

## Hotels

- 2 LaQuinta Inn & Suites
- 3 Hilton Garden Inn
- 4 Holiday Inn Hote
- 5 Courtyard Marriott

## 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

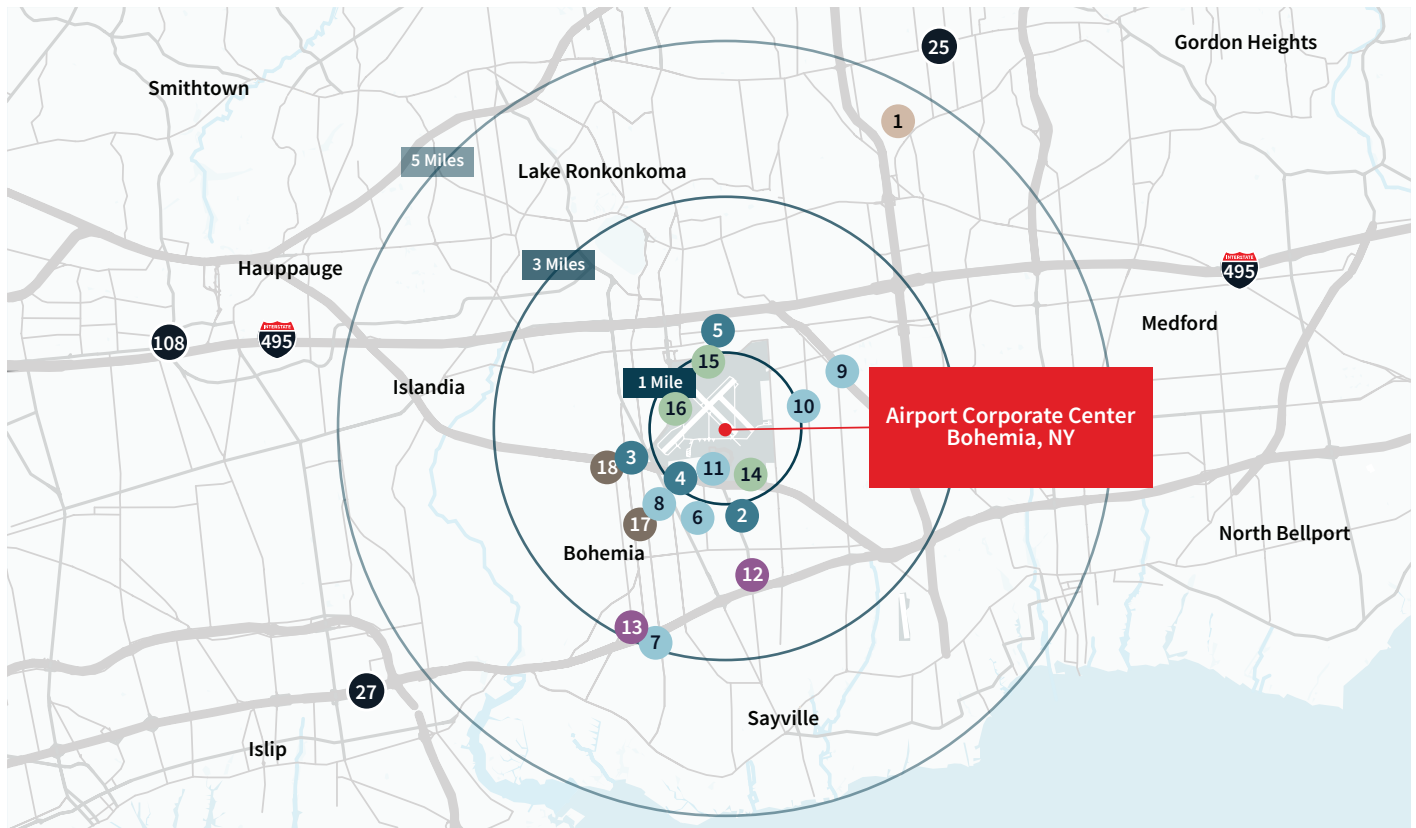
- 12 Panera Bread
- 13 Starbucks

## Public transportation

- 14 Long Island MacArthur Airport
- 15 Long Island Railroad – Ronkonkoma Station
- 16 Suffolk Transit Bus – S57, S54, 7A

## Daycare

- 17 Happy Trails Child Care
- 18 Bohemia KinderCare



**Ray Ruiz**  
*Managing Director*  
 ray.ruiz@jll.com  
 +1 631 962 2890

**Marianne Dugan**  
*Vice President*  
 marianne.dugan@jll.com  
 +1 631 962 7382

**John A. Nielsen**  
*Vice President*  
 johna.nielsen@jll.com  
 +1 631 962 7382