

Airport Office Plaza II

3920 Veterans Memorial Highway, Bohemia, NY 11716



36,000 Square Foot Office Complex
Office Suites from 2,105 sq. ft. up to 5,650 sq. ft.

Custom Build to Suit
or
Immediate Occupancy

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PREMIER OFFICE COMPLEX

- ◆ Offers Economy, Security, and Convenience
- ◆ Close proximity to Transportation, Banks, Hotels, & Restaurants
- ◆ Flexible Lease Terms
- ◆ Premier Location with Ample Parking

ECONOMY

- ◆ Modern Construction for Energy Cost Savings
- ◆ Individually-metered Utilities (to each Suite)
- ◆ Various Telecommunication & Fiber Optic Options

SECURITY

- ◆ Exterior Security Lighting and Door Step Parking for safe evening access

CONVENIENCE

- ◆ Located within the Mac Arthur Airport Veterans Highway Business Corridor
- ◆ Only minutes from Sunrise Highway, Veterans Highway, Mac Arthur Airport and the Long Island Expressway
- ◆ Doorstep Parking
- ◆ Seven day, 24-hour Access

FIXED MONTHLY RENTAL COST INCLUDES

- ◆ All Common Area Maintenance charges (including snow removal)
- ◆ Building and Parking Lot repairs
- ◆ Warranty of Heating and Air Conditioning Systems
- ◆ Base Year Property Taxes
- ◆ Water charges
- ◆ Building Insurance

CONTACT: Leasing Manager, Katie O. Rivas
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The information provided is meant to be a guide, all terms and conditions to be provided by a lease.

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SUITE	SQ. FT.
1	<i>Leased</i>
2	<i>Leased</i>
3	3,500 <i>(build to suit)</i>
4	3,810
5A	<i>Leased</i>
5B	<i>Leased</i>
6&7	3,800
8	<i>Leased</i>
9	<i>Leased</i>
10	<i>Leased</i>
11	<i>Leased</i>
12	2,105
13	<i>Leased</i>
14	<i>Leased</i>
15	<i>Leased</i>

