



Leasing Opportunity

3880 Veterans Memorial Hwy(The Aviator Building)
Bohemia, New York 11716

Property Description

Suitable for corporate, professional businesses.

Window-lined. Beautifully updated office space consisting of 9 private offices, conference room, open bullpen areas, reception areas, 1 kitchen, and 1 staff lounge.

*Rent includes Utilities, Common Area Maintenance and base year taxes.

Property Highlights

- Fully updated
- Abundant Parking
- Utilities and Common Area Maintenance Included
- Great location in close proximity to all major roadways
- Prime Professional/Corporate/Boutique Property
- Adaptable Flexible Design - Fully updated
- Substantial Veterans Memorial Highway Frontage. Close to LIE, Sunrise Hwy & Southern State Pkwy.

Details

Min Available SF	1,300 Sq. Ft.
Max Available SF	3,200 Sq. Ft.
Lease Price PSF	\$31.00
Taxes PSF	\$5.47
Lot Size	1.17 Acres
# of Parking Spaces	130
Zoning	ICD

OFFERING SUMMARY

Size Available:	1,300-3,200 Sq. Ft.
Lease Rate	\$31.00 Sq. Ft. Gross
Building Size	19,500 SF

For more information

Mark Pawlitschek

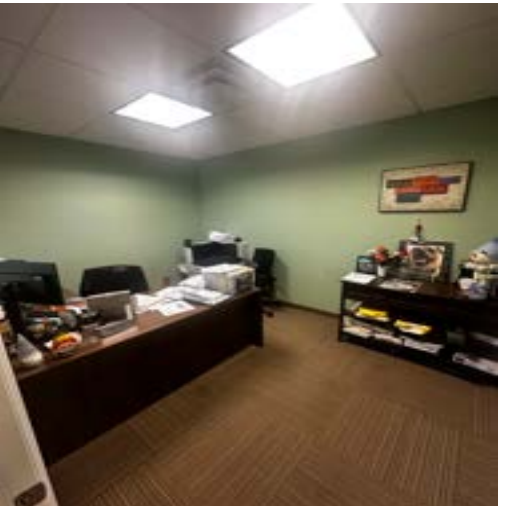
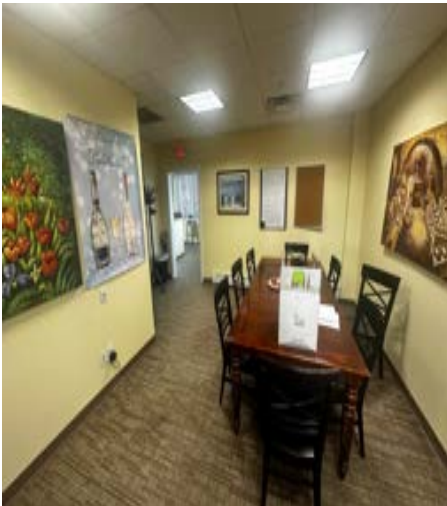
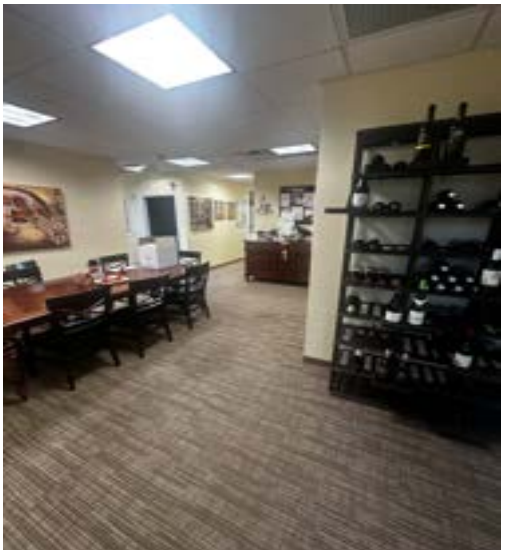
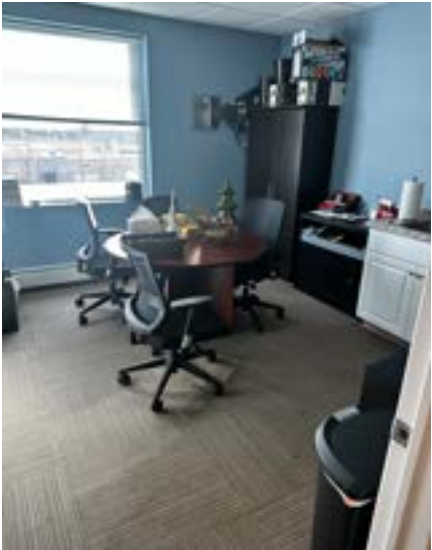
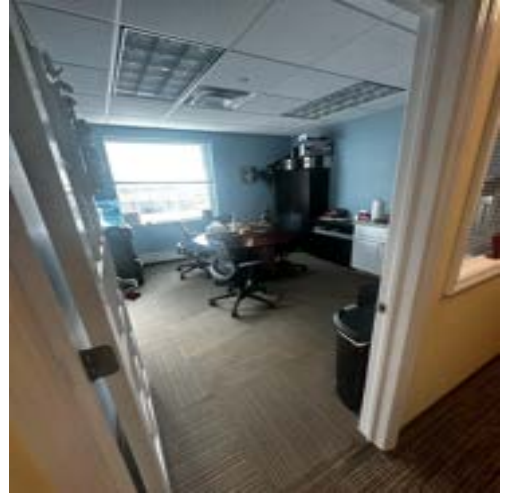
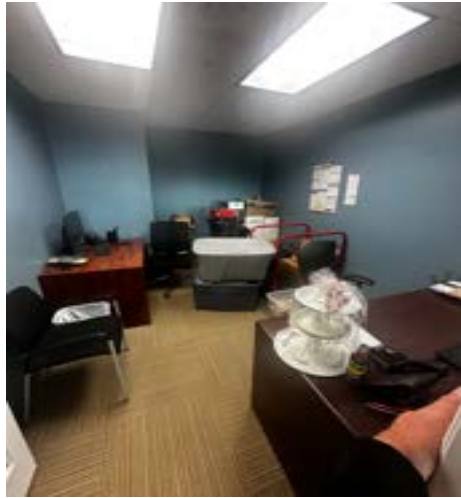
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1 Main Street
Sayville, NY, 11782
www.Compass.com

For Lease
Office
1,300-3,200 Sq. Ft.

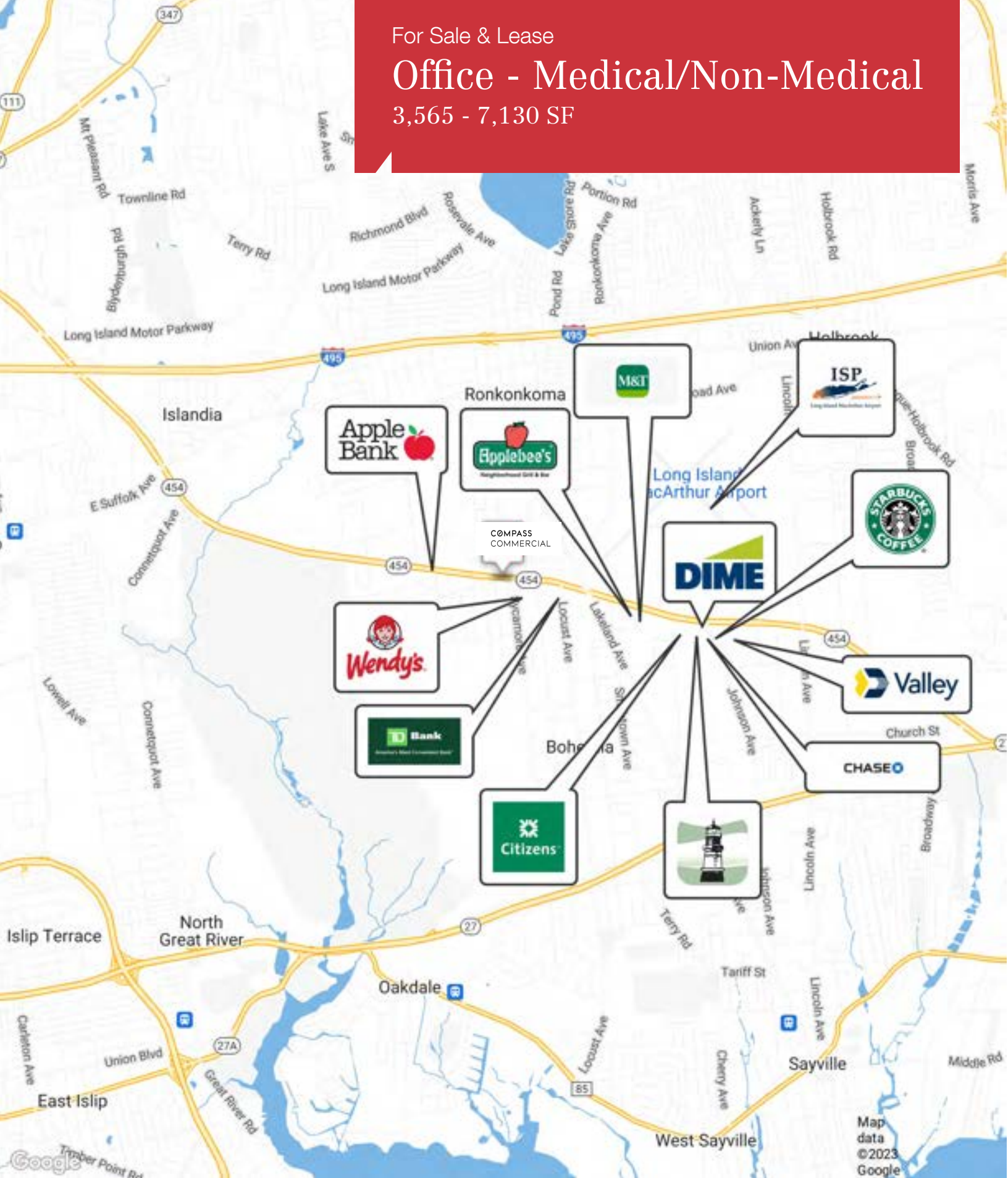


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For Sale & Lease

Office - Medical/Non-Medical

3,565 - 7,130 SF



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