



 O'SHEA
PROPERTIES

2805 VETERANS HIGHWAY

SUITES 19-22
4,800 SF UP TO 8,300 SF

— RONKOMA, NEW YORK —

PARK VIEW OFFICE PLAZA

Three Options Available:

19 & 20 = 4,800 SF

19-21 = 6,700 SF

19-22 = 8,300 SF



OFFICE OR MEDICAL OFFICE PERMITTED

Modern Construction
Flexible Lease Terms
Fixed Monthly Rent
Premier Location



CONVENIENT LOCATION

Proximity to Long Island MacArthur Airport
Proximity to Long Island Rail Road (Ronkonkoma Station)
Proximity to Restaurants, Hotels, Banks, and Transportation
Proximity to Long Island Expressway and Sunrise Highway



FIXED MONTHLY RENT

Includes: All Common Area
Maintenance, Snow Plowing,
Warranty of HVAC, Base Year
Taxes, Water & Building Insurance

 O'SHEA
PROPERTIES



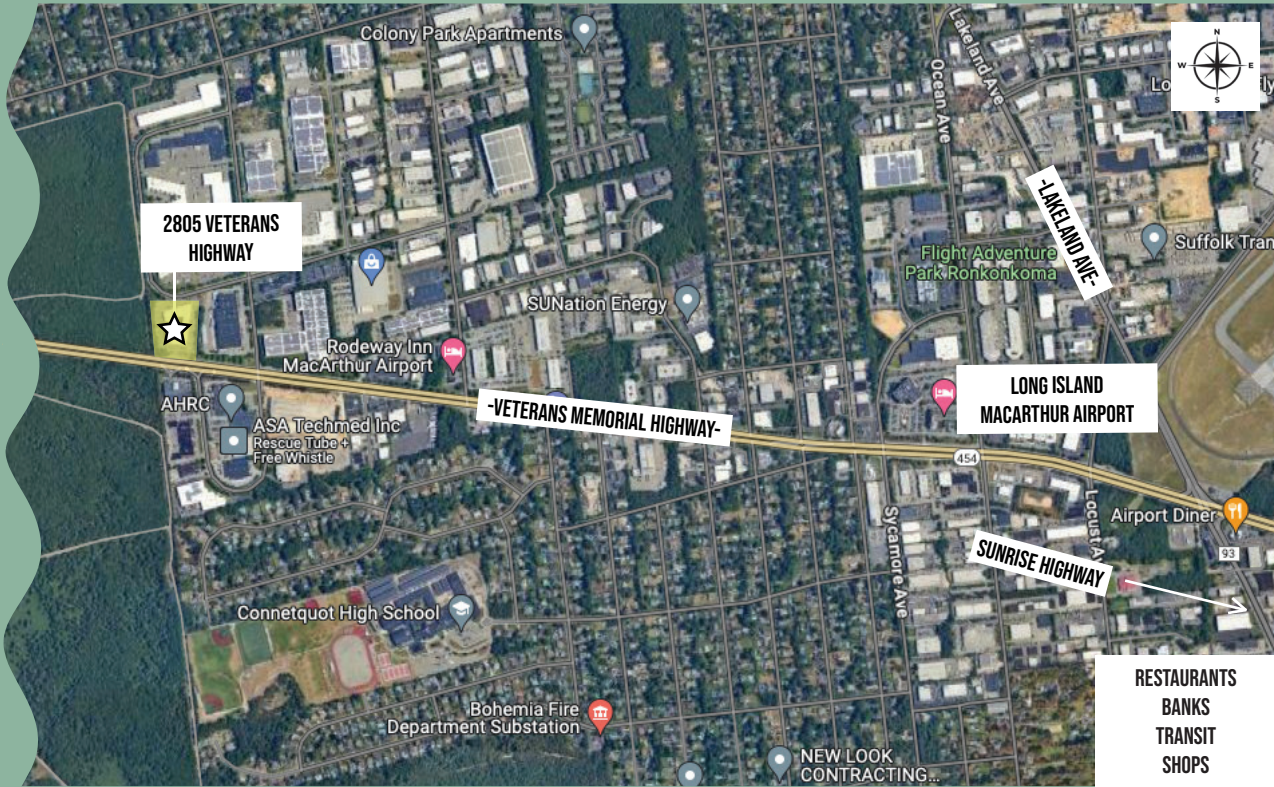
PROPERTY HIGHLIGHTS

Veterans Highway Frontage
Individually-Metered Utilities
Exterior Security Lighting
Ample Parking
24-Hour Access
Doorstep Parking

AN IDEAL LOCATION TO OPERATE YOUR BUSINESS

Veterans Highway is an easily accessible location for you and your customers! Located near the airport, train station, and major highways.

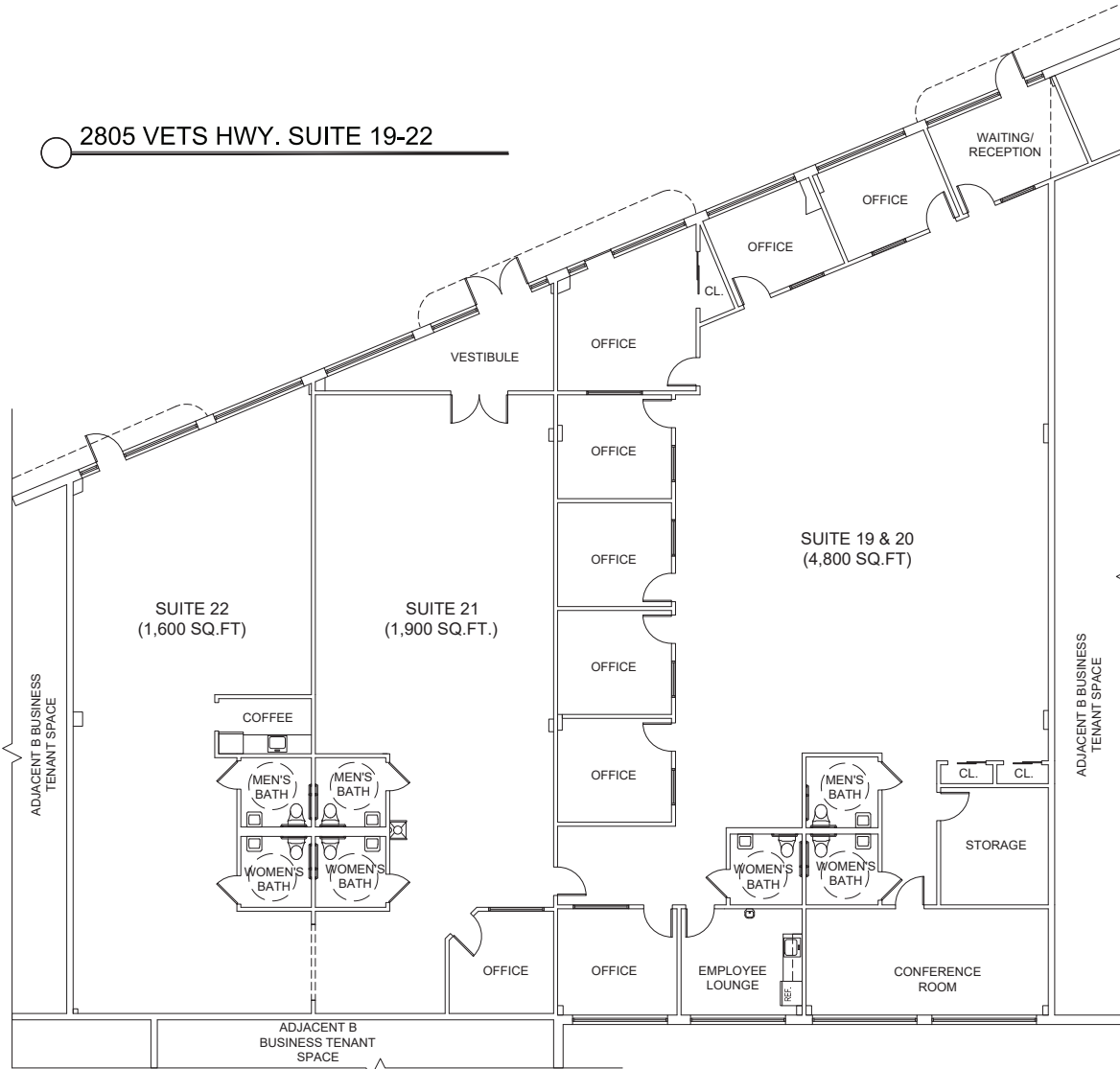
Plus, enjoy access to nearby restaurants, coffee shops, endless shopping, and more.



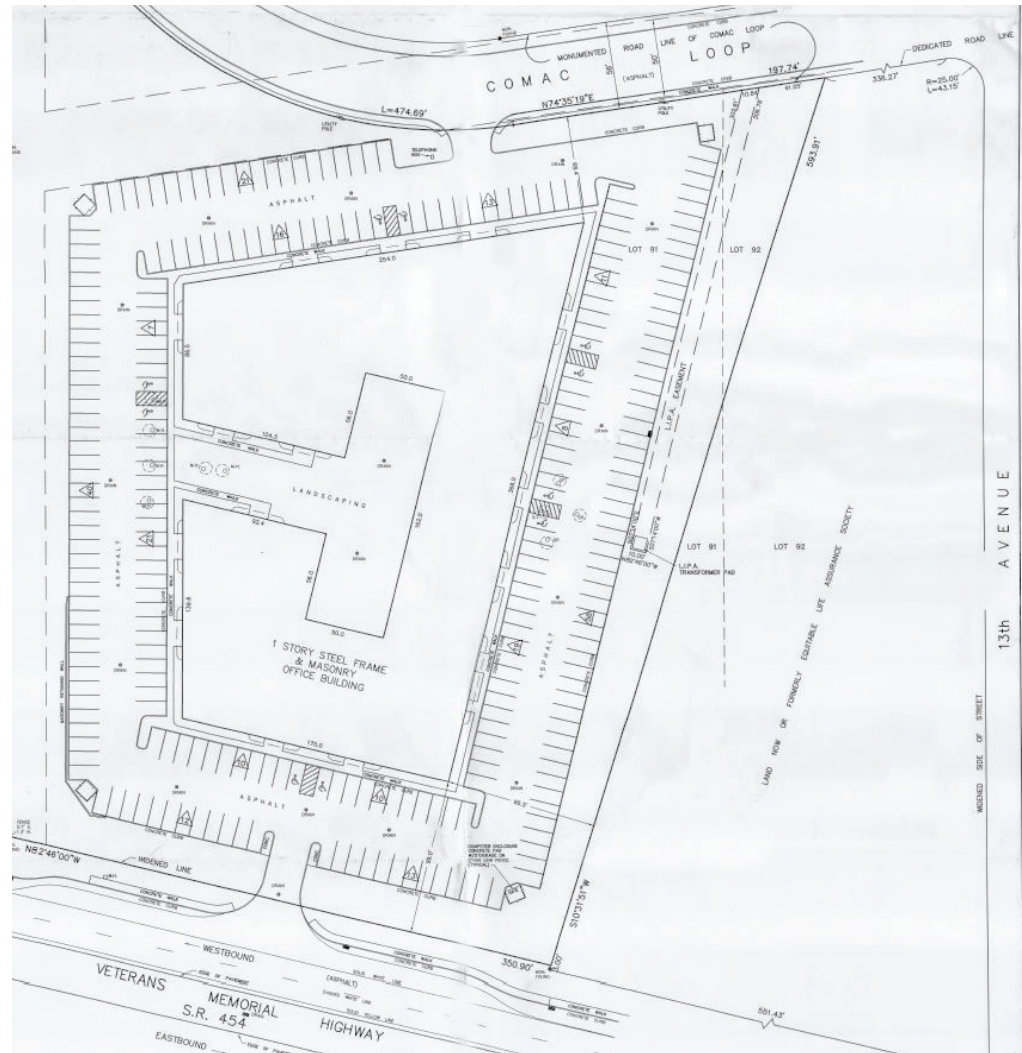
MORE POWERFUL PROPERTY HIGHLIGHTS

- Office or Medical Office Permitted
- Veterans Highway Frontage
- Convenient Location
- Three Sizes Available
 - 19 & 20 = 4,800 SF
 - 19 – 21 = 6,700 SF
 - 19 – 22 = 8,300 SF
- Energy Efficient Building
- Various Telecommunication Options
- Fiber Optic Connection Options
- Access 7–Days a Week

SUITES 19-22 FLOOR PLAN



SITE PLAN



FOR FURTHER INFORMATION, PLEASE CONTACT

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