



 O'SHEA  
PROPERTIES

# 3920 VETERANS HIGHWAY

SUITE #7 - 1,900 SF

SUITE #9 - 3,015 SF

— BOHEMIA, NEW YORK —

# MODERN OFFICE BUILDING

2 Available Units

#7 – 1,900 SF

#9 – 3,015 SF



## FIXED MONTHLY RENT

Fixed rent available for  
up to three years.

Includes: All CAM charges,  
and Warranty of HVAC



## PREMIER LOCATION

Proximity to Long Island MacArthur Airport

Proximity to Long Island Rail Road (Ronkonkoma Station)

Proximity to the New Ronkonkoma Hub Project

Proximity to Restaurants, Hotels, Banks, and Transportation



## ENERGY EFFICIENT

LED Lighting

Separately Metered

Gas & Electric



## PROPERTY HIGHLIGHTS

Veterans Highway Frontage

24-Hour Doorstep Parking

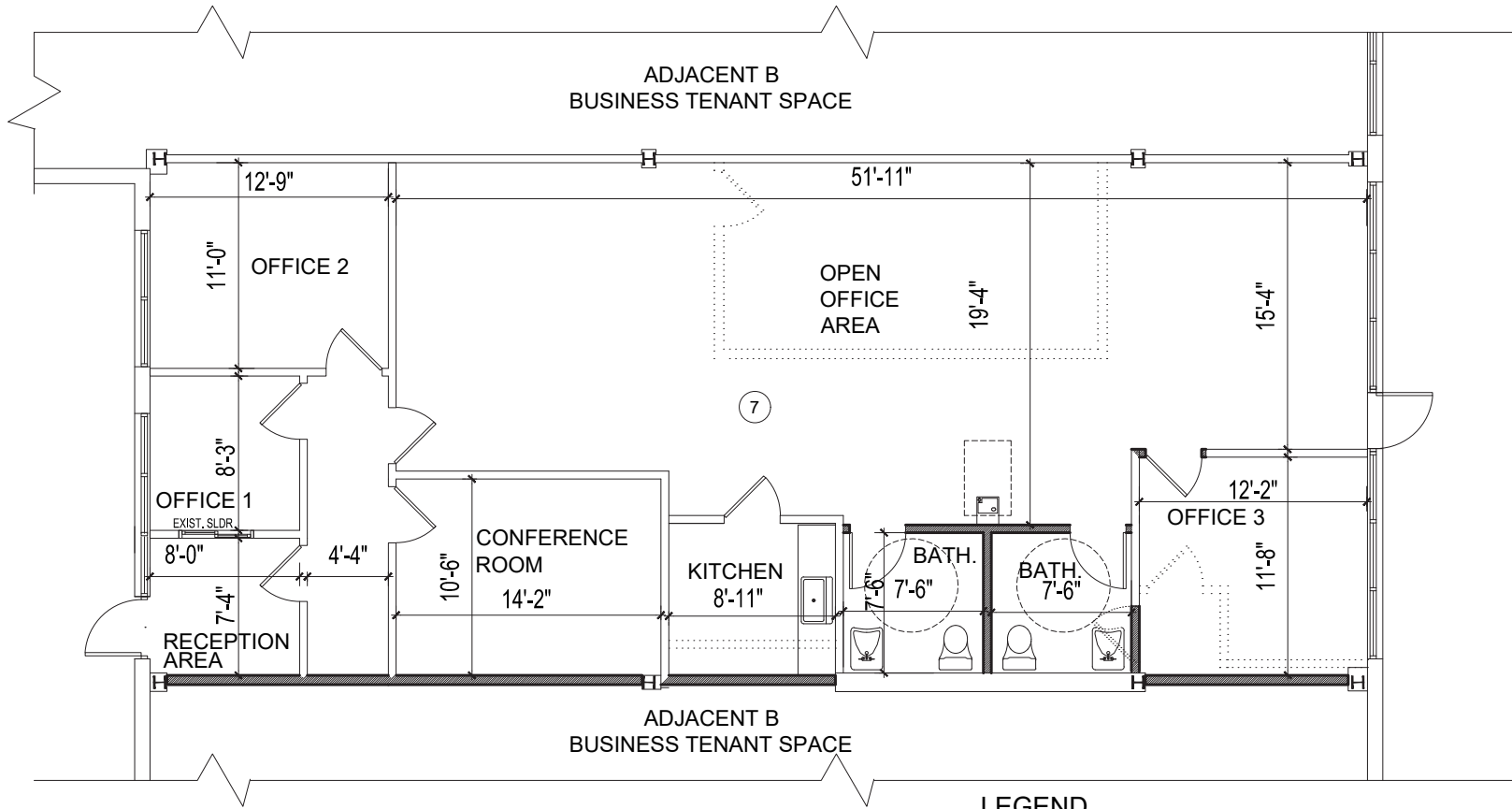
Private Entry for Safety

Flexible Lease Terms

Ample Parking

# UNIT #7 FLOOR PLAN

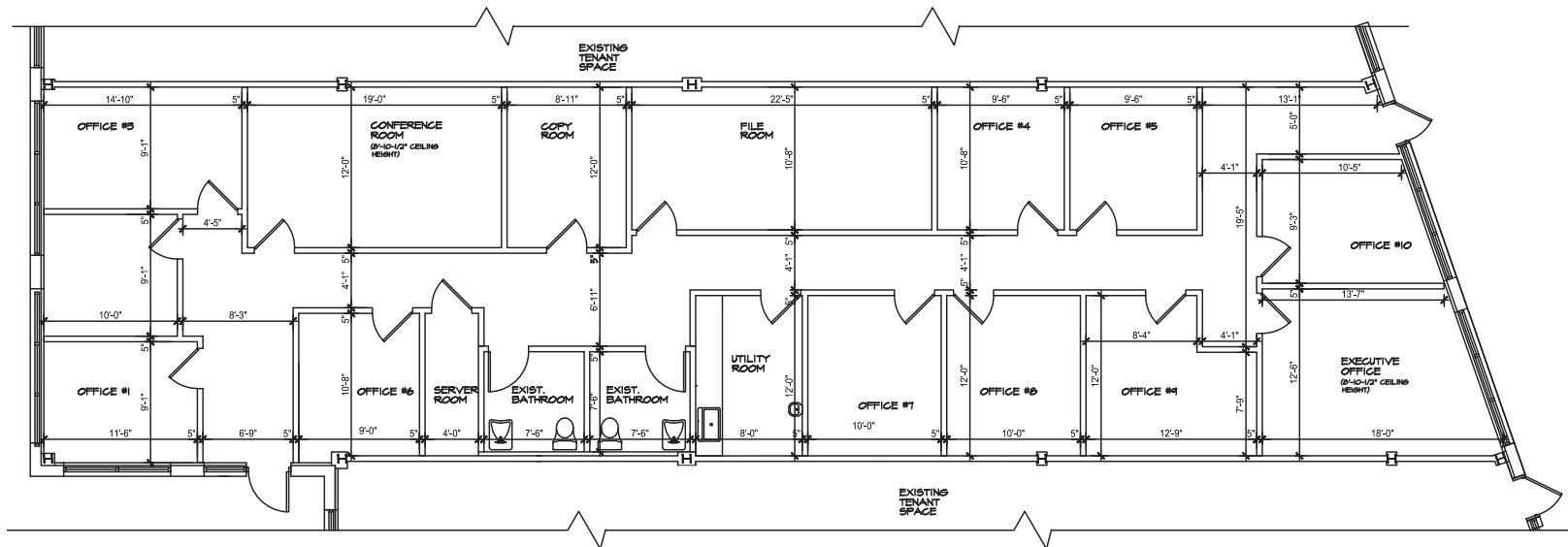
**1,900 SF**



LEGEND

# UNIT #9 FLOOR PLAN

**3,015 SF**



**FOR FURTHER INFORMATION, PLEASE CONTACT**

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