



 O'SHEA  
PROPERTIES

# 2805 VETERANS HIGHWAY

SUITE #16: 1,900 SF  
OFFICE SPACE AVAILABLE

— RONKOMA, NEW YORK —

# PARK VIEW OFFICE PLAZA

SUITE #16  
1,900 SF



## BUILD YOUR BUSINESS HERE

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: Common Area  
Maintenance, Lot Repairs,  
Warranty of Heat/AC System,  
Taxes, Water, Building Insurance

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PROPERTIES



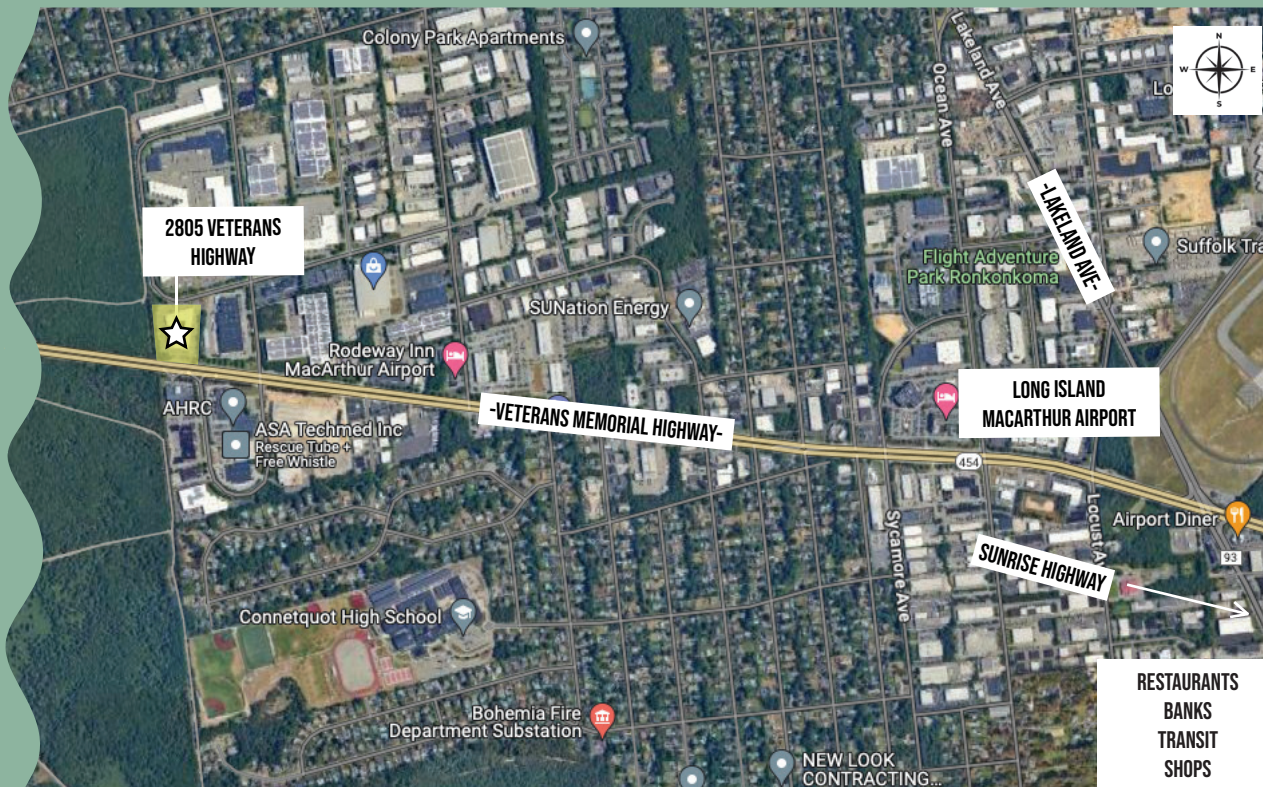
## PROPERTY HIGHLIGHTS

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.

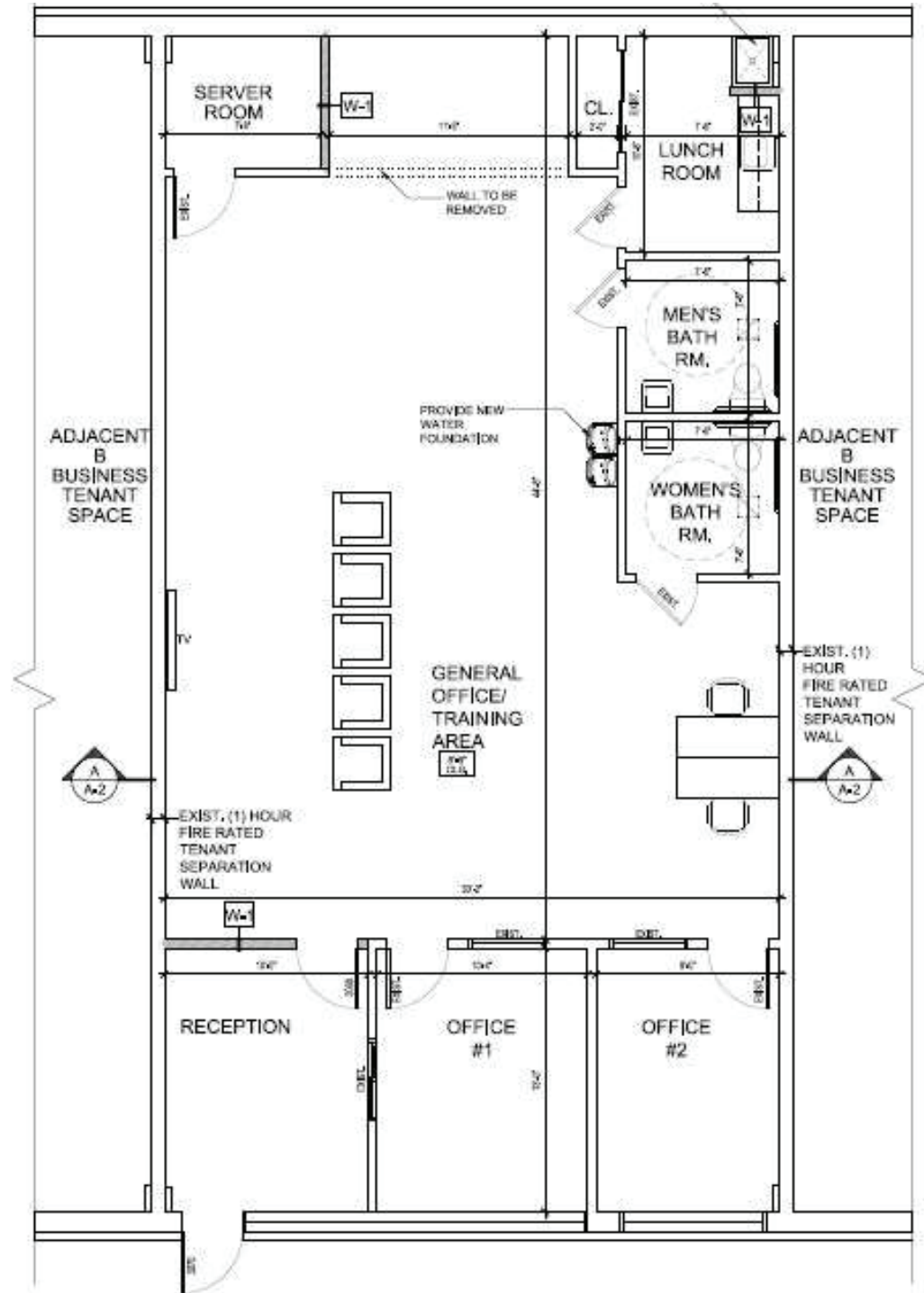
Plus, enjoy access to nearby restaurants, coffee shops, endless shopping, and more.



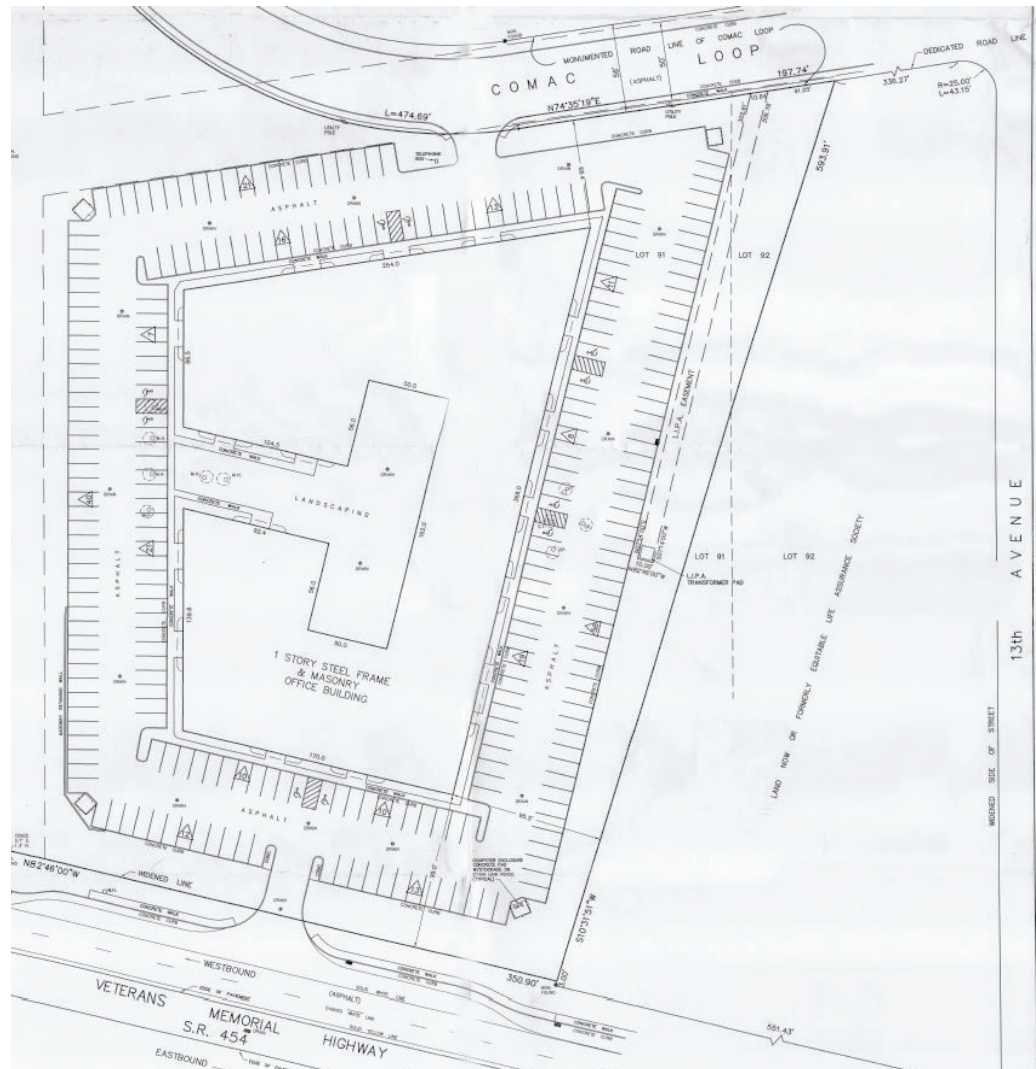
## MORE POWERFUL PROPERTY HIGHLIGHTS

- Office Permitted
- Veterans Highway Frontage
- Convenient Location
- Lunch Room Space
- Separate Bathrooms
- Reception Space
- Server Room
- Energy Efficient Building
- Various Telecommunication Options
- Fiber Optic Connection Options
- Access 7-Days a Week

# FLOOR PLAN



# SITE PLAN



**FOR FURTHER INFORMATION, PLEASE CONTACT**

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