

For Lease

# Office

758 - 3,757 SF



## Courthouse Corporate Center

320 Carleton Avenue  
Central Islip, New York 11722

### Property Description

Courthouse Corporate Center offers affordable high-quality office space. A beautiful lobby and well-appointed common areas welcome visitors as they take high-speed elevators to upper floors. The facility has energy efficient 'operable' windows, extensively landscaped grounds w/plaza seating. Amenities include a café on premises, updated conference center, storage/archive space, and abundant on-site parking. A computerized security system allows 24/7 access to the building. Updated conference center with digital whiteboard, LCD Projector and new furnishings. Improved signage to building with lighted "320" signs on the 9th Floor facing west and south.

### Property Highlights

- Most affordable Class A office space on LI
- Next to Federal and State Courts, the Law Center of Touro College, and Bethpage Federal Credit Union Ballpark (Long Island Ducks)
- Café & Media Center
- Carrabba's Italian Grill, Fridays, Target, Home Depot, and the New York Institute of Technology are all within 3/4 mile

### OFFERING SUMMARY

<b>Available SF</b>	758 - 3,757 SF
<b>Lease Rate</b>	\$19.95 SF/yr (Full Service)
<b>Electric Rate</b>	\$3.50 SF/yr
<b>Building Size</b>	175,000 SF

For more information

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	758 - 3,757 SF	Lease Rate:	\$19.95 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4000	Available	758 - 2,501 SF	Full Service	\$19.95 SF/yr
P 6th	Available	1,481 SF	Full Service	\$19.95 SF/yr
4100	Available	1,743 - 2,501 SF	Full Service	\$19.95 SF/yr
7000	Available	1,889 SF	Full Service	\$19.95 SF/yr
1300	Available	2,156 - 3,757 SF	Full Service	\$19.95 SF/yr
6000	Available	1,000 - 3,419 SF	Full Service	\$19.95 SF/yr

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