



NEWS RELEASE

FOR FURTHER INFORMATION CONTACT:

Lee Rosner, CCIM SIOR
631-232-4400 x113

COLDWELL BANKER COMMERCIAL ROSNER & ASSOCIATES ANNOUNCES 3,100 SF OFFICE LEASE TRANSACTION

Islandia, New York – June 1, 2008- Christian Smith, Associate of Coldwell Banker Commercial Rosner & Associates today announced a 3,100 SF office lease transaction at the Courthouse Corporate Center on Carleton Avenue in Central Islip.

Kenneth J. Molloy Esq. and Richard Stettine Esq. combined their longstanding law practices and signed a lease to occupy 3,100 SF of prime office space in the 175,000 SF Class "A" Courthouse Corporate Center. The attorneys chose the location for the high building quality, excellent value and its immediate proximity to the Alfonse D'Amato Federal Court Building, the Cohalan County Court Complex, Citibank Park (home of the LI Ducks) and Touro Law School.

Courthouse Corporate Center is located at 320 Carleton Avenue, less than one half mile north of the Southern State Parkway. With leasing rates at \$19 per square foot, the Courthouse Corporate Center offers the most affordable high-quality office space on Long Island. The Landlord provides turn-key, build to suit office space to fit tenant needs. A beautiful lobby and well-appointed common areas welcome visitors as they take high-speed elevators to upper floors. The facility has new energy efficient 'operable' windows, extensively landscaped grounds with plaza seating, Amenities include a cafe on premises, conference room, storage/archive space, and abundant on-site parking. A computerized security system allows 24/7 access to the building. The building was reconstructed into an office building in 2003.



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