



Rosner & Associates

Office

Exclusive Listing

Lease

Courthouse Corporate Center
320 Carleton Avenue
Central Islip, NY 11722

Property Information

Min Contiguous SF: 1,017
Max Contiguous SF: 19,244
Max Available SF: 33,350
Gross Leasable Area: 175,000
Lease Rate PSF: \$17.50
Lease Type: + Electric
Possession: Immediate
of Stories: 9
Fuel: Gas
Parking: 5.5 per 1,000
Lot Size (acres): 11
Zoning: Office
Year Built: 2003



Main Photo

Landlord Special Leasing Rate Just Announced - \$17.50 per square foot, the Courthouse Corporate Center offers the most affordable high-quality office space on Long Island. 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 with plaza seating. Amenities include a café on premises, conference room, storage/archive space, and abundant on-site parking. A computerized security system allows 24/7 access to the building. Compare with other first-class buildings, and you'll see why Courthouse Corporate Center is the affordable alternative.

The property is immediately accessible from the Southern State Parkway (Exit 43A) and the Long Island Expressway (Exit 56S). It is in walking distance to Federal and County courts, and just blocks from a major retail center that includes Target, Home Depot, Carraba's and more.

Space Availability

Suite No.	Min Avail Space	Max Avail Space	Rent PSF	Electric PSF	Availability	Description
P 3rd	1,017	1,017	\$17.50	\$3.00	Immediate	
P 7th	1,331	1,331	\$17.50	\$3.00	Immediate	Eastern view. New Common Areas!!
P 6th	1,371	1,371	\$17.50	\$3.00	Immediate	Western side of Bldg. Great views.
P 6th	1,481	1,481	\$17.50	\$3.00	Immediate	Eastern views of CitiPark Field! Windows, windows, windows!
P 2nd	1,708	1,708	\$17.50	\$3.00	Immediate	Built out space off main near lobby. Corner Unit.
P 1st	1,749	1,749	\$17.50	\$3.00	Immediate	Ground floor space, just off lobby. High level of finish.
P 7th	2,000	5,449	\$17.50	\$3.00	Immediate	Corner space with north, east and western views
P Penthouse	6,000	11,149	\$17.50	\$3.00	Immediate	Terrific views
P 8th	6,000	8,095	\$17.50	\$3.00	Immediate	Lease out for 8,095 SF

For Information, please contact: Andy Dorman (631) 761-6883 Direct Dial Email: adorman@cbcli.com
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Alternate Photo



Aerial View

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Elevator Lobby



Aerial

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