

Office

Lease

One Suffolk Square
1601 Veterans Memorial Highway
Islandia, NY 11749

Property Information

Min Contiguous SF:	1,448
Max Contiguous SF:	3,236
Max Available SF:	4,684
Gross Leasable Area:	63,608
Lease Rate PSF:	\$23.50
Lease Type:	+ Electric
Possession:	Immediate
# of Stories:	5
Fuel:	Gas
Parking:	5 per 1,000
Lot Size (acres):	4
Zoning:	O (Office)
Year Built:	1985



Main Photo

Class A office building at top location; SE Corner of Long Island Expressway (Route 495) @ Exit 57 and Veterans Memorial Highway (Route 454) . High window to floor area ratio. Newly renovated common areas, new elevators, 24/7 card access, bank branch on site, signage, and video security system. Parking on all four sides of building. Convenient to Suffolk County government offices and Federal courthouse, three major hotels and convention centers, shopping, and restaurants.

Space Availability

Suite No.	Min Avail Space	Max Avail Space	Rent PSF	Electric PSF	Availability	Description
430	1,448	1,448	\$23.50	\$3.25	Immediate	3 offices, glass-walled conf rm, storage/general purpose rm, ki
200	3,236	3,236	\$23.50	\$3.25	Fall 15	

For Information, please contact: Lee Rosner, CCIM SIOR Managing Principal Phone (631) 761-6886 email lrosner@cbcli.com

One Suffolk Square, 1601 Veterans Memorial Highway, Suite 420, Islandia, NY 11749 | 631-232-4400 Tel | 631-2132-2438 Fax | www.cbcli.com

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Each office independently owned and operated.



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Alternate Photo



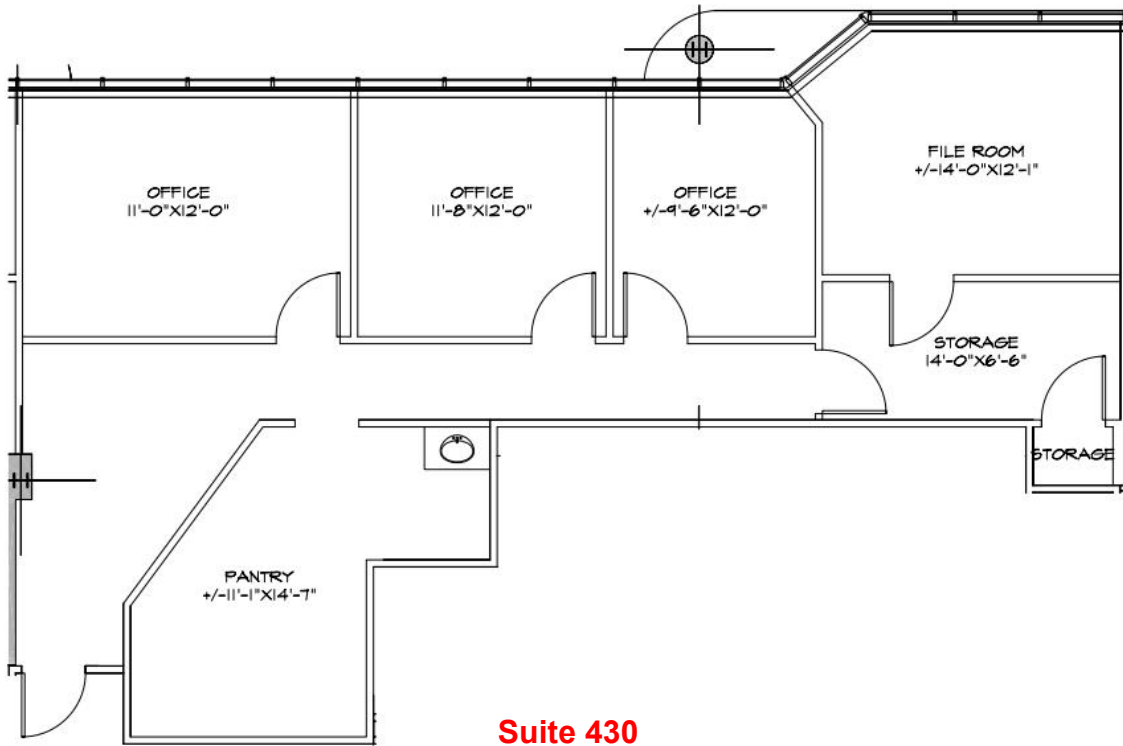
Aerial

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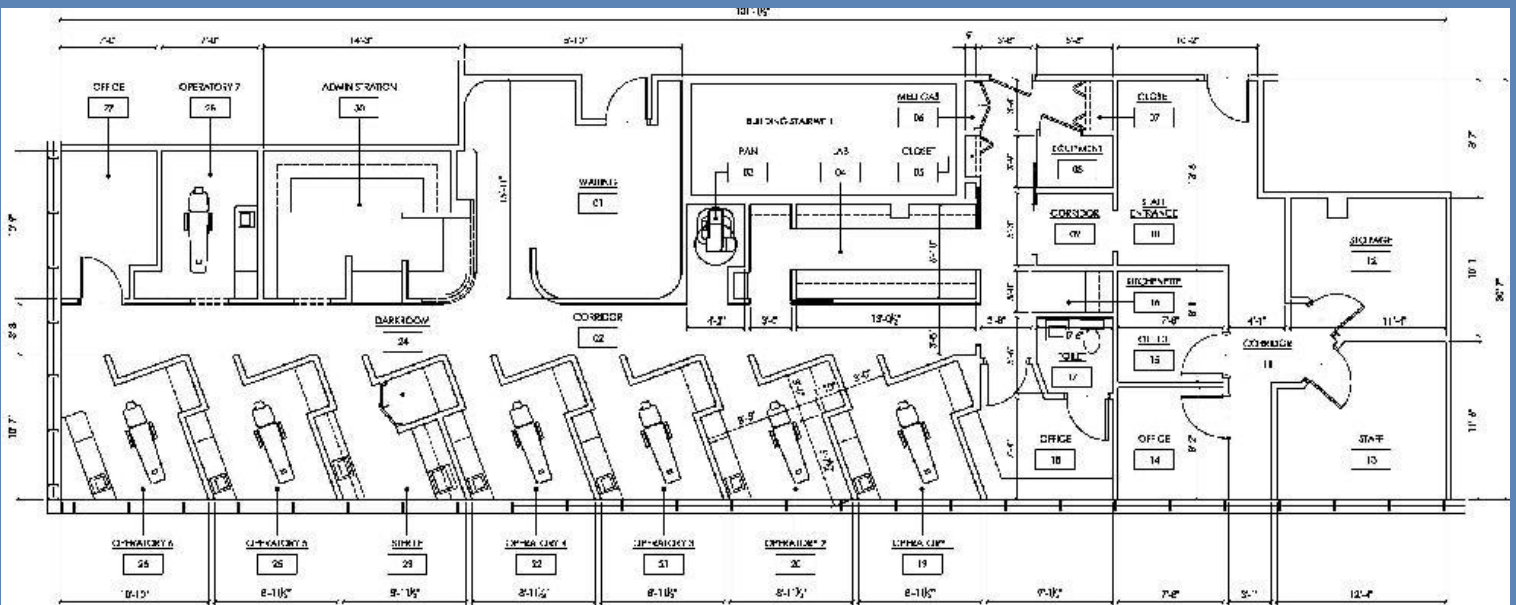
Suite 430

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Suite 200 Space Plan

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