

**Lease**
**Exclusive Listing**
**Office**

**Property Information**
**320 Carleton Avenue, Central Islip, NY 11722**

<b>Min Available SF:</b>	500	<b>Sprinklered:</b>	Yes	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. 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.
<b>Max Available SF:</b>	3,398	<b>Possession:</b>	Immediate	
<b>Gross Building Area:</b>	175,000	<b>Lot Size (Acres):</b>	11.1	
<b>Lease Rate PSF:</b>	\$19.95	<b>Parking:</b>	5.5 per 1,000	
<b>Electric:</b>	\$3.25	<b>Zoning:</b>	Office	
<b>Lease Type:</b>	+ Electric	<b>Year Built:</b>	2003	
		<b>Stories:</b>	9	

Suite No.	Min Avail Space	Max Avail Space	Rent PSF	Electric PSF	Availability	Description
6700	1,180	1,180	\$19.95	\$3.50	Immediate	2nd Gen Space. Law Office
P 6th	1,481	1,481	\$19.95	\$3.50	Immediate	1st Generation Space
P 6th Fl	1,500	3,398	\$19.95	\$3.50	Immediate	2nd Generation Space
P 1st	1,601	1,601	\$19.95	\$3.50	Immediate	2nd Generation Space. Ext entrance possible
4100	1,743	1,743	\$19.95	\$3.50	Immediate	2nd Gen Space.

**For Information please contact** Lee Rosner, CCIM SIOR (631) 761-6886 Direct Dial Email [lrosner@cbcli.com](mailto:lrosner@cbcli.com)
**CBCLI.COM**

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 Coldwell Banker Commercial Island Corporate Services  
 1601 Veterans Memorial Highway, Suite 420  
 Islandia, NY 11749



Lease

Exclusive Listing

Office



Alternate Photo



Aerial View

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Main Lobby

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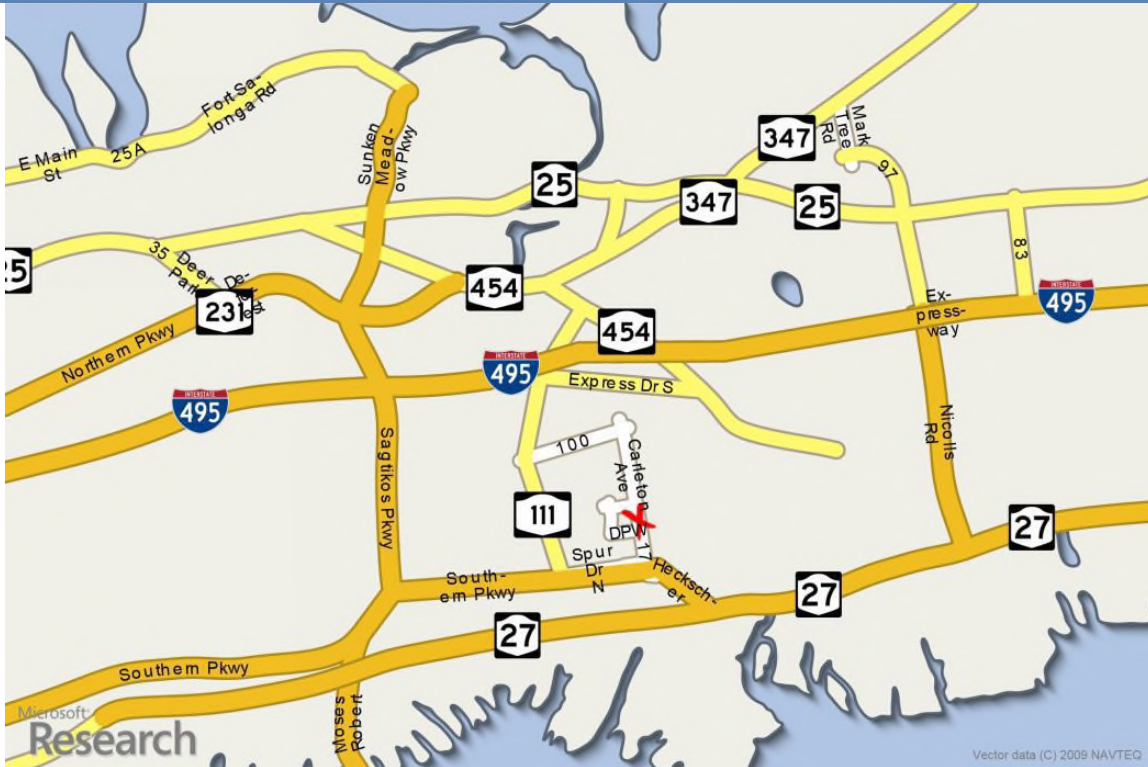
Lease

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New Conference Facility



Street Map

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