



Min Available SF: 758
Max Available SF: 3,757
Total Available SF: 14,027
Gross Area SF: 175,000
Lease Rate PSF: \$19.95
Electric: \$3.50
Lease Type: + Electric

Sprinklered: Yes
Possession: Immediate
Lot Size (Acres): 11.1
Parking: 5.5 per 1,000
Zoning: Office
Year Built: 2003
Stories: 9

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.

Suite No.	Min Avail Space	Max Avail Space	Rent PSF	Electric PSF	Availability	Description
4900	758	2,501	\$19.95	\$3.50	Immediate	
3000	980	980	\$19.95	\$3.50	Immediate	
P 6th	1,481	1,481	\$19.95	\$3.50	Immediate	1st Generation Space
6000	1,500	3,419	\$19.95	\$3.50	Immediate	
1300	1,601	3,757	\$19.95	\$3.50	Immediate	Ext ent & sign. Div to 1,601 & 2,516
4100	1,743	2,501	\$19.95	\$3.50	Immediate	Can combine w/4900
7000	1,889	1,889	\$19.95	\$3.50	Immediate	

For Information please contact

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Email mconde@nailongisland.com



Alternate Photo



Aerial View

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Lease
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1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
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Alternate Photo



Main Lobby

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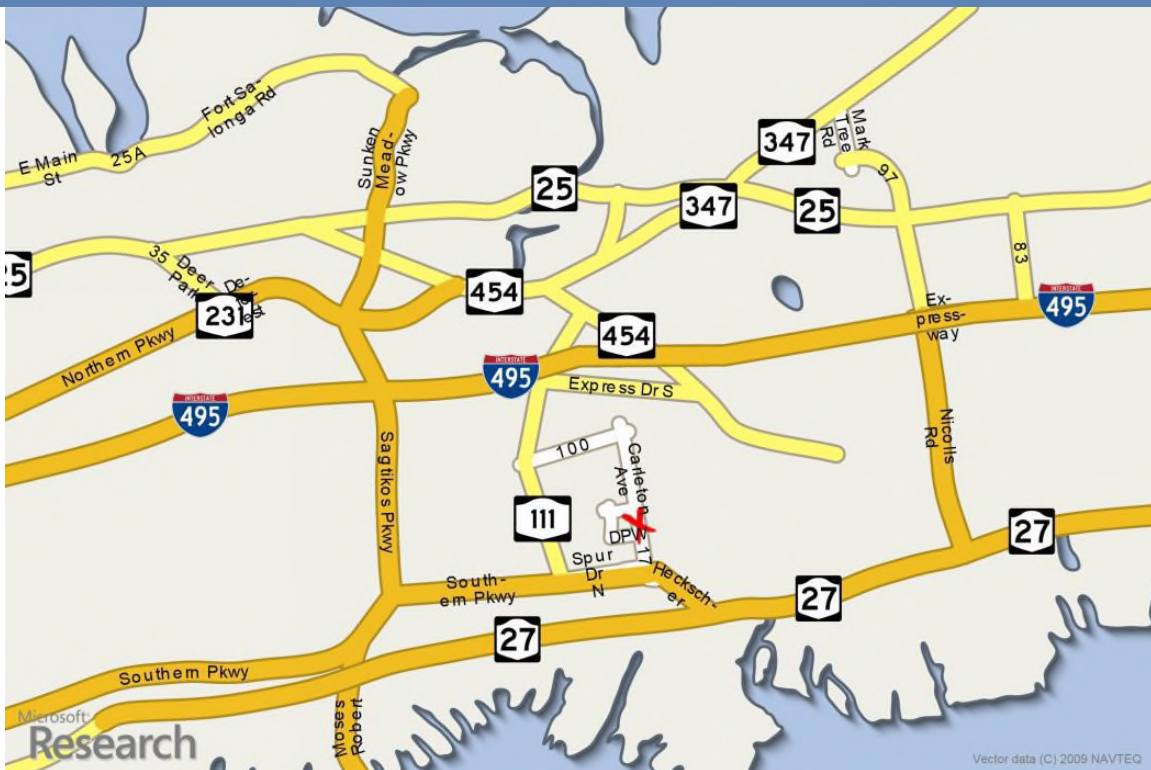
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New Conference Facility



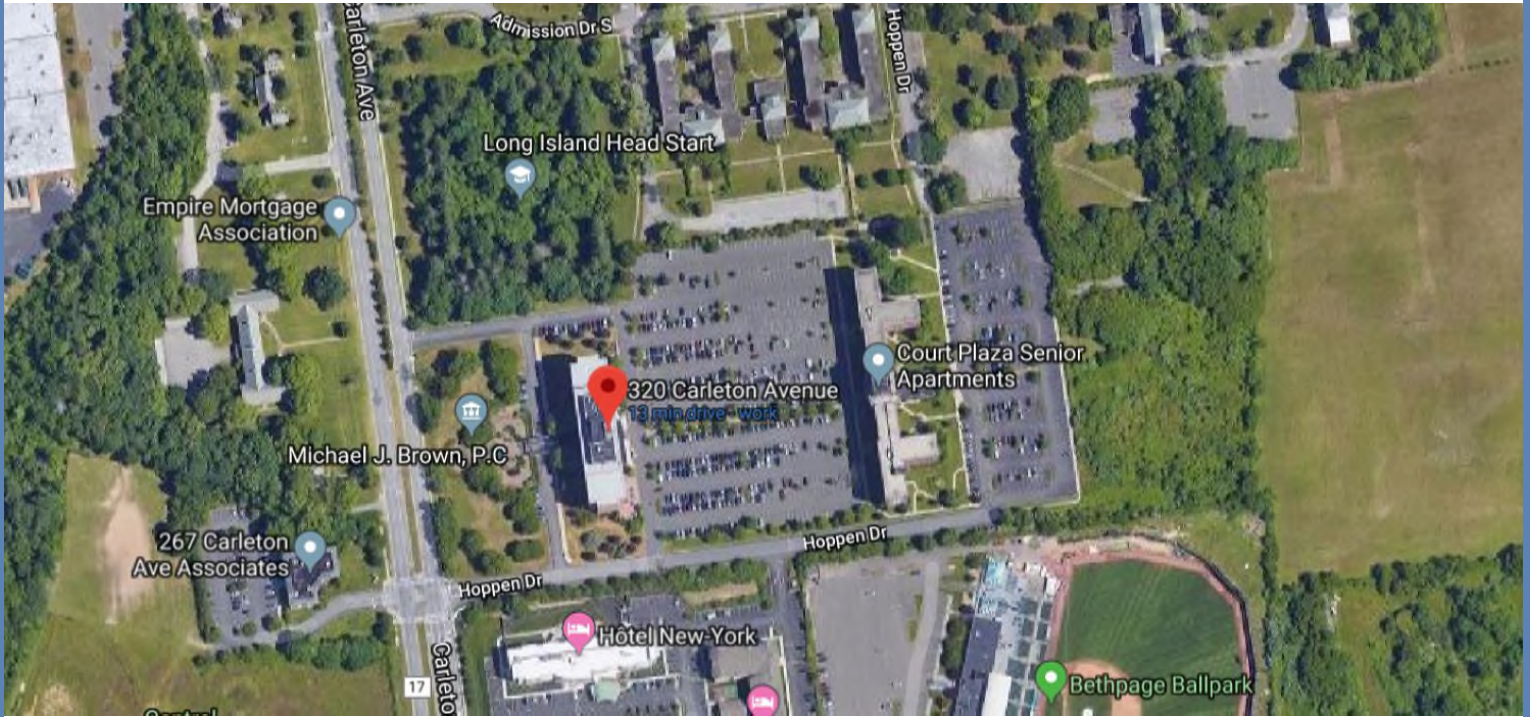
Street Map

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