

For Lease

Office

1,000 - 11,503 SF



Courthouse Corporate Center

320 Carleton Avenue
Central Islip, New York 11722

Property Description

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.

Courthouse Corporate Center is under new ownership and management. Many property upgrades are coming soon, including the following:

- New common areas, lobbies, and corridors
- Upgraded LED lighting
- Enhanced security system with added after hour access
- New signage and directories
- New modern, state of the art restrooms and elevators

Property Highlights

- Most affordable Class A office space on LI
- Next to Federal and State Courts, the Law Center of Touro College, and Bethpage Federal Credit Union Ballpark (Long Island Ducks)
- Café & Media Center
- Carrabba's Italian Grill, Fridays, Target, Home Depot, and the New York Institute of Technology are all within 3/4 mile

OFFERING SUMMARY

Available SF	1,000 - 11,503 SF
Lease Rate	\$23.50 SF/yr (MG; Full Service)
Electric Rate	\$3.50 SF/yr
Building Size	152,916 SF

For more information

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,000 - 11,503 SF	Lease Rate:	\$23.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
6600	Available	1,481 SF	Full Service	\$23.50 SF/yr
1300	Available	2,156 SF	Full Service	\$23.50 SF/yr
8800B	Available	1,000 - 11,503 SF	Full Service	\$23.50 SF/yr
8000	Available	1,000 - 11,503 SF	Full Service	\$23.50 SF/yr

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