

PRIME OFFICE SPACE FOR LEASE

• 4175 veterans memorial highway • ronkonkoma, ny



LOCATION

- ronkonkoma, new york 11779
- central suffolk submarket



SPACE AVAILABLE IMMEDIATE OCCUPANCY

- 1,950 square feet **second floor** | corner suite, pantry, restroom
- 1,155 square feet **lobby** | retail potential, building signage available

• 4 story building 40,000 rentable square feet •

• OWNED AND OPERATED BY ZELMAN REALTY

COMMENTS:

- Convenient to Long Island Expressway, Sunrise Highway
- Located directly at the entrance to Islip MacArthur Airport
- Ample on-site parking
- Modernized HVAC system with building energy management system
- Access Card System, 24 hour – 7 day access, CCTV
- Bank, ATM on site
- Fire alarm & fire sprinkler systems
- Multiple internet access providers, fiber connectivity
- Hotels, restaurants, shopping nearby

FOR INFORMATION CONTACT:

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