

Office

Exclusive Listing

Lease

Courthouse Corporate Center
320 Carleton Avenue
Central Islip, NY 11722



Property Information

Min Size:	758
Max Size:	3,757
GLA:	175,000
Sale Price:	
Lease Rate PSF:	\$19.95
Lease Type:	+ Electric
Electric PSF:	3.5
CAM PSF:	
Possession:	Immediate
Office size:	
Floor:	9
Ceiling Hgt:	
Fuel:	Gas
Sprinklered:	1
Power:	0
Loading Docks:	0
Drive Ins:	0
Parking:	5.5 per 1,000
RE Taxes:	
Lot Size (Acres):	11.1
Zoning:	Office

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.

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