

# BROWN HARRIS STEVENS

Established 1873

## JUST LISTED PRIME OFFICE SPACE FOR LEASE Corporate Center 11 Oval Dr, Islandia, NY 11749



<b>Building Size:</b>	62,000 sq. ft. (Sale Possible)
<b>Available Space:</b>	Suite 107 – 30,000 sq. ft. (Can Divide)
<b>Parking:</b>	550 spaces
<b>Prime Location:</b>	4 Blocks to Long Island Expressway (495)

### For Further Information and Inspection Contact Exclusive Brokers:

**DAVID SARGOY**  
Director Comm'l RE Division  
516.203.8134  
dsargoy@bhsusa.com

**MICHAEL BARUCH**  
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516.203.8150  
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**Brown Harris Stevens Commercial Real Estate, LLC**  
585 Stewart Avenue, Suite 790, Garden City, New York 11530  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

## Description

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- Fully Built Out Space – Modern Installation
- Space is devisable
- Utilities – Metered
- Exterior Signage Available
- Multiple Conference Rooms, Windowed Offices, and Break Rooms
- Outdoor Lunch Area
- No Loss Factor
- Workletter – Negotiable
- Immediate Occupancy
- Lease Price – Upon Request
- Possible Sale (Call for Price Guidance)

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## Property Photos

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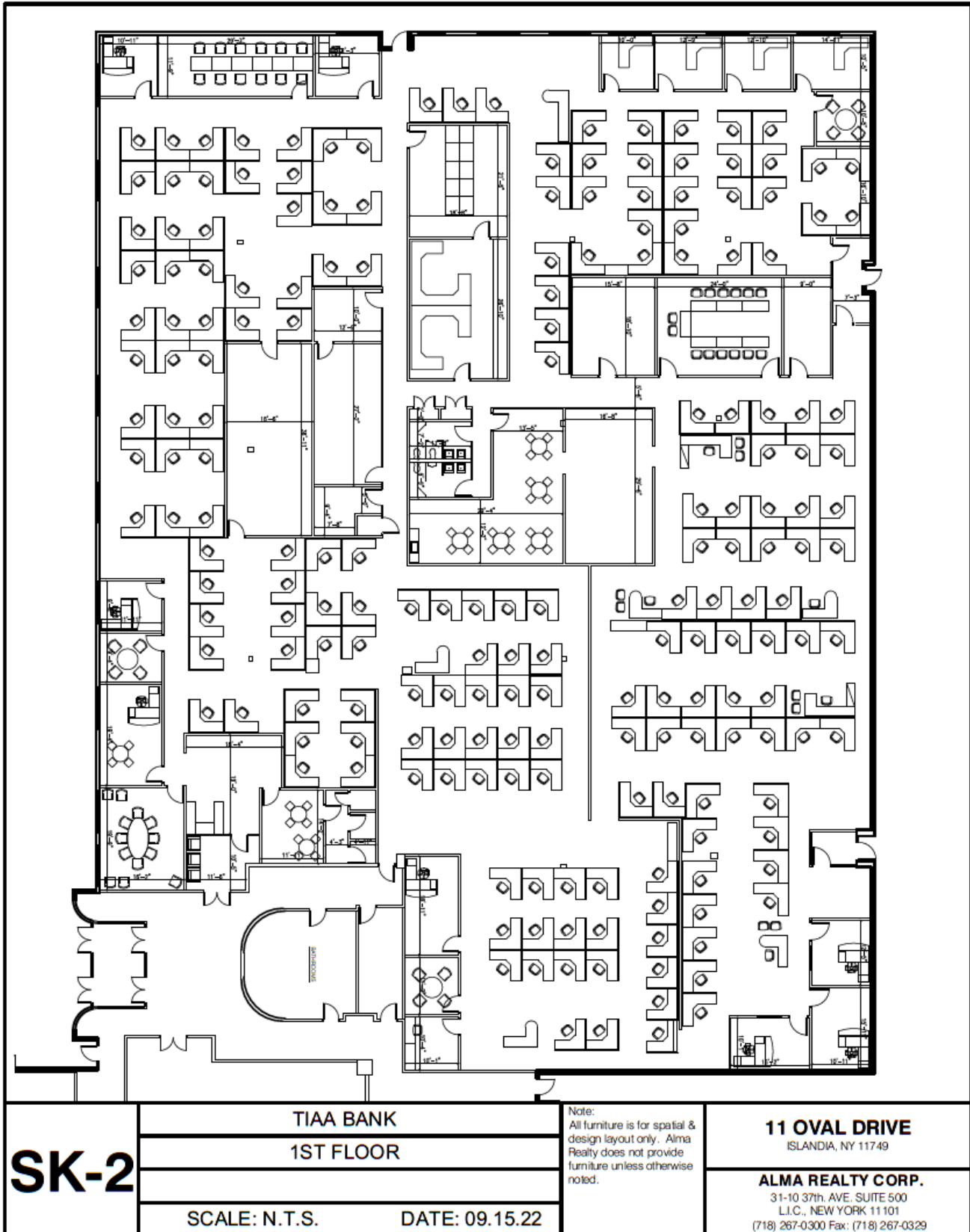
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## Floor Plan

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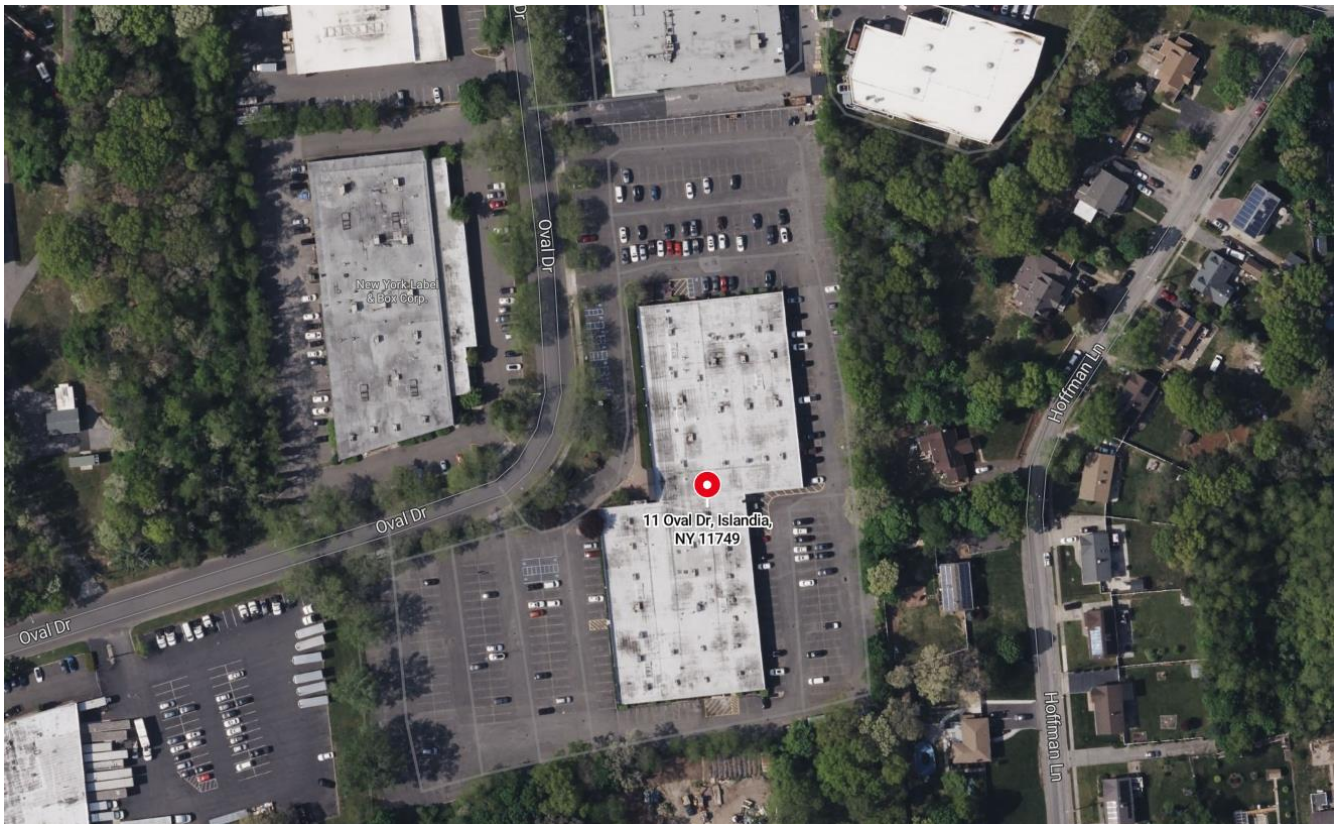
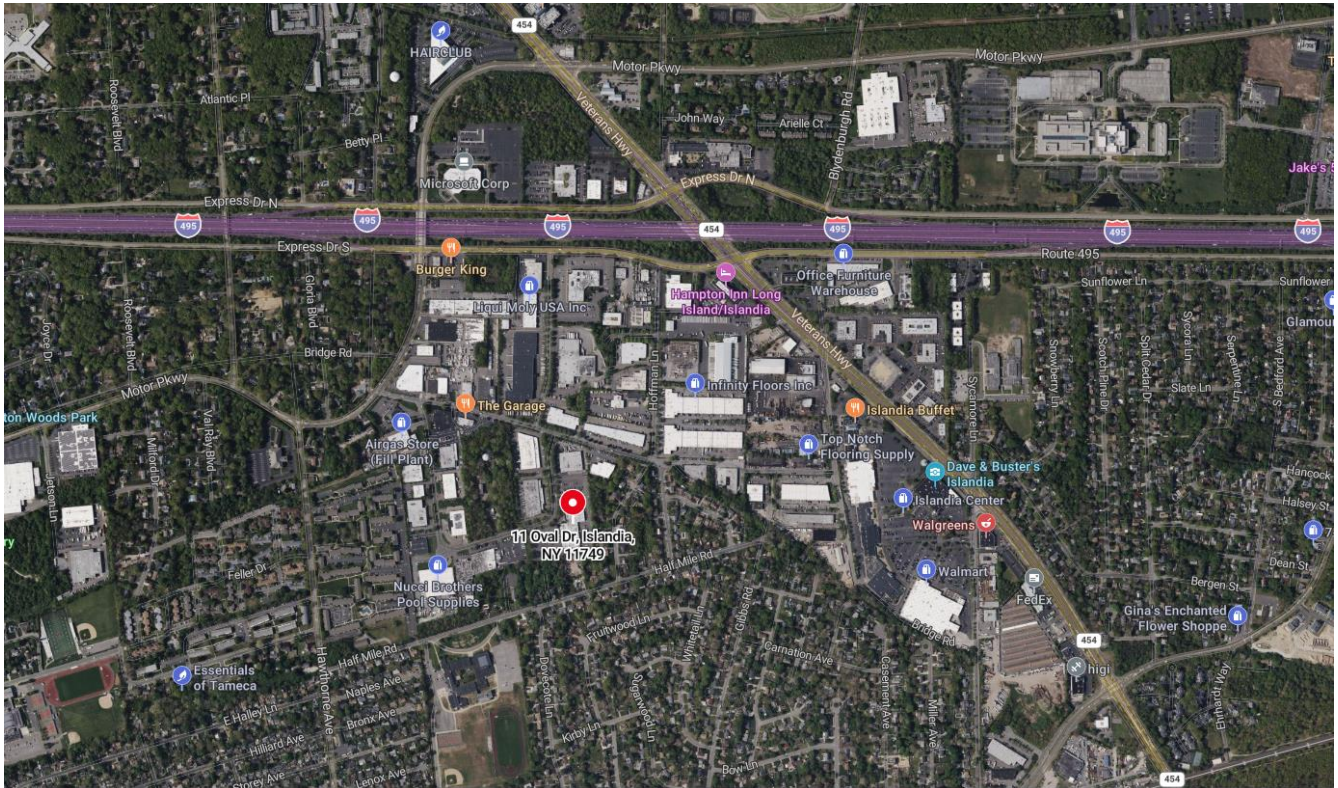
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## Map View

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