



Colliers

New Class A+ Standard for MacArthur Corporate Corridor

VARIOUS SUITES
1,040 SF – 42,000 SF

4250 Veterans Memorial Highway | Available for Lease

4250 VETERANS MEMORIAL HIGHWAY

HOLBROOK, NEW YORK

Recently acquired by Michael Broxmeyer and Daniel Broxmeyer, one of Long Island's largest and most respected residential and commercial landlords, this property is undergoing major capital improvements to enhance its appeal and functionality.

Upgrades include:

- A modernized building façade
- Renovated lobbies, bathrooms, hallways and elevators
- New amenities designed to elevate tenant experience including free and state of the art fitness center

Located on the MacArthur Corporate Corridor, the property offers exceptional accessibility—just minutes from Long Island MacArthur Airport and easy access to the Long Island Expressway, Sunrise Highway and LIRR, providing unmatched convenience for commuters and visitors alike.

Highlights:

- Cafe in the building
- Accessible to North and South Shores
- Located across from Long Island MacArthur Airport (ISP)
- Restaurants and Hotels nearby

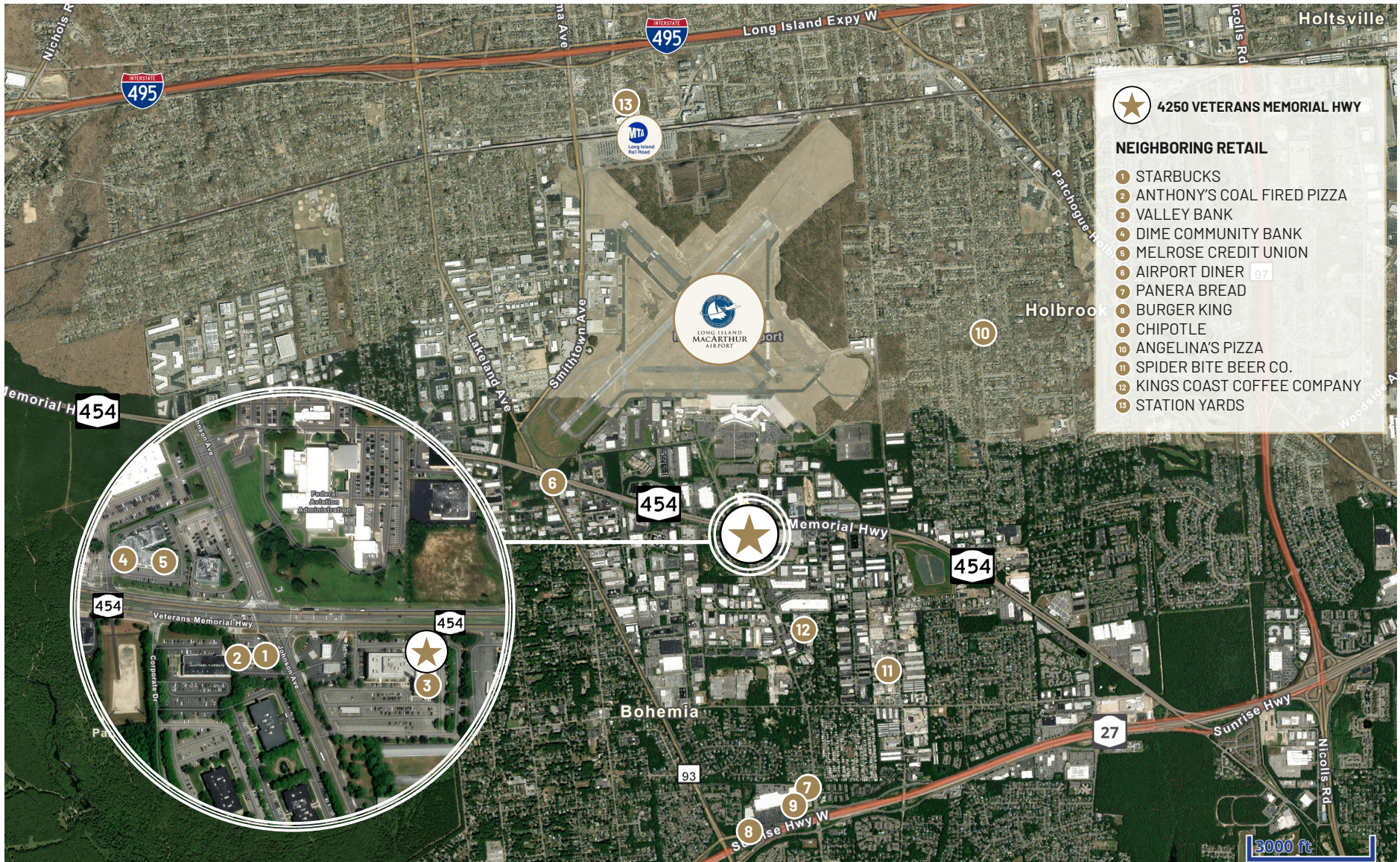


BUILDING VACANCIES

- Suite 1070 – 4,393 RSF
 - Suite 1050 – 3,254 RSF
 - Suite 3060 – 3,734 RSF
 - Suite 150 – 1,040 RSF
 - Suite 301 – 5,963 RSF
 - Suite 303 – 1,710 SF
- (can be combined)
- (can be combined)



4250 VETERANS MEMORIAL HIGHWAY HOLBROOK, NEW YORK



BEFORE:
HALLWAY



AFTER:
HALLWAY



BEFORE:
MEN'S LAVATORY

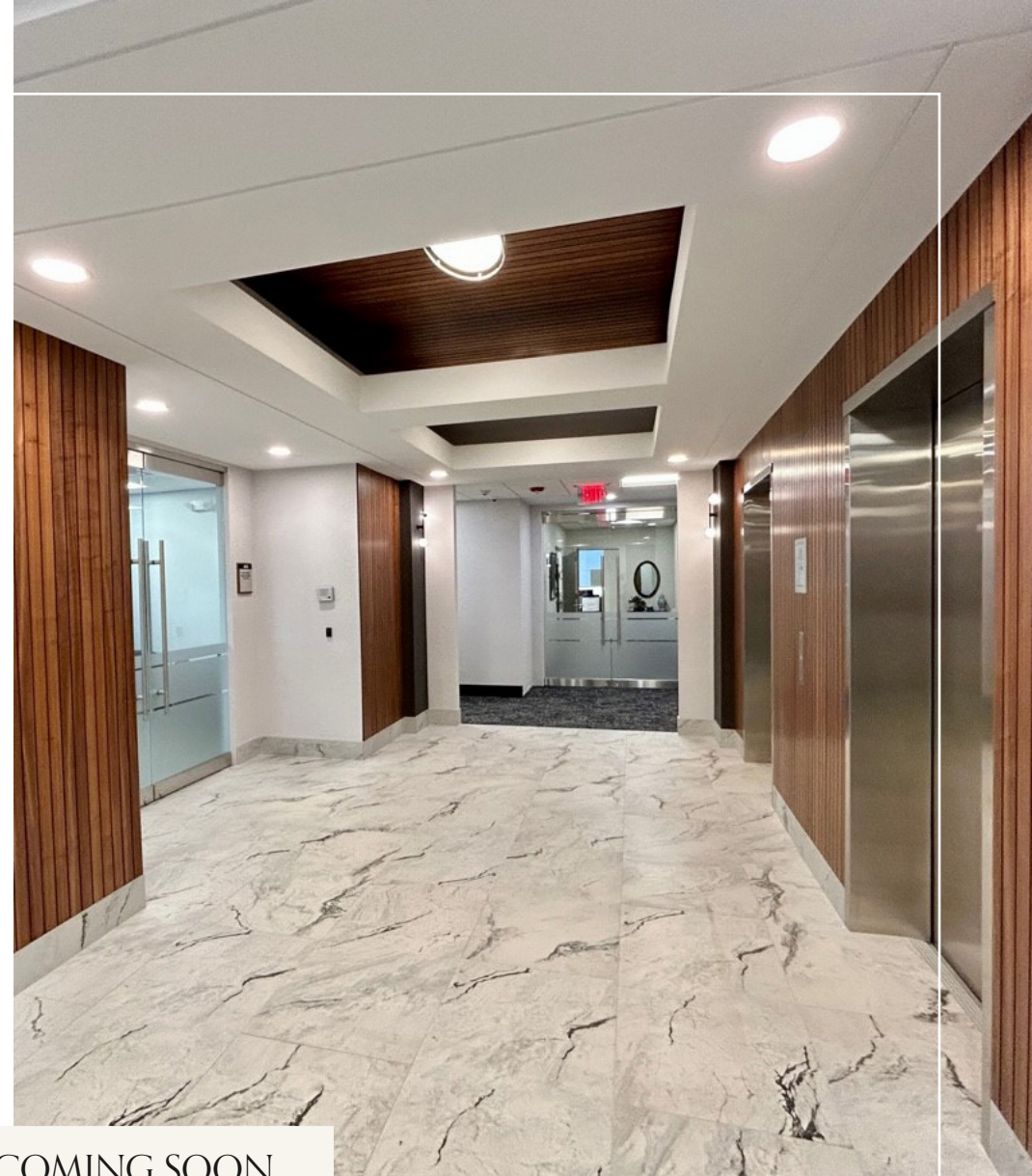


AFTER:
MEN'S LAVATORY



4250 VETERANS MEMORIAL HIGHWAY: RECENT BUILDING RENOVATIONS

RECENT RENOVATION PROJECTS



RENDERINGS COMING SOON

NEW STRONG OWNERSHIP

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