

For Lease

RECENTLY GUT RENOVATED – OFFICE/MEDICAL

149-18 Jamaica Ave, Jamaica, NY 11435

**Brown
Harris
Stevens** **Bold
Honest
Smart**



IRWIN RACHLIN | 917-696-7195 | irachlin@optonline.net

**Brown
Harris
Stevens** | Commercial
Services

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

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.

Property Highlights

149-18 Jamaica Ave, Jamaica, NY 11435

The building was just completely gutted and redeveloped, with new HVAC, sprinkler system, lighting, electric, plumbing, etc. Excellent labor market, the street has heavy foot & vehicle traffic with plenty eats & shopping.

AVAILABLE SPACE: 2nd Floor – 5,250 SF

REAL ESTATE TAXES: Pro Rata Share

HVAC & ELECTRIC: Direct Metered

WATER & SEWER: Direct Submetered

OCCUPANCY: Immediate

COMMENTS:
-Recently gut renovated
-New Bathrooms, Windows
-New private elevator
-50' signage

TRANSPORTATION: There's the new Jamaica transportation hub a couple blocks southeast of the space, including access to the LIRR, the E, J & Z train & the air train to JFK airport. The F train is 3 blocks northwest on hillside and Sutphin Blvd. Buses include Q6, 8, 9, 20A, 20B, 24, 30, 31, 40, 43, 44 & the Q60.

PARKING: There's a multistory public parking garage, just feet away on the SW corner of 150th & Jamaica Ave, an attended parking lot 2 blocks away and there's plenty street and metered parking.

NEIGHBORING TENANTS:

Co-Tenant – Jamaica Hospital's Medisy's Family Care Center, The Civil & State Supreme Court House, Family Court, 2 supermarkets, Rite Aid Pharmacy, McDonald's, Subway, KFC, Rainbow Shops, HSBC, BOA, WAMU, Chase, Signature & Capital One Bank, T-Mobile, Ceasar's Pizza and many more stores and offices.

For Further Information and Inspection Contact

IRWIN RACHLIN

Senior Director of Leasing & Sales

917.696.7195

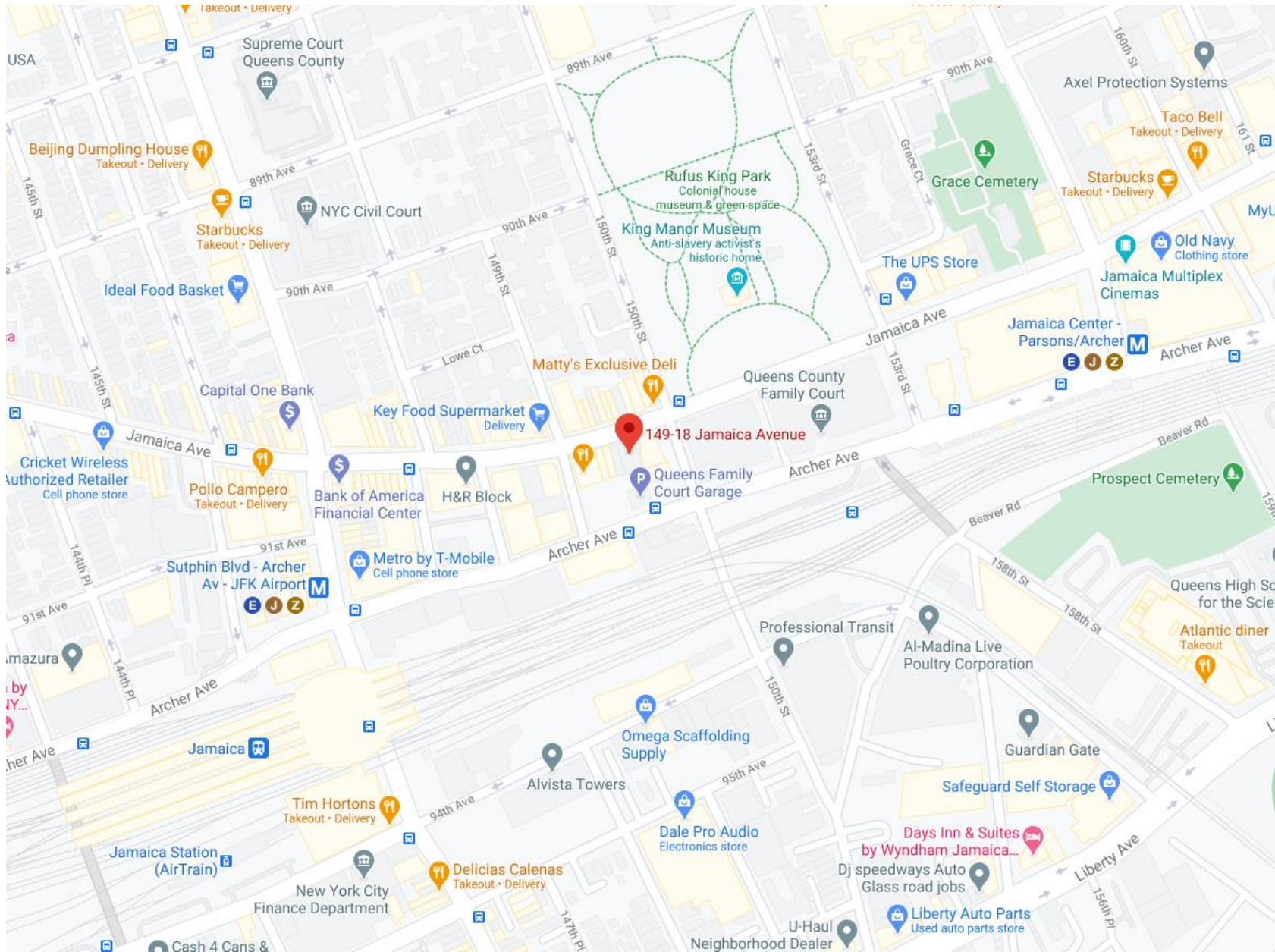
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