

Now Leasing

Prime Office / Medical Space

8900 Sutphin Blvd, Jamaica, NY 11435

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



585 Stewart Avenue-Suite 790, Garden City, NY 11530
Office: 516.203.8100 Fax: 516.203.8199

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, sale prices and other variables not presently ascertainable.

**For Further
Information
Contact:**

DAVID B. SARGOY

Managing Broker
Brown Harris Stevens
516.203.8134
dsargoy@bhsusa.com

IRWIN RACHLIN

Associate Broker
Brown Harris Stevens
(917)-696-7195
IRACHLIN@OPTONLINE.NET

Property Highlights

LOCATION:

- Directly across from NYS Supreme Court Building and NYC Civil Courthouse
- Starbucks located in the building

REAL ESTATE TAXES: Included in base rent-Pro rata share increases over the base year.

WORKLETTER: Negotiable

PARKING: Private lots, metered and street parking

HEAT: Included in rental rate

A/C & ELECTRIC: \$3.50 prsf.

RENTAL RATE: UPON REQUEST

AVAILABLE SPACE:

Ground Floor: 2,400 square feet with private street entrance plus building entrance

Lower Level: 1,200 square feet (5 suites)

Floor 2: 2,350 square feet – Can Divide

Floor 3: 2,850 square feet – Can Divide

SUITE SPACE:

Lower Level: Individual private offices available

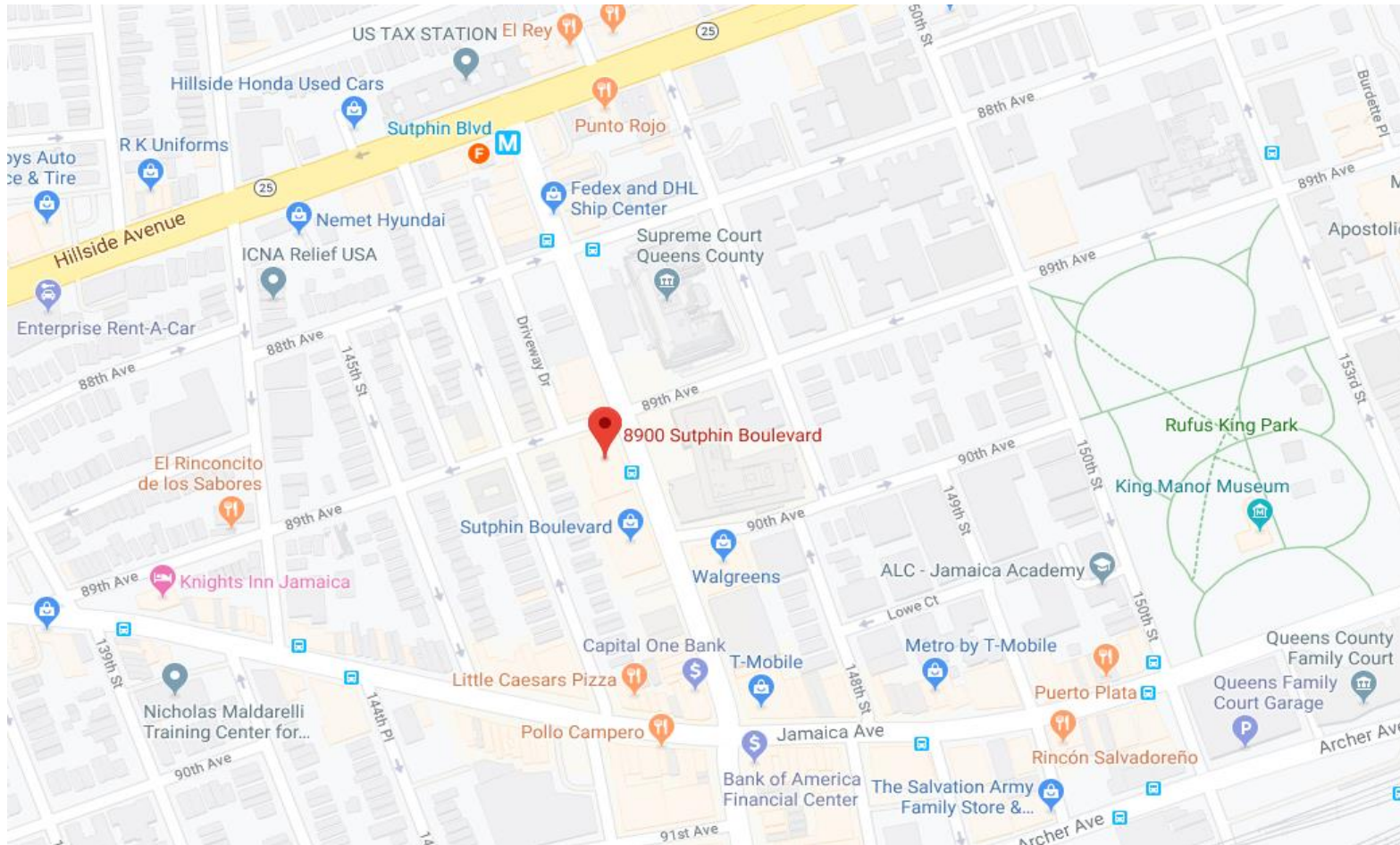
COMMENTS:

- New Exterior
- New Lobby
- New 2nd Elevator
- New Bathrooms
- New Fire Safety System & Sprinklers
- New Storefronts
- Walk to bus (Q6,8,9,20A,20B,24,30,31,40,41 43,44 & Q60),
- Subway (E, F, J & Z), LIRR and Air Train to JFK Airport.
- 30 Minutes to Manhattan.

585 Stewart Avenue-Suite 790, Garden City, NY 11530
Office: 516.203.8100 Fax: 516.203.8199

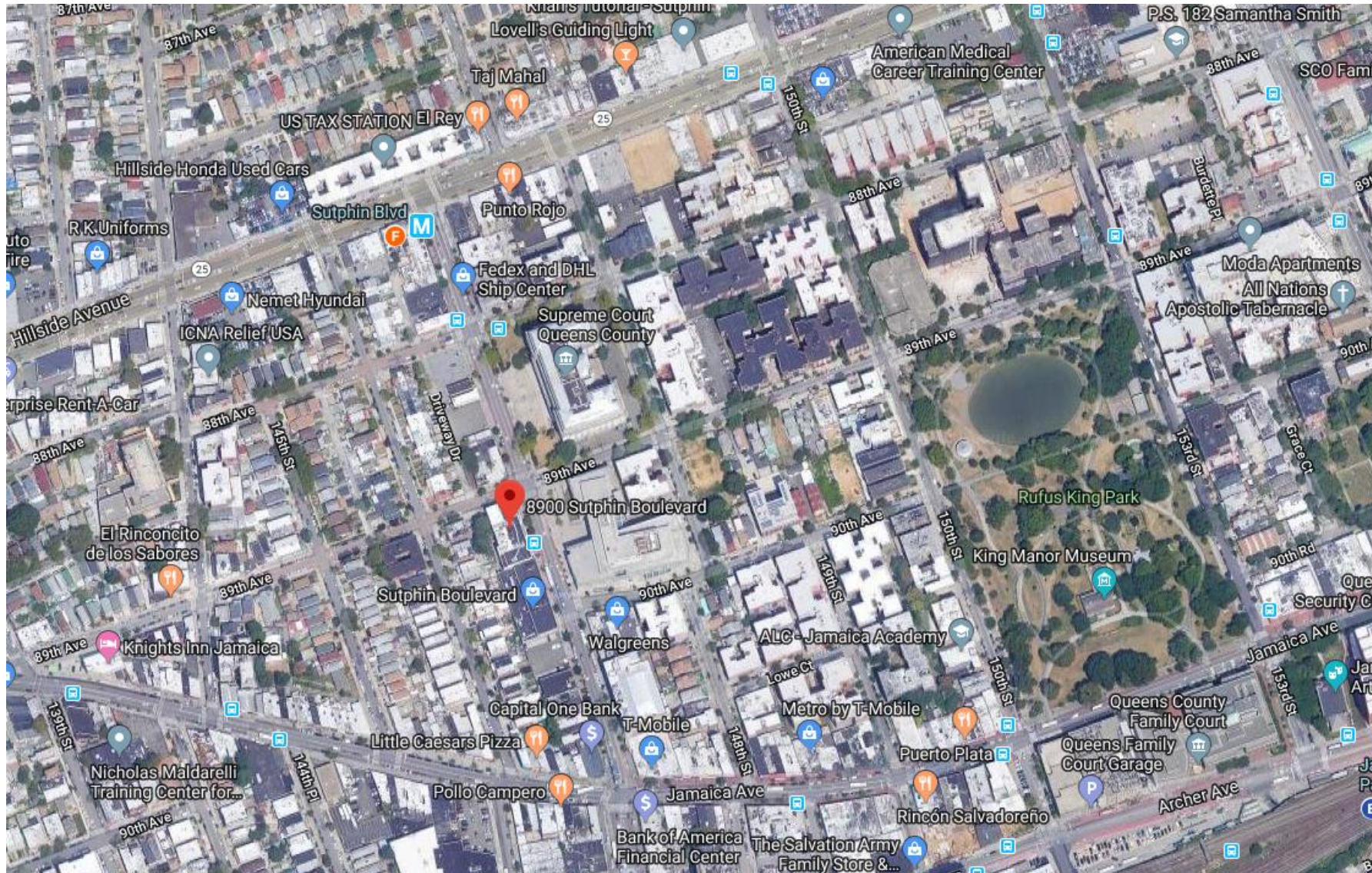
The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale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

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



585 Stewart Avenue-Suite 790, Garden City, NY 11530
Office: 516.203.8100 Fax: 516.203.8199

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, sale prices and other variables not presently ascertainable.



585 Stewart Avenue-Suite 790, Garden City, NY 11530
Office: 516.203.8100 Fax: 516.203.8199

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, sale prices and other variables not presently ascertainable.

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