



Real Estate Strategies, Ltd.



## 333 JERICHO TURNPIKE, JERICHO, NY

Stories: 3 Building Size: 33,000 SF Parking: Ample

Floor	Space Available	Rental Rate	Possession
1 <sup>st</sup> Floor	520 SF	\$28.50 PSF+Electric	Immediate
3 <sup>rd</sup> Floor	963 SF *	\$28.50 PSF+Electric	Immediate
3 <sup>rd</sup> Floor	1,052 SF *	\$28.50 PSF+Electric	Immediate
3 <sup>rd</sup> Floor	1,275 SF *	\$28.50 PSF+Electric	Immediate
3 <sup>rd</sup> Floor	1,601 SF *	\$28.50 PSF+Electric	April 1 <sup>st</sup>
3 <sup>rd</sup> Floor	1,686 SF *	\$28.50 PSF+Electric	Immediate

\* Floor Spaces can be combined to up to 6,577 SF



### Comments

- Operable windows
- Near food, banks, etc...
- Low loss factor – ONLY 12%
- No tax increases
- Close Proximity to major highways

*For further information, please contact:*

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