

Now Leasing

Prime Office / Medical / Retail Space

8900 Sutphin Blvd, Jamaica, N.Y. 11435

146-20 89th Ave, Jamaica, NY 11435



**For Further
Information Contact:**

DAVID SARGOY

Director

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IRWIN RACHLIN

Sr. Associate Broker

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HELMSLEY SPEAR OF LONG ISLAND

666 Old Country Road, Suite 602, Garden City, New York 11530

The foregoing is based on information obtained by HS 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

8900 Sutphin Blvd, Jamaica, N.Y. 11435

LOCATION:

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

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:

Retail

146-20 89th Ave/ GLA: 2,400 square feet on 89th Ave – Retail/ Office (with private entrance plus building access)

Office

Lobby 101: 2,400 square feet
Lobby 102: 366 square feet
Floor 2: 2,140 square feet
Floor 4: 2,738 square feet

OFFICE SUITE SPACE:

Lower Level + Floor 3: Individual private offices available 100 SF to 500 SF

COMMENTS:

- Lobby Concierge
- 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.

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Building Description

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Utilities: Included

Cleaning: Included

Occupancy: Immediate

Renovations:

- New Lobby
- New 2nd Elevator
- New Bathrooms
- New Fire Safety System & Sprinklers
- New Storefronts

Security: Concierge in lobby

Transportation:

- 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

Rental Rate: Upon Request

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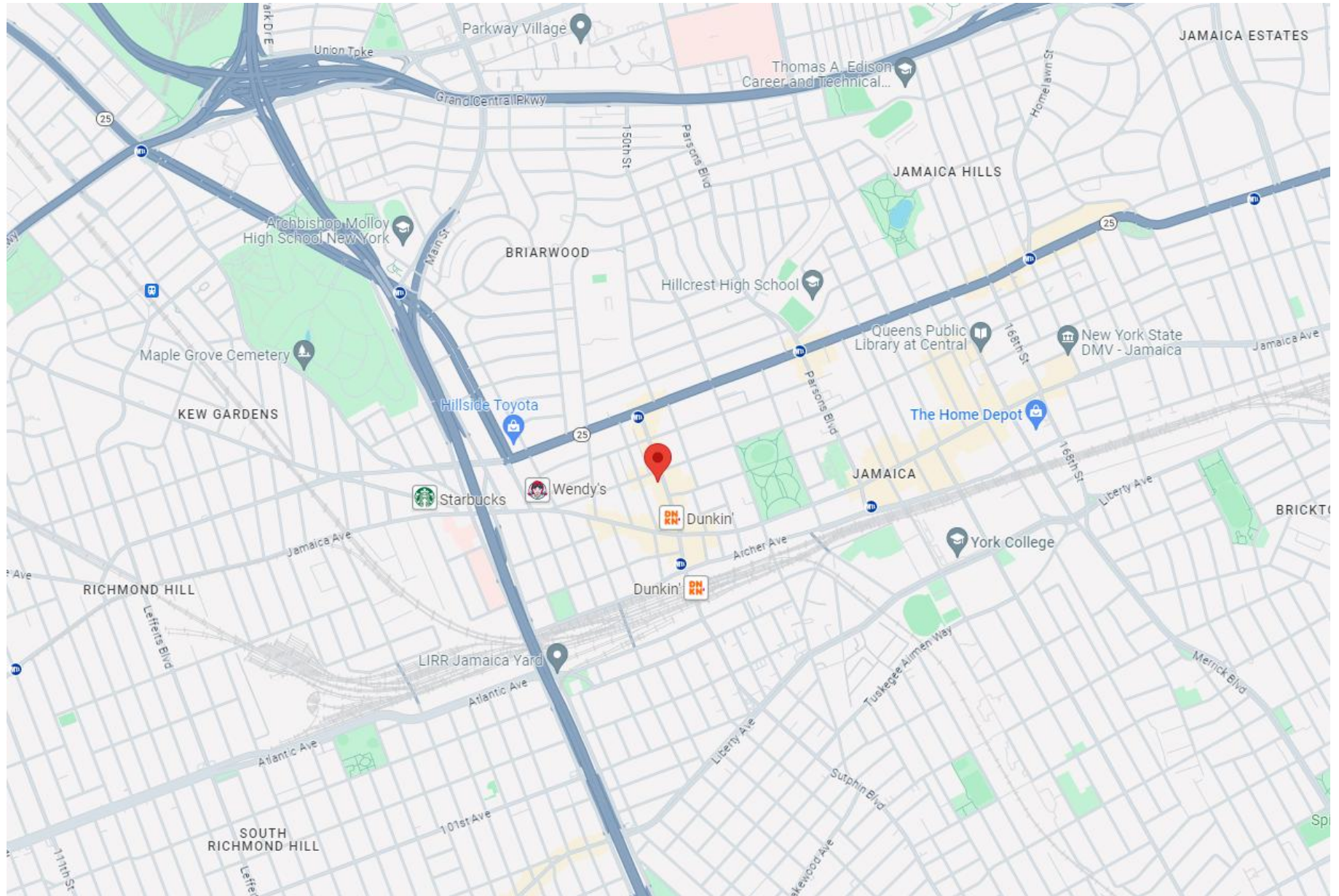
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