

# BROWN HARRIS STEVENS

Established 1873

# NOW LEASING

**OFFICE / MEDICAL / SCHOOLS / DAYCARE / COMMUNITY FACILITY  
5 STORY, ELEVATED OFFICE BUILDING  
WITH ONSITE GATED PARKING**



**LOCATION: 1600 Central Ave.,  
Far Rockaway, NY 11691  
(Bet: Foam Pl & Mott Ave)**

**COMMENTS:** Beautiful, clean, professional Elevated office building with onsite gated parking for tenant's & Lots of windows! Perfect for schools, daycare, Medical offices, community facility etc. In a Central business shopping district. Walk to bus, subway and LIRR \* shopping and eats \* Bank of America, Capitol One, Chase Bank, Fire Dept., Police Dept., Library!

**AVAILABLE SPACE: 12,000 SF + STORAGE**

**FLOOR 3**

**5,000 RSF Will Divide**

**FLOOR 5**

**7,000 RSF WILL DIVIDE**

**LOWER LEVEL STORAGE**

**6,000 SF Will Divide.**

**GATED PARKING (ONSITE):**

**ELEVATOR:**

**HVAC:**

**ELECTRIC:**

**OPERATING EXPENSE:**

**WORK LETTER:**

**OCCUPANCY:**

**Included in rent (for tenant only)**

**2 Elevators**

**Included in rent**

**Metered / TBD**

**Included in rent. Pro rate share over base year**

**Available**

**Immediate**

**TRANSPORTATION: A train, Buses: N31 & 32, QM17, Q113, Q114, Q22 & LIRR - The Far Rockaway Station!**

**OPERATING EXPENSE:** (Included in base rent) - Includes the following costs; Building Insurance, HVAC, Maintenance & Repair, Water & Sewer, Base Real Estate Taxes, Central Business District tax if any, Elevator phone, Maintenance, Repair & Insurance, Blg. insurance, garbage removal, common area cleaning, Electric & Heat, maintaining parking lot, snow removal, Building Mgt, & Superintendent.

**RENTAL RATE: UPON REQUEST**

**FOR FURTHER INFORMATION AND INSPECTION CONTACT:**

**IRWIN RACHLIN**

**SR. ASSOCIATE - SALES & LEASING**

**OFFICE (516) 203-8189 \* CELL (917)-696-7195**

**[irachlin@optonline.net](mailto:irachlin@optonline.net)**

1600 CENTRAL AVE

**BHS Commercial Real Estate, LLC – 585 Stewart Ave, Suite 790, Garden City, NY 11530,  
Tel 516.203.8100 Fax 516.203.8199 [www.BrownHarrisStevens.com](http://www.BrownHarrisStevens.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.

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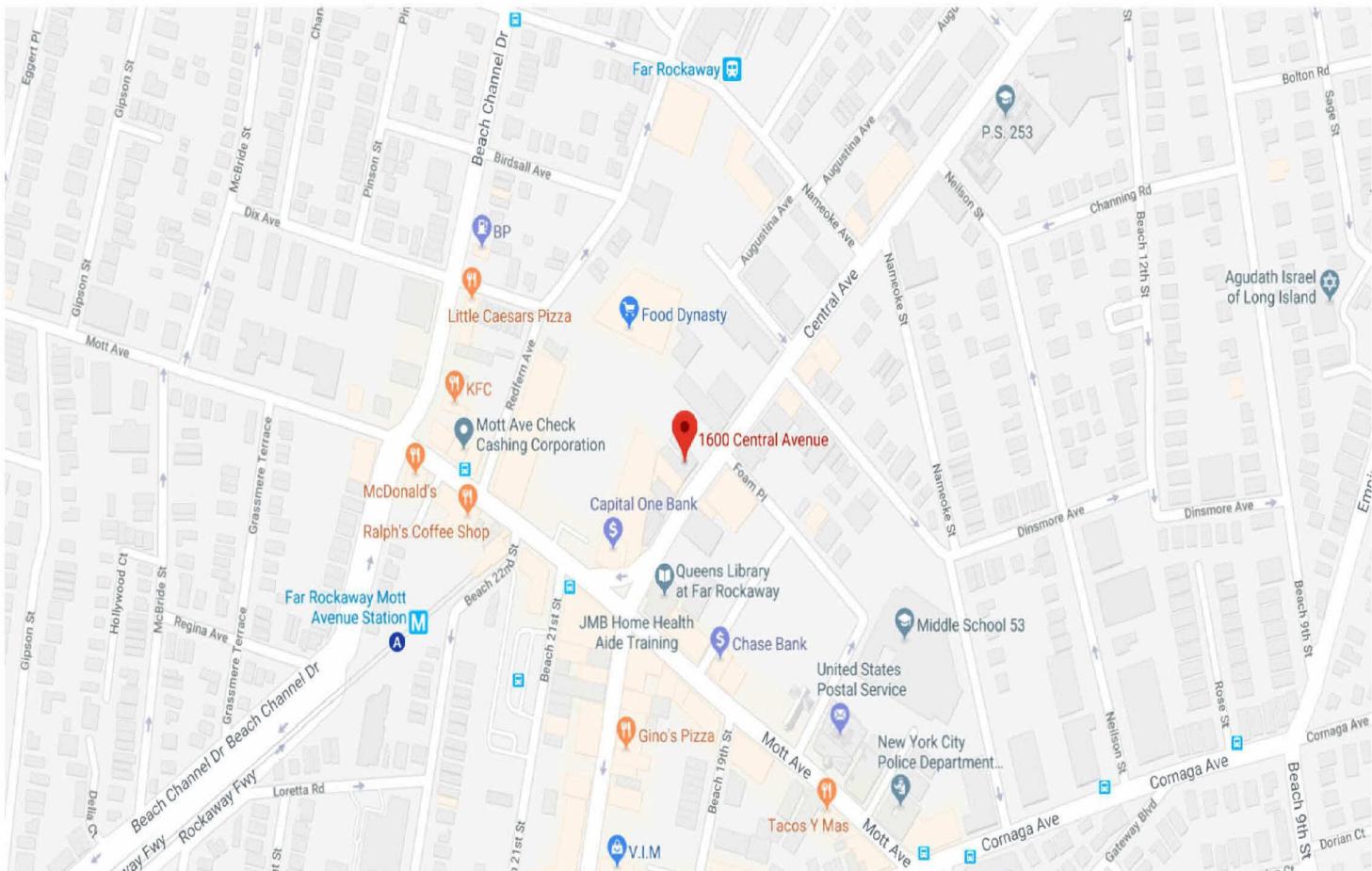
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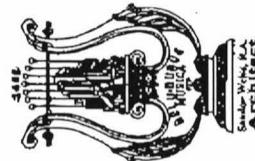
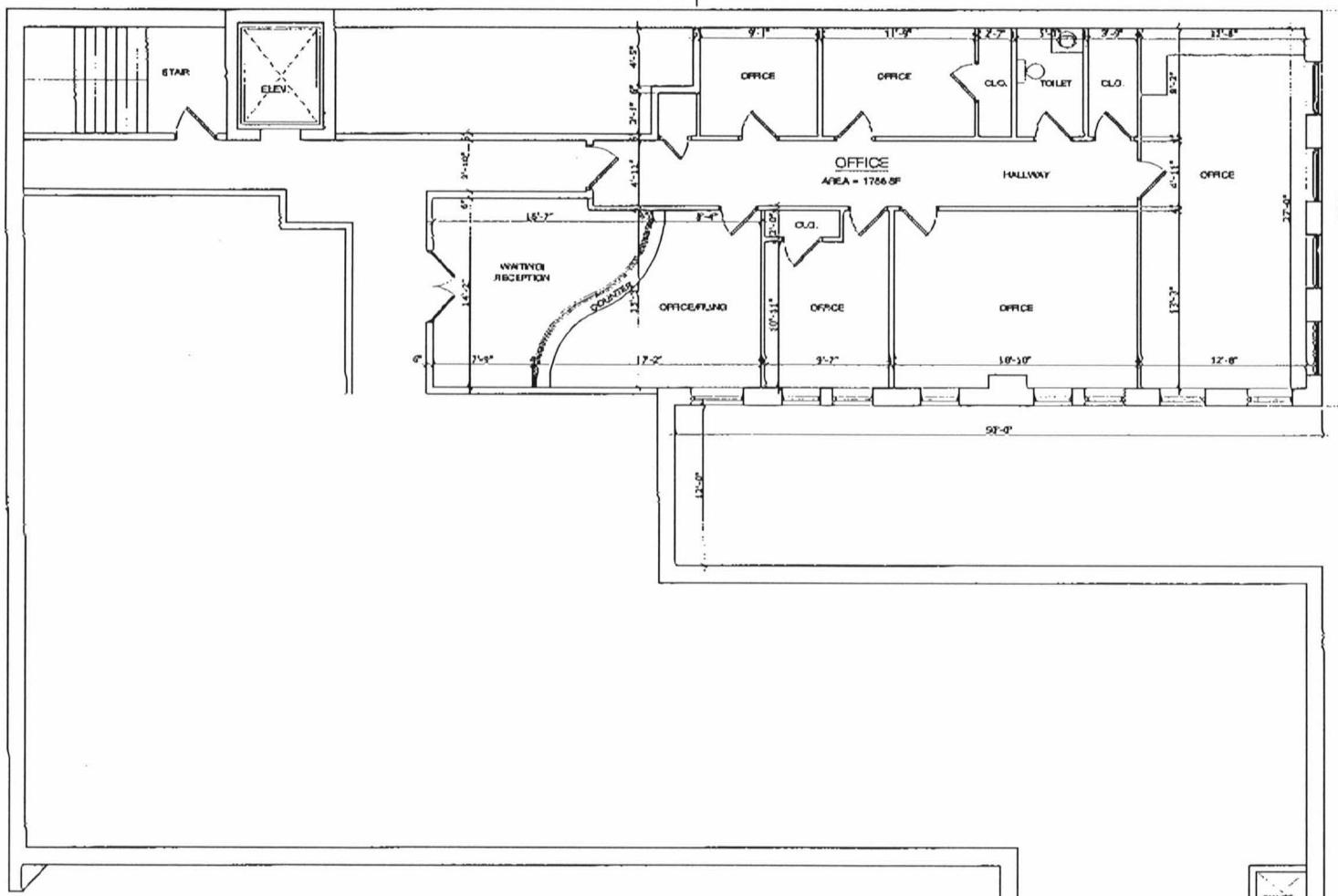


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SANDOR WEISS, R.A.  
1517 AVENUE J, BROOKLYN NY 11234  
(718) 620-8800 • FAX 620-0998  
E-MAIL: MW@AOL.COM • WWW.SANDORWEISS.COM

**SCOPE OF WORK:**

## EXISTING

1600 CENTRAL AVENUE, FAR ROCKAWAY,  
QUEENS, N.Y.

THIRD FLOOR PLAN

RECALL	ALLOWED	REGULAR PRICE OR CHARGED	EXHIBIT FOR
DATE	MARCH 20 <sup>th</sup>	<input type="checkbox"/> compensation <input type="checkbox"/> premium <input type="checkbox"/> overtime <input type="checkbox"/> mileage <input type="checkbox"/> meal 	
DEPARTMENT	Test		
CHARGE TO	Hours		
JOB NO.	1000000000		
DESCRIPTION/NOTES		DRAWING NO.:	
SEAL & SIGNATURE		A - 003.00	
THIS PAYMENT CONSTITUTES THE LAST PAYMENT MADE ON THIS INVOICE. REQUIREMENTS FOR CREDIT AND REFUND ARE AS STATED ON THE INVOICE.			