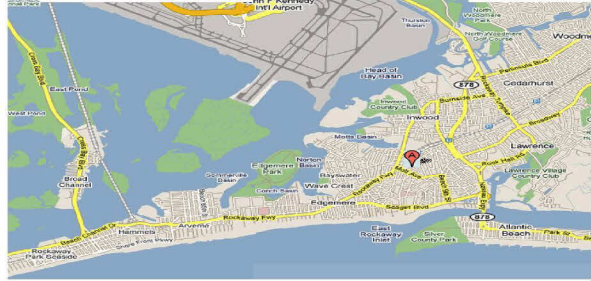


# BROWN HARRIS STEVENS

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**

<b>FLOOR 3</b>	<b>5,000 RSF Will Divide</b>
<b>FLOOR 5</b>	<b>7,000 RSF WIL DIVIDE</b>
<b>LOWER LEVEL STORAGE</b>	<b>6,000 SF Will Divide.</b>

<b>GATED PARKING (ONSITE):</b>	<b>Included in rent (for tenant only)</b>
<b>ELEVATOR:</b>	<b>2 Elevators</b>
<b>HVAC:</b>	<b>Included in rent</b>
<b>ELECTRIC:</b>	<b>Metered / TBD</b>
<b>OPERATING EXPENSE:</b>	<b>Included in rent. Pro rate share over base year</b>
<b>WORK LETTER:</b>	<b>Available</b>
<b>OCCUPANCY:</b>	<b>Immediate</b>

**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, Bldg. 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)**

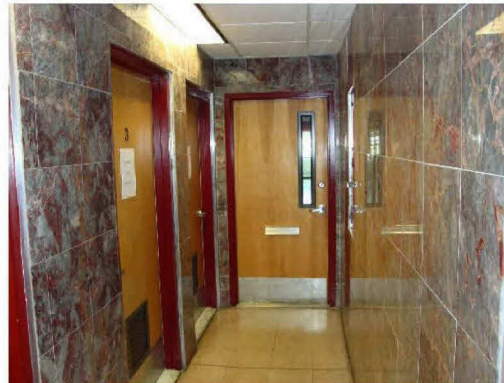
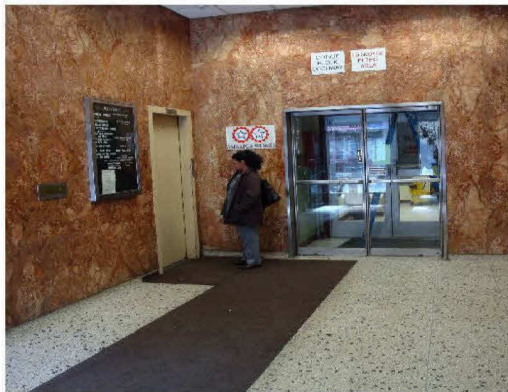
1600 CENTRAL AVE

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.

**BROWN HARRIS STEVENS**  
*Established 1873*  
**NOW LEASING**

**1600 CENTRAL AVE.,  
FAR ROCKAWAY, NY 11691**



**FOR FURTHER INFORMATION AND INSPECTION CONTACT:  
IRWIN RACHLIN  
SR. DIRECTOR OF 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.

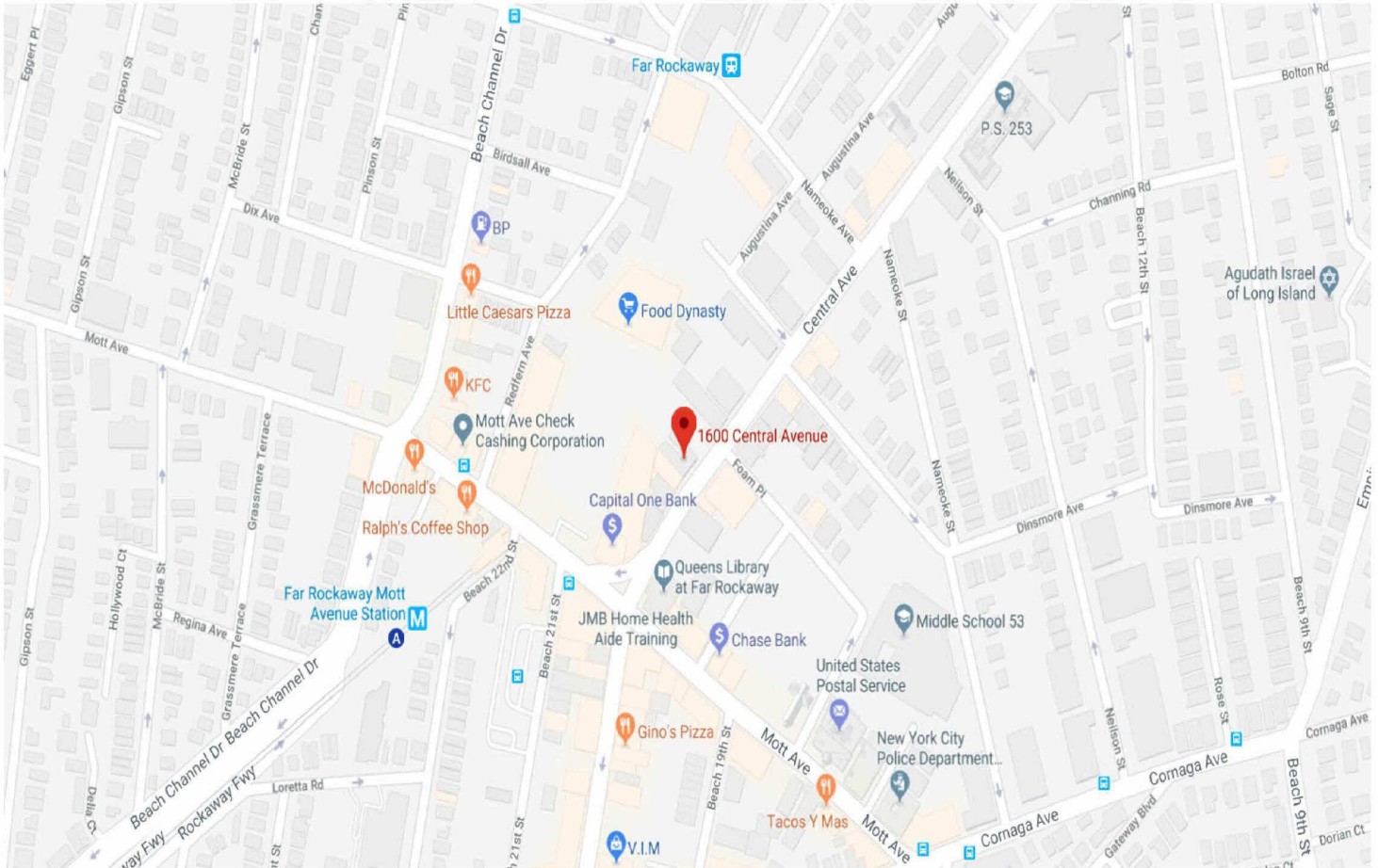


**BROWN HARRIS STEVENS**

*Established 1873*

**NOW LEASING**

1600 Central Ave



**FOR FURTHER INFORMATION AND INSPECTION CONTACT:**  
**IRWIN RACHLIN**  
**SR. DIRECTOR OF 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*

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.

