

251-73 JERICHO TURNPIKE

BELLEROSE, NY 11426

STONEFIELD
REAL ESTATE



FOR LEASE

RETAIL | OFFICE | MEDICAL | MULTI-FLOOR

CONFIDENTIAL

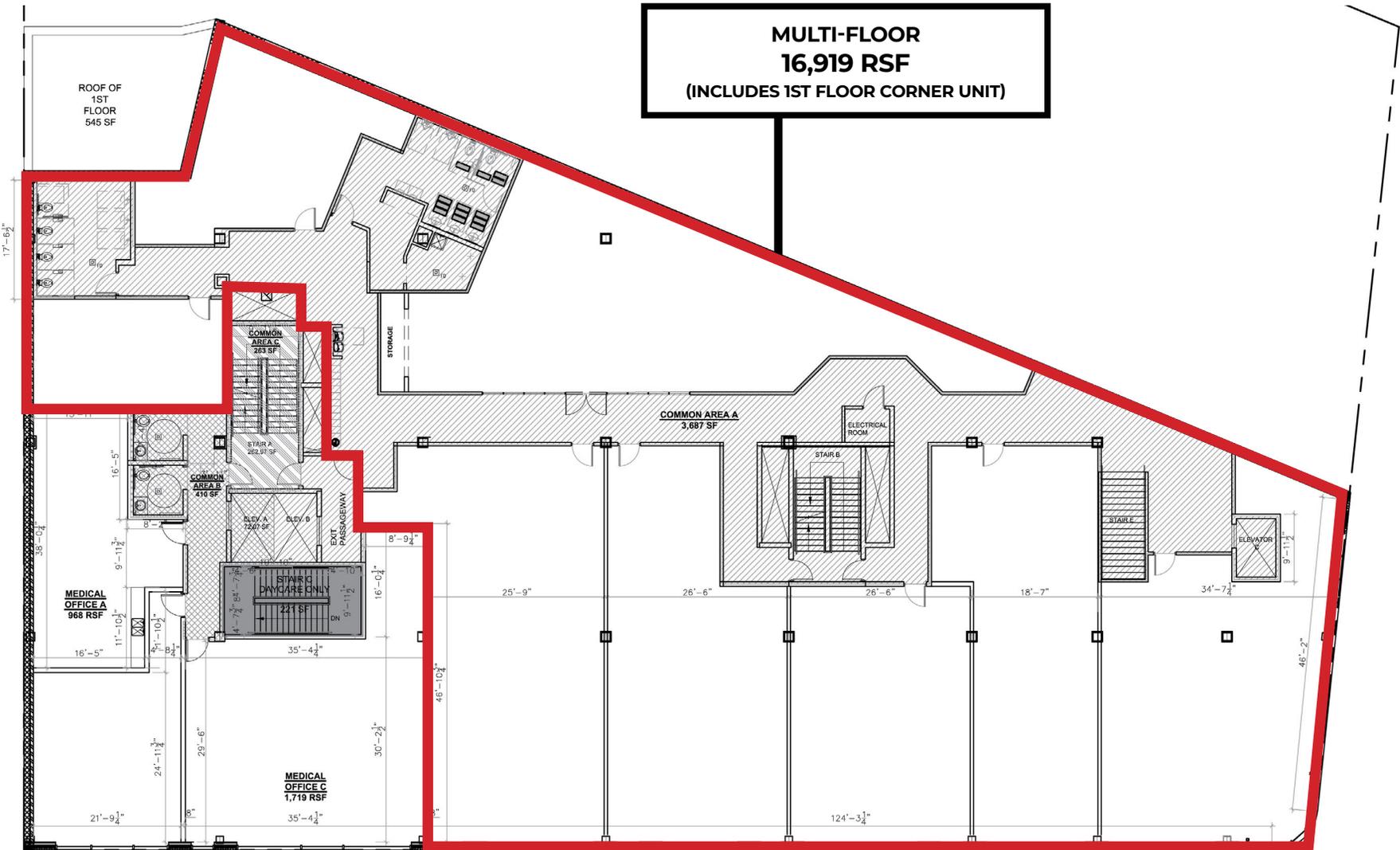
LEASING OVERVIEW

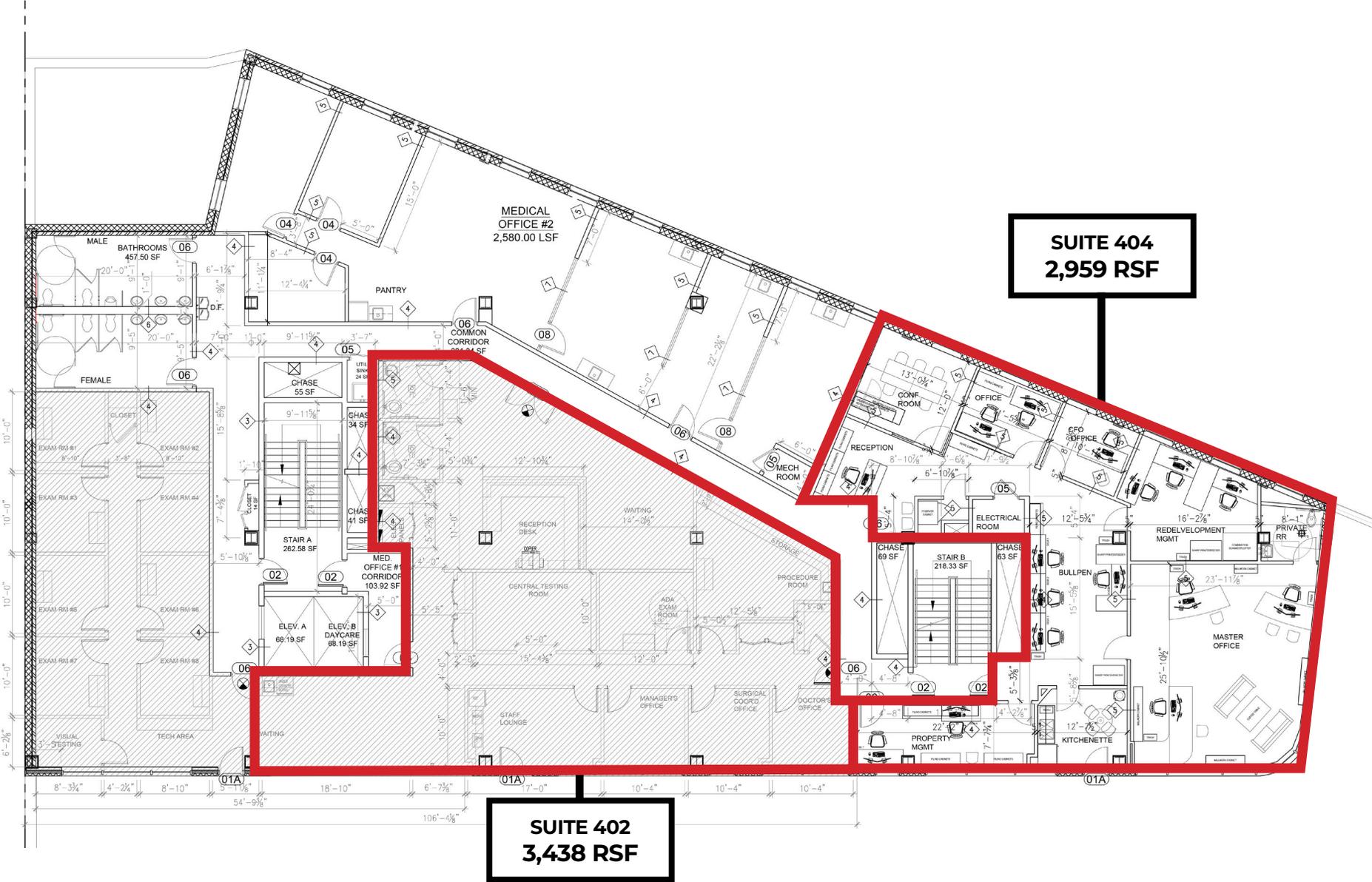
SPACE	SIZE	RENTAL RATE	LEASE TYPE	USE	POSSESSION
1st Floor – End Cap	1,184 RSF	\$60.00 / RSF	Modified Gross	Retail	Immediate
Multi-Floor – 1st & 2nd Floor	16,919 RSF Divisible	\$39.00 / RSF	Modified Gross	Retail / Office / Medical	Immediate
4th Floor – Suite 402	3,438 RSF	\$39.00 / RSF	Modified Gross	Office / Medical	Immediate
4th Floor – Suite 404	2,959 RSF	\$39.00 / RSF	Modified Gross	Office / Medical	Immediate

ADDITIONAL RENTS	MODIFIED GROSS
Real Estate Taxes	Proportionate Share Over Base Year
Building Operating Expenses	Proportionate Share Over Base Year
Utilities	Metered Usage

FEATURES:

- Class A, newly constructed commercial building
- Modern design with high ceilings and abundant natural light
- Fully built-out spaces with dedicated HVAC systems
- On-site parking garage available
- Prime Queens location on the Nassau County border





INTERIOR PHOTOS

1ST FLOOR – END CAP



INTERIOR PHOTOS

MULTI-FLOOR – 1ST & 2ND FLOOR



INTERIOR PHOTOS

MULTI-FLOOR – 1ST & 2ND FLOOR



INTERIOR PHOTOS

4TH FLOOR – SUITE 402

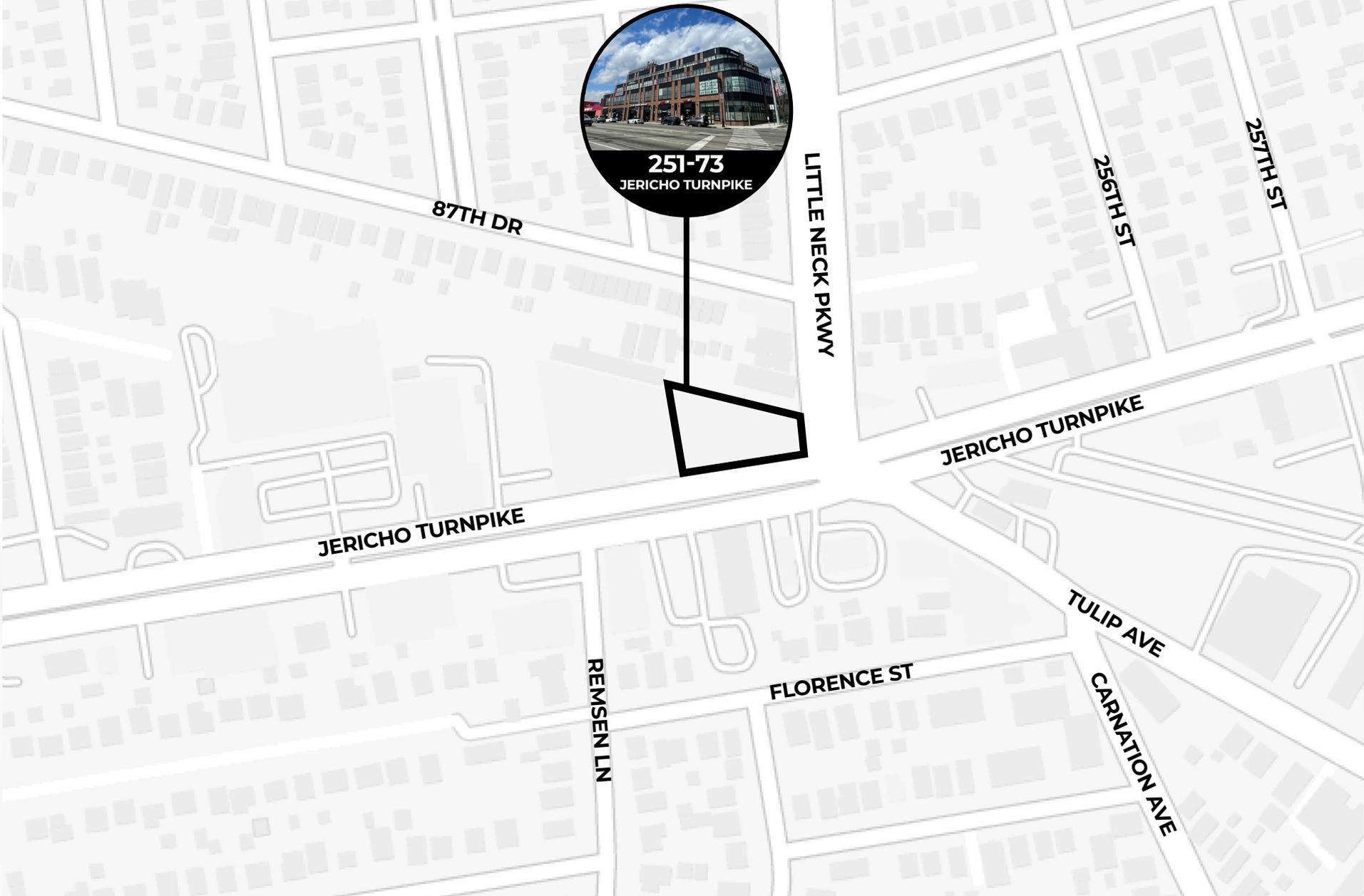


INTERIOR PHOTOS

4TH FLOOR – SUITE 404



MAP



CONFIDENTIALITY & DISCLAIMER

The information contained in this Leasing Brochure is confidential and has been provided solely to assist prospective tenants in evaluating the available space described herein. It may not be copied, distributed, or used for any other purpose without the prior written consent of Stonefield Real Estate LLC. By accepting this brochure, the recipient agrees to maintain its confidentiality.

This brochure is intended as a summary of the property and available leasing opportunities to gauge interest. It is not an exhaustive document and should not replace a thorough independent investigation. Stonefield Real Estate LLC and the property owner make no representations or warranties as to the accuracy or completeness of the information contained herein, including but not limited to square footage, floor plans, zoning, condition, permitted uses, or building systems.

All information has been compiled from sources believed to be reliable; however, it has not been independently verified. Any estimates of expenses or representations of property condition are illustrative only and are not guarantees of future performance or suitability.

The landlord reserves the right to modify or withdraw any space from the market at any time without notice or obligation. Any lease agreement is subject to final approval and execution of a mutually acceptable lease by both landlord and tenant.

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant must verify the information and bear all risk for any inaccuracies.