

# For lease

## The North Shore Atrium

6800 & 6900 Jericho Turnpike, Syosset, NY

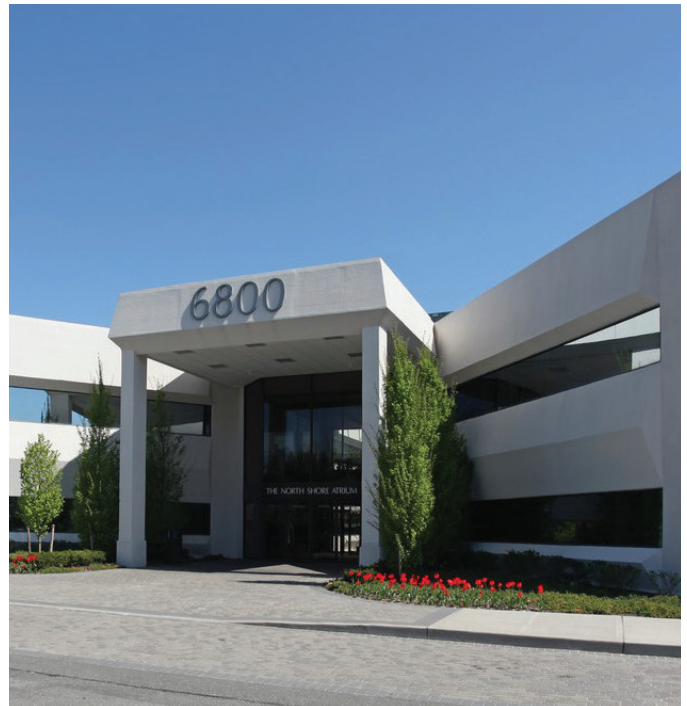
Premier office  
space available

### 6800 Jericho Turnpike

Floor	Availability	Possession
1 <sup>st</sup>	11,219 RSF (Divisible)	Immediate
1 <sup>st</sup>	5,089 RSF	Immediate
1 <sup>st</sup>	4,253 RSF	Immediate
1 <sup>st</sup>	4,137 RSF	Immediate
1 <sup>st</sup>	2,222 RSF	Immediate
2 <sup>nd</sup>	5,159 RSF	Immediate
2 <sup>nd</sup>	4,900 RSF	Immediate
2 <sup>nd</sup>	4,389 RSF	Immediate
2 <sup>nd</sup>	1,683 – 3,250 RSF	Immediate
2 <sup>nd</sup>	950 RSF	Immediate

### 6900 Jericho Turnpike

Floor	Availability	Possession
Ground floor	7,173 RSF	Immediate
1 <sup>st</sup>	7,604 RSF	Immediate
2 <sup>nd</sup>	1,764 RSF	Immediate
2 <sup>nd</sup>	1,749 RSF	Immediate
3 <sup>rd</sup>	12,809 – 27,188 RSF	Immediate



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**Rental rate:**

- \$27.50 PSF plus \$3.50 PSF electric

**Location:**

- Minutes from LIE (I-495) and Seaford Oyster Bay Expressway (Route 135)
- Close proximity to restaurants, hospitals, and hotels

**Property highlights:**

- On-site management
- Ownership will modify space to meet tenant's needs
- Full service café
- Fitness center
- Conference center
- Abundant parking
- 24/7 building access



**Hotels**

1. Hilton Garden Inn Melville
2. Best Western Woodbury Inn
3. Days Inn by Wyndham Woodbury
4. Holiday Inn Plainview
5. East Norwich Inn
6. Four Points by Sheraton Melville
7. Hilton Garden Inn Melville
8. Days Inn by Wyndham Hicksville
9. Econo Lodge
10. Viana Hotel & Spa

**Restaurants**

1. Mara's Homemade
2. Franina
3. Il Fornello
4. Chris & Tony's Restaurant
5. Kashi Japanese
6. Café Testarossa
7. Rare650
8. Bella Notte
9. Sage Bistro Moderne
10. The Cotillion
11. Café Dolce Vita

12. One North Mediterranean Soul
13. Market Bistro
14. The Milleridge Inn
15. Pollos El Paisa
16. Tesoro
17. Opa Grille
18. Pete The Greek

**Public transportation**

1. Long Island Railroad – Syosset
2. Long Island Railroad – Hicksville
3. Long Island Railroad – Bethpage

**Quick Service Restaurants**

1. Wendy's
2. Village Heros
3. McDonald's
4. Au Bon Pain
5. Bareburger
6. Five Guys
7. Chick-Fil-A
8. Starbucks
9. Subway
10. Dunkin' Donuts

