

Now Leasing

Prime Office / Medical / Retail Space

**Brown
Harris
Stevens** **Bold
Honest
Smart**

8900 Sutphin Blvd, Jamaica, N.Y. 11435

146-20 89th Ave, Jamaica, NY 11435



**For Further
Information Contact:**

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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.

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

Floor 1:

2,400 square feet

Floor 1:

366 square feet

Floor 2:

5,770 square feet – Can Divide

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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Available Suites

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<u>SUITE</u>	<u>SIZE</u>	<u>MONTHLY RENTAL RATE</u>
LL1	9' x 14'	\$950
LL3	9' x 13'	\$950
LL4	9' x 13'	\$950
LL5	9' x 13'	\$950
LL7	9' x 11'	\$950
LL8	9' x 11'	\$950

No Windows

<u>SUITE</u>	<u>SIZE</u>	<u>MONTHLY RENTAL RATE</u>	<u>DESCRIPTION</u>
FLOOR 1:			
102	366 SF	\$1,800	Windows + Private Bathroom
FLOOR 3:			
308 A/B	10' x 16'	\$1,700	Windows
308 C	10' x 14'	\$1,100	Windows
308 D	10' X 11'	\$1,050	Windows
308 F	10' X 15'	\$1,150	No Windows
308 H / I	10' X 18	\$1,750	No Windows

* Some suites can be combined*

Building Description

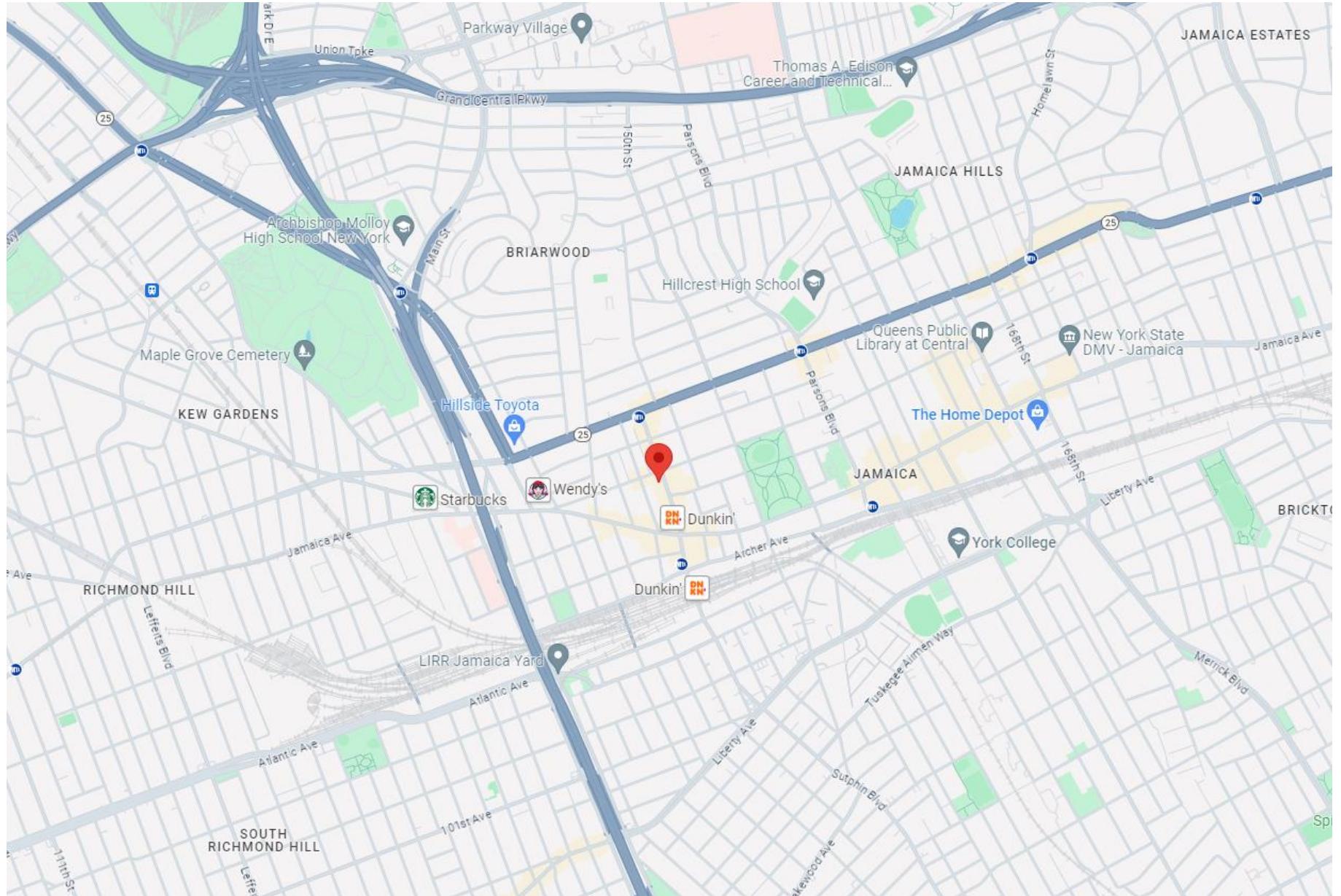
Utilities:	Included
Cleaning:	Included
Occupancy:	Immediate
Renovations:	-New Lobby -New 2 nd Elevator -New Bathrooms -New Fire Safety System & Sprinklers -New Storefronts
Security:	Concierge in lobby

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
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Rental Rate:	Upon Request
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