

3,084—18,701 SF

Class A+ Office Space For Lease

50 JERICO QUADRANGLE
JERICO, NEW YORK

DARREN LEIDERMAN
516 284 3434
darren.leiderman@colliers.com

MICHAEL ZAWOL
516 284 3417
michael.zawol@colliers.com

colliers.com



Building Details

- Recently purchased by MDJ Realty Services/ Michael and Daniel Broxmeyer, one of Long Island's largest and most respected residential and commercial landlords
- Central Nassau County location with strong corporate presence in the best location in Nassau County
- Modern high-end construction with efficient floor plates and upcoming renovations including: renovated lobby & restrooms, walking trail and patio overlooking Meadowbrook Country Club, state of the art gym with locker rooms, conference center and tenant lounge area
- Located at the intersection of Long Island Expressway at Exit 40 and Jericho Turnpike with easy access to Northern State Parkway and Wantagh Parkway

Availabilities

- Suite 118: 4,888 SF
- Suite 130: 3,084 SF
- 2nd Floor: 4,200 SF (Available Q1 2027)
- 3rd Floor: 18,701 SF (divisible)

Asking Rent: \$39.95 PSF + utilities



Location Highlights

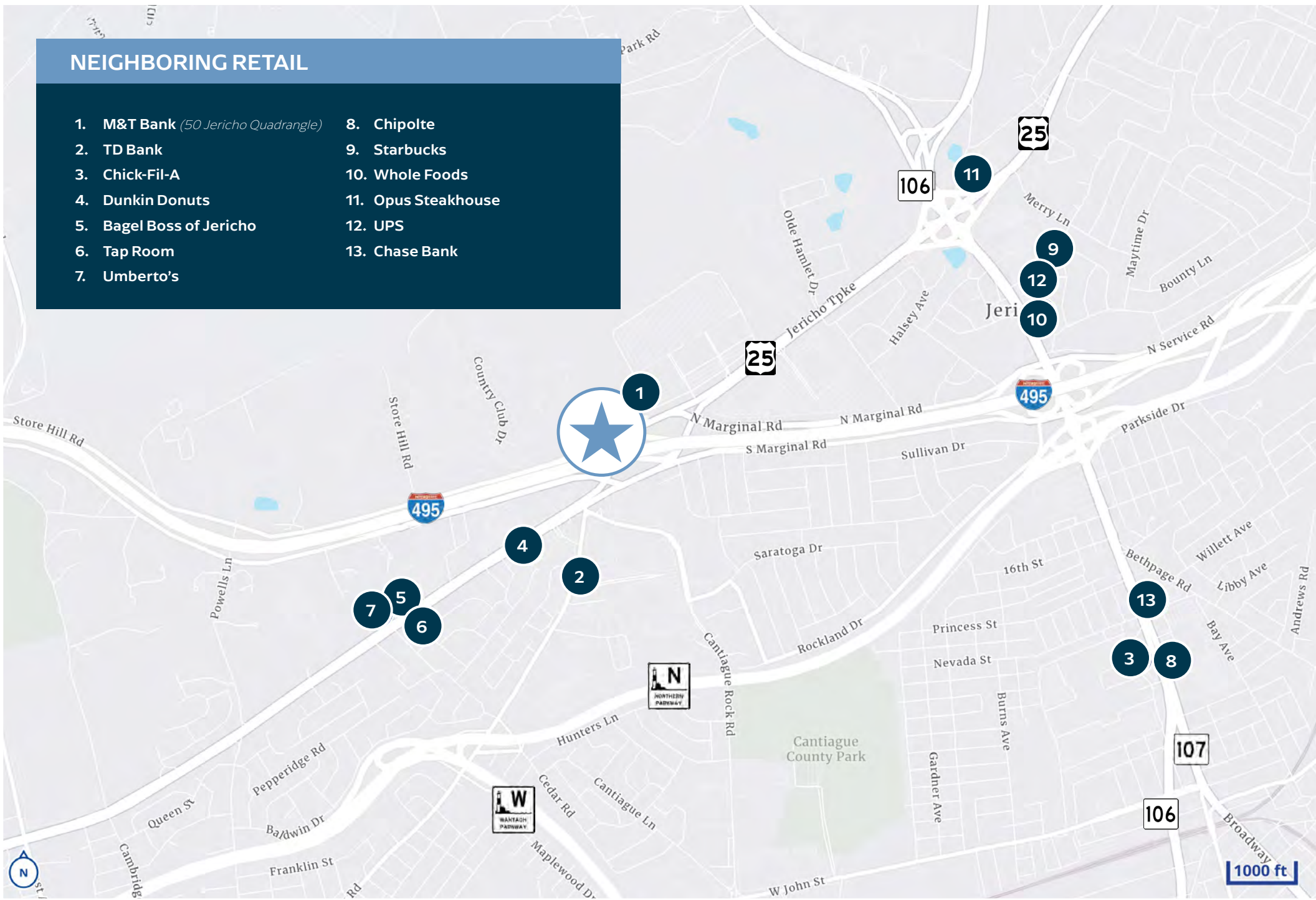
Strategically located at exit 40 of the Long Island Expressway (I-495) with immediate access to:

- ◆ Jericho Turnpike (Route 25)
- ◆ Routes 106 & 107
- ◆ Wantagh Parkway
- ◆ Northern State Parkway



NEIGHBORING RETAIL

1. M&T Bank (50 Jericho Quadrangle)
2. TD Bank
3. Chick-Fil-A
4. Dunkin Donuts
5. Bagel Boss of Jericho
6. Tap Room
7. Umberto's
8. Chipolte
9. Starbucks
10. Whole Foods
11. Opus Steakhouse
12. UPS
13. Chase Bank



RECENT
RENOVATION PROJECTS



NEW STRONG OWNERSHIP



Class A+ Office Space For Lease

50 JERICHO QUADRANGLE
JERICHO, NEW YORK

DARREN LEIDERMAN
516 284 3434
darren.leiderman@colliers.com

MICHAEL ZAWOL
516 284 3417
michael.zawol@colliers.com

colliers.com

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

