

For Lease

NEW CORNER OFFICE BUILDING – PENTHOUSE OFFICE SPACE LOCATED IN QUEENS CENTER

146-01 Jamaica Ave, Jamaica, NY 11435

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



**Brown
Harris
Stevens** Commercial
Services

IRWIN RACHLIN | 917-696-7195 | irachlin@optonline.net

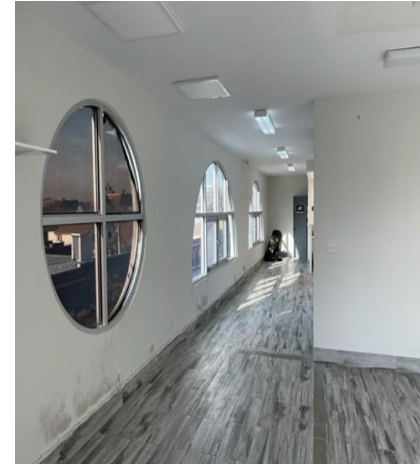
Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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.

PROPERTY HIGHLIGHTS

146-01 Jamaica Ave, Jamaica, NY 11435

- AVAILABLE SPACE:** Office: Full Floors 2nd 3rd & 4th Floor
– 1,475 RSF each floor, Finished.
- SIGNAGE:** Available inside and outside
- UTILITIES:** Direct Metered – Separate HVAC
- OCCUPANCY:** Immediate
- PARKING:** 6 parking lots (hourly & monthly)
Street and metered parking available
- COMMENTS:**
-Fully Built-out
-All windows
-Excellent Signage
-Central location near shopping & restaurants
- TRANSPORTATION:** 2 Block to Queens transportation hub, LIRR, Air Train, Subways and All Buses.
- NEIGHBORING TENANTS:** Supreme, Family and Civil Court House, Chase Bank, Starbucks, Chipotle, T-Mobil, Dunkin Donuts, McDonalds and much more.
- RENTAL RATE & TERMS:** Upon Request



**For Further
Information &
Inspection Contact:**

IRWIN RACHLIN

Senior Director of
Leasing & Sales
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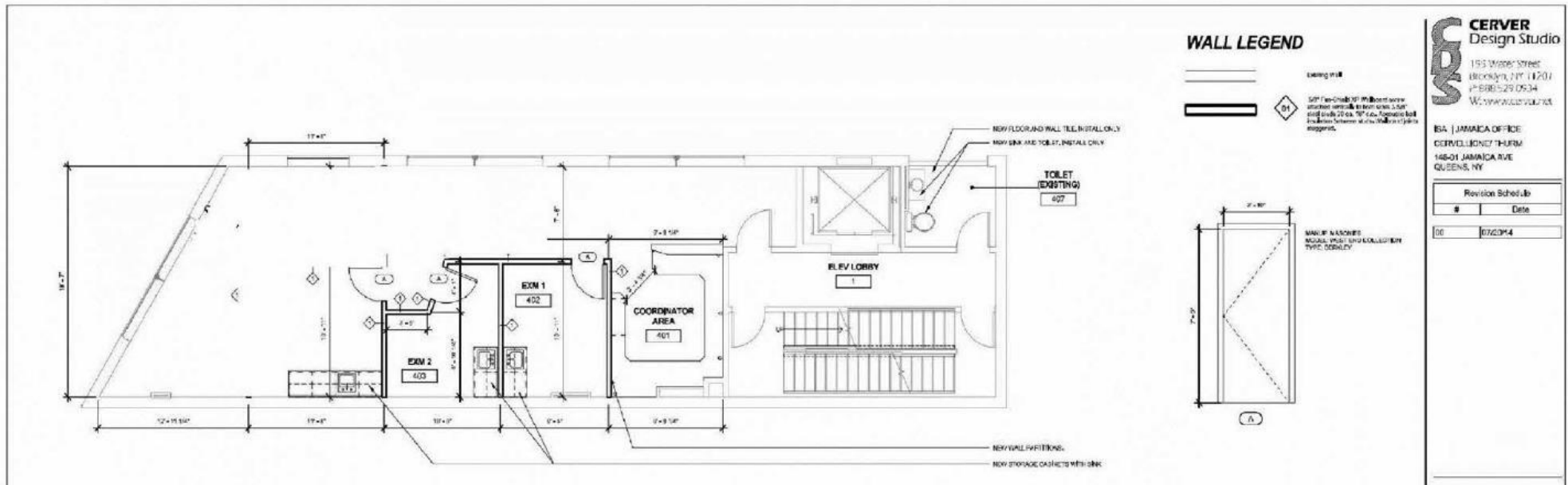
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SITE PLAN

146-01 Jamaica Ave, Jamaica, NY 11435

**146-01 JAMAICA AVE,
JAMAICA NY 11435
(NE CORNER OF 146TH ST.)
(JUST OFF SUTPHIN BLVD)**



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