

Now Leasing

Prime Office / Medical / Retail Space

8900-8914 Sutphin Blvd, Jamaica, NY 11435

146-20 89th Ave, Jamaica, NY 11435

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



585 Stewart Avenue-Suite 790, Garden City, NY 11530

Office: 516.203.8100 Fax: 516.203.8199

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, sale prices and other variables not presently ascertainable.

**For Further Information
Contact:**

DAVID B. SARGOY

Director RE Comm'l Division

516.203.8134

dsargoy@bhsusa.com

IRWIN RACHLIN

Sr. Associate Broker

917.696.7195

irachlin@optonline.net

Property Highlights

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.

AVAILABLE SPACE:

Retail

8914 Sutphin Blvd/ GLA: 1,200 square feet – facing Sutphin Blvd

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: 2,200 square feet

Floor 2: 7,700 square feet – Can Divide

OFFICE SUITE SPACE:

Lower Level + Floor 3: Individual private offices available

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.

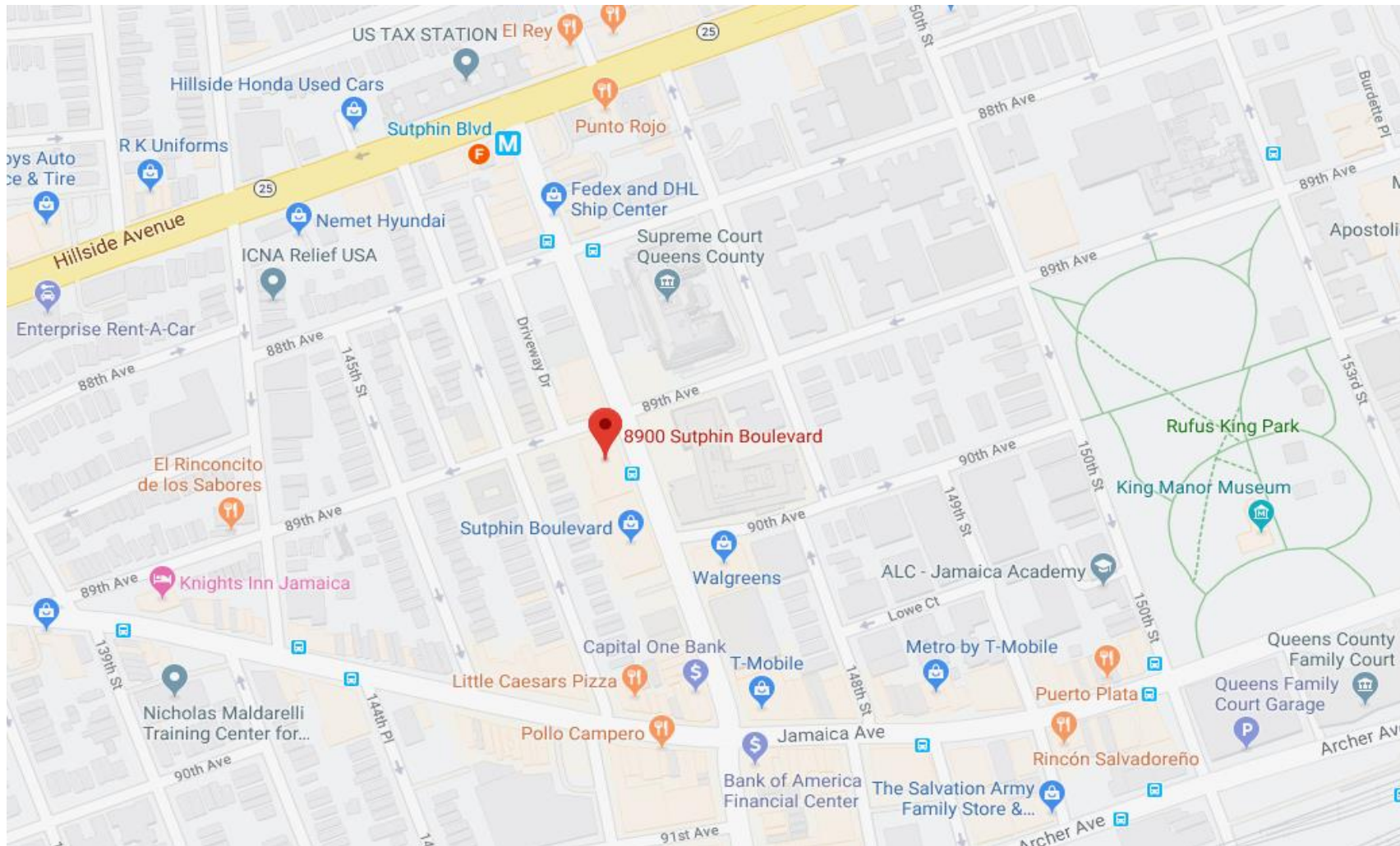
RENTAL RATE: UPON REQUEST

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Map View



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