

**NOW LEASING**  
**PRIME OFFICE/MEDICAL SPACE**



**DIRECTLY ACROSS FROM CIVIL COURT BUILDING  
& STATE SUPREME COURT**

**LOCATION: 89-00 SUTPHIN BLVD.  
JAMAICA, NEW YORK 11435**

**AVAILABLE SPACE:**  
Floor 2- 1,231 sq. ft.  
Floor 4- 735 sq. ft.  
Floor 4- 927 sq. ft.

**FOR FURTHER INFORMATION AND INSPECTION, PLEASE CONTACT:**

**David B. Sargoy**  
Director – Com'l. Real Estate Division  
(516) 203-8134

**Irwin Rachlin**  
Director of Leasing & Investments  
(516) 203-8189

# BROWN HARRIS STEVENS

Established 1873

<b>REAL ESTATE TAXES:</b>	Included in base rent-pro rata share increases over the base year.
<b>OPERATING EXPENSES:</b>	Included in base rent-pro rata share increases over the base year.
<b>PARKING:</b>	Ample lot and street parking
<b>HEAT:</b>	Included in rent
<b>A/C &amp; ELECTRIC:</b>	\$3.00 per square foot
<b>RENTAL RATE:</b>	\$29.00 per sq. ft.
<b>OCCUPANCY:</b>	Immediate
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• Elevator-serviced building</li><li>• Walk to numerous subway lines, LIRR, bus and Air Train to JFK Airport</li><li>• Bank and shops in building</li></ul>

**FOR FURTHER INFORMATION AND INSPECTION, PLEASE CONTACT:**

**David B. Sargoy**  
Director – Com'l. Real Estate Division  
(516) 203-8134

**Irwin Rachlin**  
Director of Leasing & Investments  
(516) 203-8189

**BHS Commercial Services of Long Island** 99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 www.brownharrisstevens.com