

# For lease

## The North Shore Atrium

6800 & 6900 Jericho Turnpike, Syosset, NY

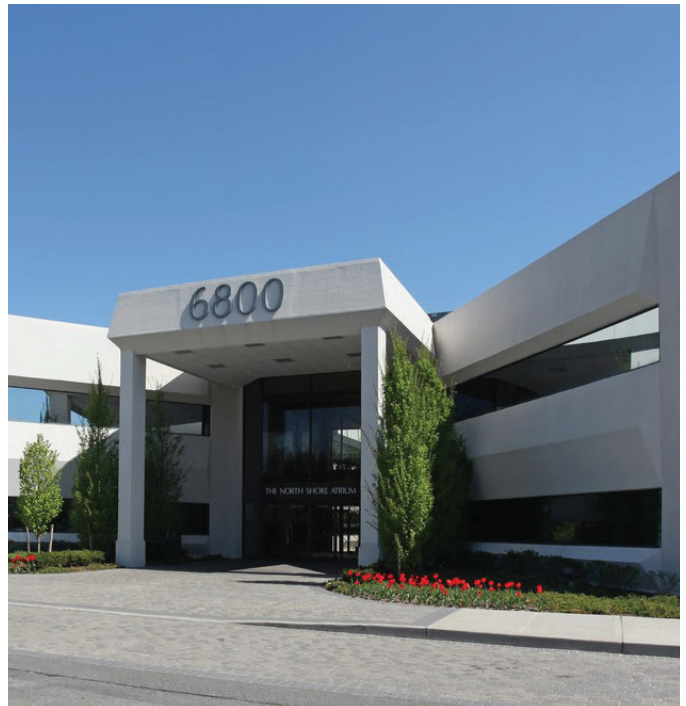
Premier office  
space available

### 6800 Jericho Turnpike

| Floor           | Availability           | Possession |
|-----------------|------------------------|------------|
| 1 <sup>st</sup> | 11,219 RSF (Divisible) | Immediate  |
| 1 <sup>st</sup> | 5,089 RSF              | Immediate  |
| 1 <sup>st</sup> | 4,253 RSF              | Immediate  |
| 1 <sup>st</sup> | 4,137 RSF              | Immediate  |
| 1 <sup>st</sup> | 2,222 RSF              | Immediate  |
| 2 <sup>nd</sup> | 5,159 RSF              | Immediate  |
| 2 <sup>nd</sup> | 4,900 RSF              | Immediate  |
| 2 <sup>nd</sup> | 4,389 RSF              | Immediate  |
| 2 <sup>nd</sup> | 1,683 – 3,250 RSF      | Immediate  |
| 2 <sup>nd</sup> | 950 RSF                | Immediate  |

### 6900 Jericho Turnpike

| Floor           | Availability        | Possession |
|-----------------|---------------------|------------|
| Ground floor    | 7,173 RSF           | Immediate  |
| 1 <sup>st</sup> | 7,604 RSF           | Immediate  |
| 2 <sup>nd</sup> | 1,764 RSF           | Immediate  |
| 2 <sup>nd</sup> | 1,749 RSF           | Immediate  |
| 3 <sup>rd</sup> | 12,809 – 15,633 RSF | Immediate  |



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### Rental rate:

- \$27.50 PSF plus \$3.50 PSF electric

### Location:

- Minutes from LIE (I-495) and Seaford Oyster Bay Expressway (Route 135)
- Close proximity to restaurants, hospitals, and hotels

### Property highlights:

- On-site management
- Ownership will modify space to meet tenant's needs
- Full service café
- Fitness center
- Conference center
- Abundant parking
- 24/7 building access



#### Hotels

1. Hilton Garden Inn Melville
2. Best Western Woodbury Inn
3. Days Inn by Wyndham Woodbury
4. Holiday Inn Plainview
5. East Norwich Inn
6. Four Points by Sheraton Melville
7. Hilton Garden Inn Melville
8. Days Inn by Wyndham Hicksville
9. Econo Lodge
10. Viana Hotel & Spa

#### Restaurants

1. Mara's Homemade
2. Franina
3. Il Fornello
4. Chris & Tony's Restaurant
5. Kashi Japanese
6. Café Testarossa
7. Rare650
8. Bella Notte
9. Sage Bistro Moderne
10. The Cotillion
11. Café Dolce Vita

#### Quick Service Restaurants

12. One North Mediterranean Soul
13. Market Bistro
14. The Milleridge Inn
15. Pollos El Paisa
16. Tesoro
17. Opa Grille
18. Pete The Greek

#### Public transportation

1. Long Island Railroad – Syosset
2. Long Island Railroad – Hicksville
3. Long Island Railroad – Bethpage

1. Wendy's
2. Village Heros
3. McDonald's
4. Au Bon Pain
5. Bareburger
6. Five Guys
7. Chick-Fil-A
8. Starbucks
9. Subway
10. Dunkin' Donuts

