

For lease

The North Shore Atrium

6800 & 6900 Jericho Turnpike, Syosset, NY

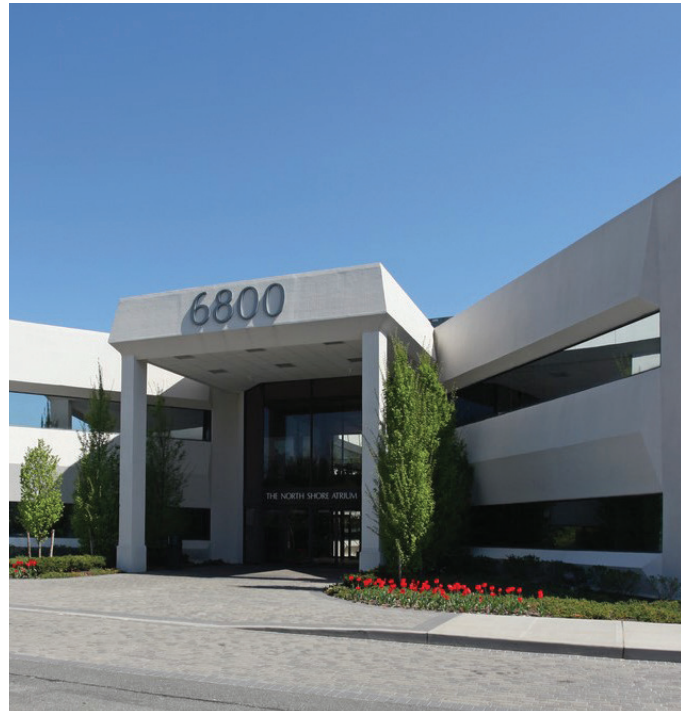
Premier office
space available

6800 Jericho Turnpike

Floor	Availability	Possession
1 st	1,351 RSF	Immediate
1 st	4,208 - 20,531 RSF	Immediate
1 st	4,441 RSF	Immediate
2 nd	950 RSF	Immediate
2 nd	3,243 RSF	Immediate
2 nd	5,159 RSF	Immediate
2 nd	5,333 RSF	Immediate
2 nd	14,094 RSF	Immediate

6900 Jericho Turnpike

Floor	Availability	Possession
Ground floor	7,173 RSF	Immediate
1 st	3,086 RSF	Immediate
1 st	7,604 RSF	Immediate
2 nd	1,749 RSF	Immediate
2 nd	1,764 RSF	Immediate
3 rd	11,555 - 12,809 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

Public transportation

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

Quick Service Restaurants

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

