

# For Lease

Professional office building  
Close proximity to major  
Long Island commuter corridors



**131 Jericho Turnpike  
Long Island Office Park  
Jericho, NY 11753-1016  
Eastern Nassau Submarket**

For More Information:  
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<b>Property Type:</b>	Office
<b>Sub Type:</b>	-
<b>Status:</b>	Existing
<b>Renov:</b>	May 2002
<b>Year Built:</b>	1967
<b>Stories:</b>	5
<b>Typical Floor:</b>	6,300 SF
<b>Building Size:</b>	26,000 SF
<b>Smallest Space:</b>	404 SF
<b>Largest Space:</b>	2,438 SF
<b>Total Space Avail:</b>	5,684 SF
<b>Rent/SF/Yr:</b>	\$26.00/SF + \$3.25/SF for tenant electric
<b>Parking:</b>	Ratio of 4/1,000 SF
<b>Amenities:</b>	24/7 Building Access

Space Notes: The building is located on the service road of LIE at Exit 40, and is approximately 1/4th mile from the Northern State and Wantagh State Parkways. It features a newly renovated lobby.