



30 Jericho Executive Plaza - Suite 300C, Jericho, NY 11753  
 tel (631) 421-1000 fax (631) 421-0680 email ryaffe@trianglepropertiesllc.com  
 Owner: Rick Yaffe

January 10, 2019

	LOCATION	SIZE	PRICE	COMMENTS
	<b>INDUSTRIAL/ SHOWROOM</b> <b>DEER PARK</b> 410-A Commack Road (currently Mattress Firm)	11,000 sf	\$13,750/mo, gross \$900/mo CAM	Showroom exposure, front & rear entrances, ample parking, fully air-conditioned, gas heat, TB, 16' cl. ht., available March 1, 2019  Nearest cross street – Grand Boulevard
	<b>OFFICE</b> <b>COMMACK</b> 154 Commack Road	1,400 sf – Suite 210 (no loss factor)	\$24.00/sf, gross	Utilities included, private entrance, windowed offices, 2 baths, kitchen, available immediately  Nearest cross street – ¼ mile south of Jericho Turnpike
	<b>MELVILLE</b> 900 Walt Whitman Road (Route 110)	1,070 sf – Suite 303  1,500 sf – Suite 106	\$25.00/sf, gross  \$27.00/sf, gross  Full service – electric/cleaning included	Third floor suite, windowed offices, bullpen, available immediately  First floor corner suite, private entrance, private hc-accessible bathroom, available immediately  Nearest cross street – Northern State Parkway
	<b>RETAIL</b> <b>PLAINVIEW</b> 1163 Old Country Road (Plainview Commons)  <b>NEW LISTING</b>	1,200 sf – Store 3	\$3,000/mo, gross \$200/mo CAM	Very active shopping center, full HVAC, LED lighting, separately metered utilities, handicapped-accessible bathroom, sprinklered, fire alarm, excellent visibility, available immediately  Cravings Gourmet, Moe's Southwest Grill, Lifestyle Fitness, Carolyn's Dancenter, Heike Sushi  Nearest cross street – Manetto Hill Road