

Medical Office for Lease
144-31 41st Avenue, Flushing, NY 11355



Highlights:

Three medical offices available for lease in the lobby of a Multi-Family Elevator Building. The property is located in a high-density residential area of downtown Flushing on 41st Avenue, within walking distance of public transportation, the subway, and grocery stores. The medical office suite L8 features direct access and signage exposure from 41st Avenue and two parking spaces with total cost of \$400 a month.

Suite #	Square Feet	Suite layout	Monthly Rent	Remark
L8	1,900	5 treatment rooms, 2 bathrooms	\$4,300	The rent includes base tax, water and heat. The tenant pays electricity by meter's reading
L9	760	2 treatment rooms, 1 bathroom	\$1,720	
L10	800	2 treatment rooms, 1 bathroom	\$1,811	

Building Information: Gross Floor Area: 103,796 sq. ft.; Number of Floors: 7; Total of Units: 105.
Lot Area: 28,239 sq. ft.; Lot Frontage: 190 ft., Lot Depth: 148 ft.; Year Built: 1961, Zoning: R6.

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