



Discover the perfect location for your business with this prime 1,800 SqFt office space in the heart of Sunnyside, Queens. This lower-level unit offers exceptional versatility for professional office use and is situated in a bustling neighborhood with high foot traffic, surrounded by residential buildings, schools, and amenities — ensuring a steady flow of potential clients. Conveniently located just steps from the 40th Street–Lowery Street 7 train station and multiple bus lines, commuting is effortless.

#### PROPERTY INFORMATION

<b>ADDRESS:</b>	43-40 41ST STREET, QUEENS, NY 11104
<b>NEIGHBORHOOD</b>	SUNNYSIDE
<b>SIZE:</b>	<b>1,800 SF</b>
<b>POSSESSION:</b>	IMMEDIATE
<b>TERM:</b>	NEGOTIABLE
<b>LEVEL:</b>	LOWER
<b>LEASE RATE</b>	UPON REQUEST

#### CONTACT EXCLUSIVE AGENTS

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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

#### NEARBY TRANSPORTATION



40TH ST- LOWERY ST STATION

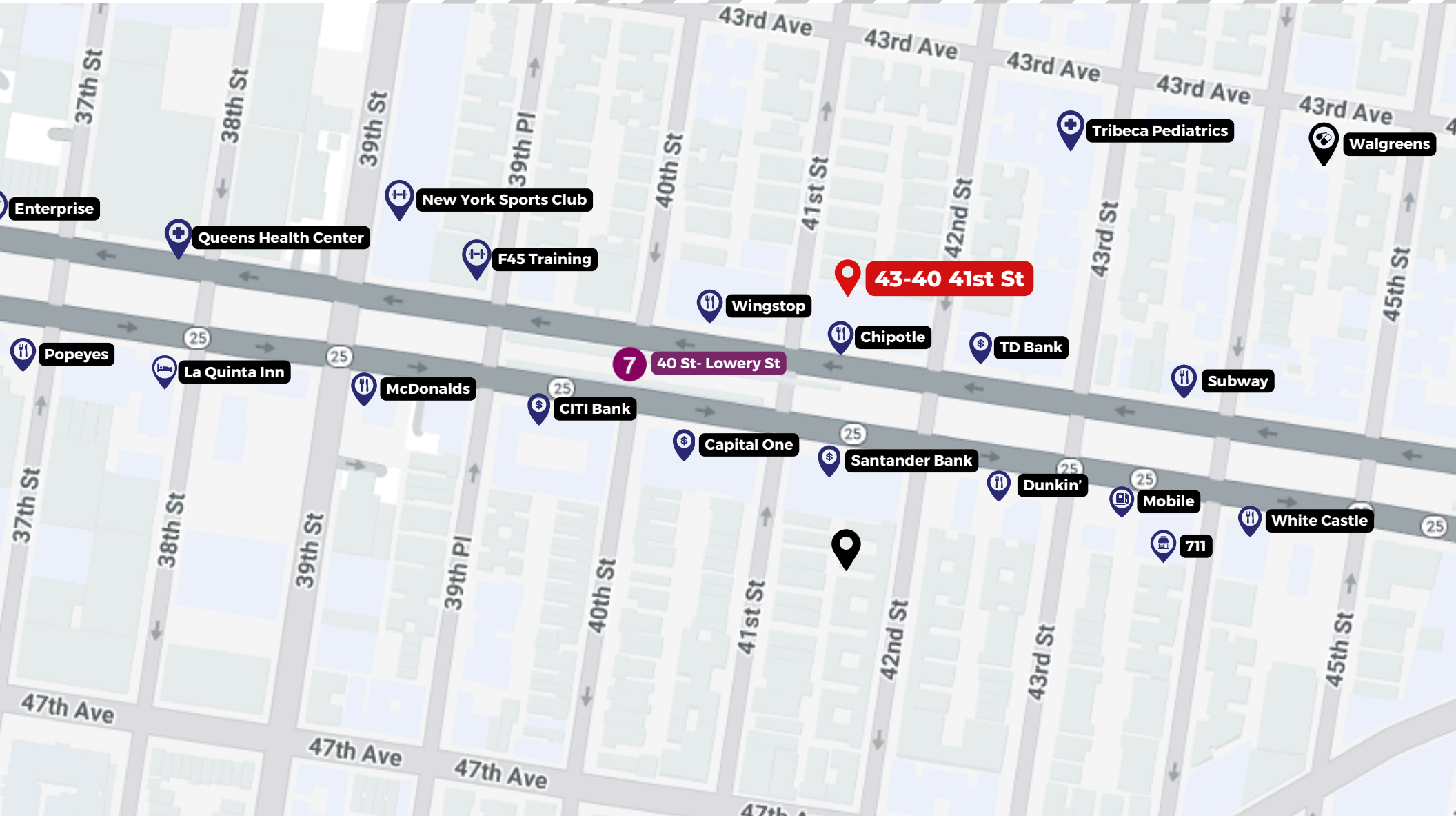


- LONG ISLAND EXPRESSWAY (I-495)
- BROOKLYN-QUEENS EXPRESSWAY (I-278)

Long Island  
Rail Road

WOODSIDE STATION

AREA MAP






43-40 41st STREET

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

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