



2nd – 6th Floor

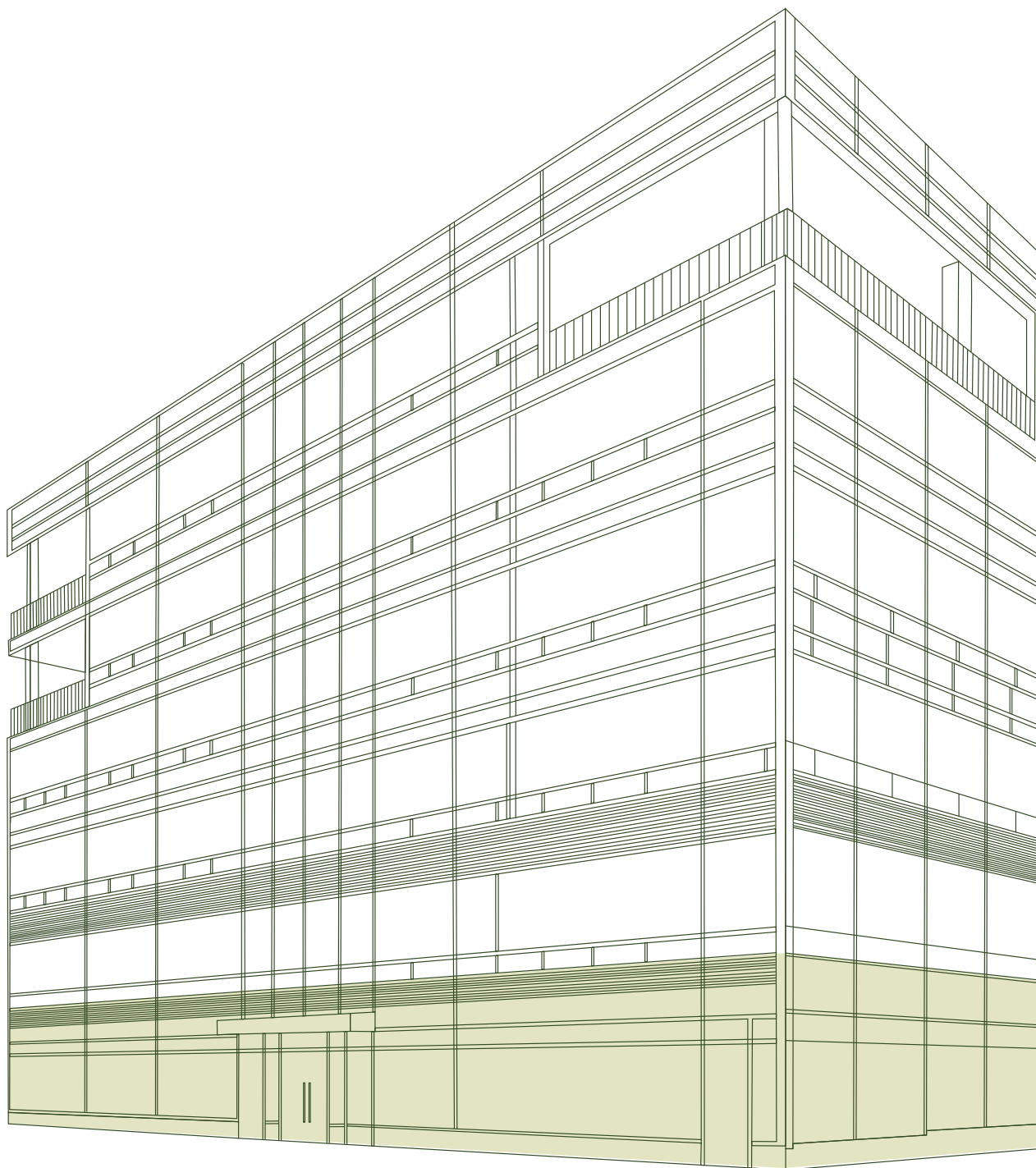
## COMMUNITY FACILITY

二樓 - 六樓

## 社區設施

醫生診所, 非營利組織, 教育/幼兒機構

1,409 – 2,519.03 SQ. FT.



1st Floor

## COMMERCIAL SPACE

一樓

## 商業空間

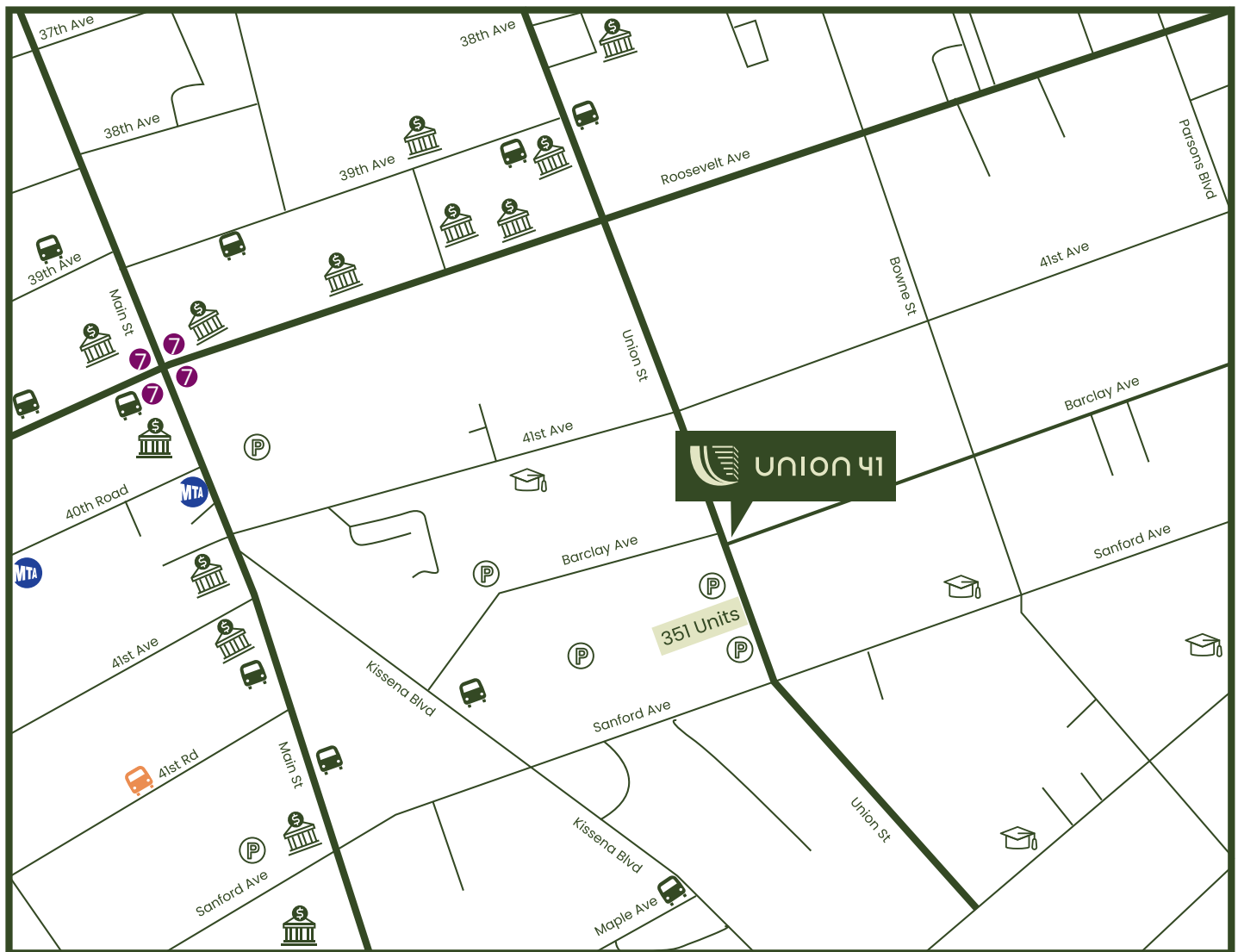
西藥房, 參茸行, 眼鏡服裝店, 美容護膚理髮,  
便利超商, 咖啡奶茶糕點店鋪

370 – 2,800 SQ. FT.

# UNION 41

Situated right off Main St, Union 41 is a 6-Story office/retail building surrounded by shops, residential buildings plus heavy foot traffic coming into downtown Flushing. We offer units in 370 to 2,990 sq. ft. Perfect size for medical practitioners, educational institutions, non-profit organizations, community services, business owners and countless other professionals. Square and spacious layouts plus low maintenance for maximizing your profit.

座落於緬街旁，Union 41是一棟可用於辦公零售的6層樓商業建築，周圍環繞著各式商家、大量居住大樓以及進出法拉盛市中心的繁忙人流。我們提供 370至2,990 平方英尺的單位、適合醫生診所、教育機構、非營利組織、社區服務、商用辦公室和其他專業用途。各單位格局方正、空間寬敞、管理開銷低，讓您最大限度地提高您的利潤。



## LONG ISLAND RAILROAD (LIRR)

15 mins to Penn Station  
15 分鐘火車抵達紐約賓州火車站



## CHINESE EXPRESS MINIBUS TERMINAL

30 mins to Chinatown  
30 分鐘華人的小巴抵達曼哈頓中國城



## NEW YORK CITY MTA SUBWAY & BUS SYSTEM

30 mins to Time Square  
30 分鐘地鐵抵達時代廣場



## HIGHWAY TO AIRPORT

7 mins to LGA / 12 mins to JFK  
7 分鐘高速公路，抵達紐約拉瓜迪亞國際機場  
12 分鐘高速公路，抵達紐約肯尼迪國際機場

## BUSINESS OPPORTUNITIES

Flushing is one of the biggest Asian communities worldwide, 3rd biggest central business district in NYC, and also a transportation hub between two busiest international airports. Well equipped with hotels, shops, restaurants, banks, law firms, and clinics. After pandemic, Flushing is the fastest-recovered job market in NYC. Latest data shows customer flow has exceeded before pandemic and reached all time high. Development projects continue to expand in all directions at visible speed. Flushing has unlimited vitality and opportunities.

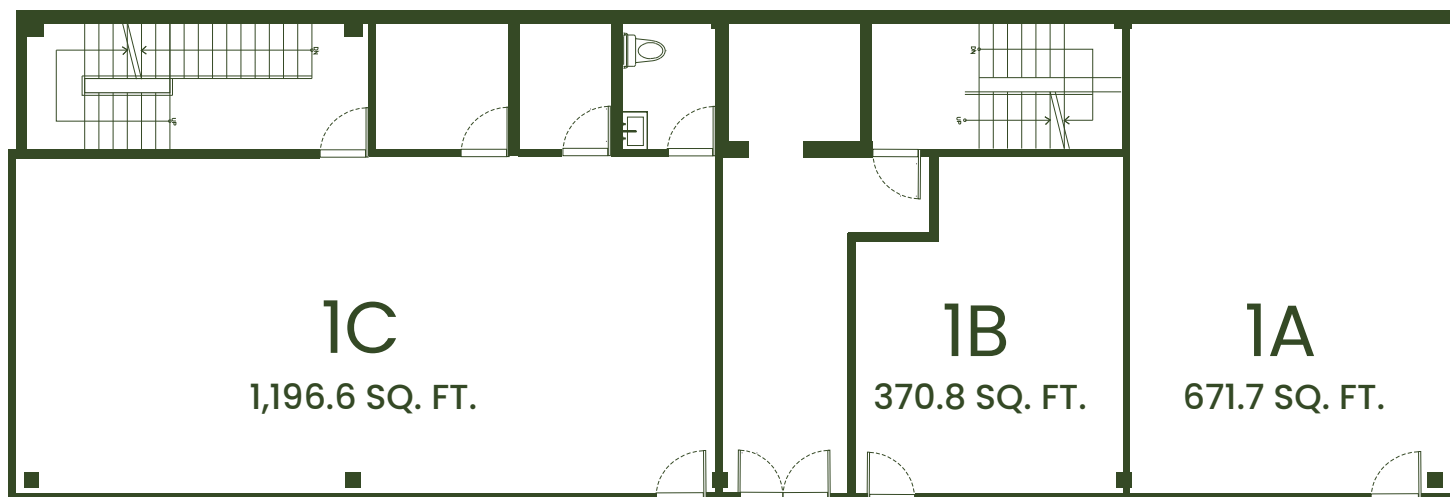
法拉盛是為全球最大的亞裔人口聚集地之一，紐約第三繁華中心商業區，同時是兩大國際機場間的重要交通樞紐。生活機能與公共娛樂設施完善，國際酒店、超市、量販、零售店家與著名餐廳林立，也是各國銀行及醫生律師樓的集中地。歷經疫情影響，法拉盛的工作機會恢復速度為紐約之冠。最新交易資料顯示店家人流已超過疫情前，各項開發案持續以可見的速度往四面八方發展，顯見法拉盛充滿活力、商機無限！

MEDICAL OFFICE • PHARMACY • CONVENIENCE STORE • COFFEE SHOP & BAKERY • EDUCATION & DAYCARE



COMMERCIAL SPACE

### 1ST FLOOR



醫生診所 • 西藥局 • 健身中心 • 便利超商 • 咖啡餐飲 • 教育/幼兒機構

## BUILDING FEATURES

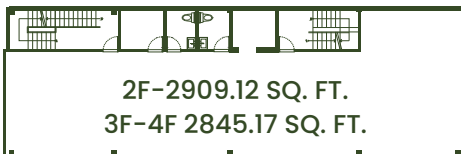
- 24/7 Access for Owners
  - High Speed Elevator
  - Business Class Fiber Optic Cable
  - CCTV Security System
  - ADA (Americans with Disabilities Act) Compliance
  - Energy Efficient Building equipped with Solar Panels
  - Curtain wall façade with floor-to-ceiling windows
  - Private terrace for selected units
  - Numerous shops, restaurants and public transit stations nearby
- 業主擁有24/7進出大樓的權利
  - 高速電梯
  - 商業級別光纖電纜
  - CCTV安保系統
  - 障礙人士友善空間設計
  - 節能省電太陽能建築
  - 玻璃外牆提供頂級採光
  - 部分單位配有獨立露台
  - 周圍有眾多商家、餐館和公共交通站點

## COMMERCIAL SPACE FOR LEASE: 370.8 – 2,519.03 SQ FT



COMMUNITY FACILITY

### 2-4TH FLOOR



COMMUNITY FACILITY

### 5TH FLOOR



COMMUNITY FACILITY

### 6TH FLOOR



## FIRST COUNTY RE LLC

First County RE Inc. is a private investment and development firm that has rooted itself in NYC for over 30 years. We are professionals who aim to enhance our local economy by transforming properties into profiting assets. We implement energy-efficient measures to take part in creating a sustainable environment. First County RE Inc. will maintain its deep commitment to clients and the values of the communities.

華祺投資地產公司 是一家私人投資和開發公司，在紐約市紮根30多年。我們是專業人士，旨在通過將房產轉化為盈利資產來增強當地經濟。實施節能措施，參與創造一個可持續發展的環境。華祺投資地產公司將保持對客戶和社區價值觀的堅定承諾。



## SALES GALLERY

---

41-23 Union Street, Flushing, NY 11354

646-338-9218

718-461-1778

[onegreatneckre@gmail.com](mailto:onegreatneckre@gmail.com)



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES SHAFTS, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. THE SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. SPONSOR: 40-48 MAIN STREET, SUITE 301, FLUSHING, NY 11354. EQUAL HOUSING OPPORTUNITY.