

**SPACE FOR LEASE
ALL USES CONSIDERED
~18,400 SF**



FULL BUILDING - TWO FLOORS

4456 AMBOY ROAD, STATEN ISLAND, NY 10312

Availability

Ground ~7,900 RSF
2nd Floor ~10,500 RSF
Garage ~715 RSF*

**Can be made available*

The Property

Prominent Signage

High Visibility in Main
Business District

Elevator

Dedicated parking

Garage Space

Existing roll-up door for
alternative type uses.

Neighboring Tenants

Rite Aid
Advanced Auto Parts
Santander Bank
Carvel
Verizon Wireless
YMCA
ProHealth
RUMC
Stop N' Shop
Richmond County Savings Bank

Access/Transportation

Intersection of Amboy Road and
Richmond Avenue

One block from the SI Rapid Transit
Eltingville Train Station & Bus Routes

Close Proximity to Major Transportation

Bill Bergman

Vice President, Leasing
(718) 263-3800 x 307
bbergman@muss.com
118-35 Queens Blvd.,
Forest Hills, NY 11375

MUSS DEVELOPMENT LLC

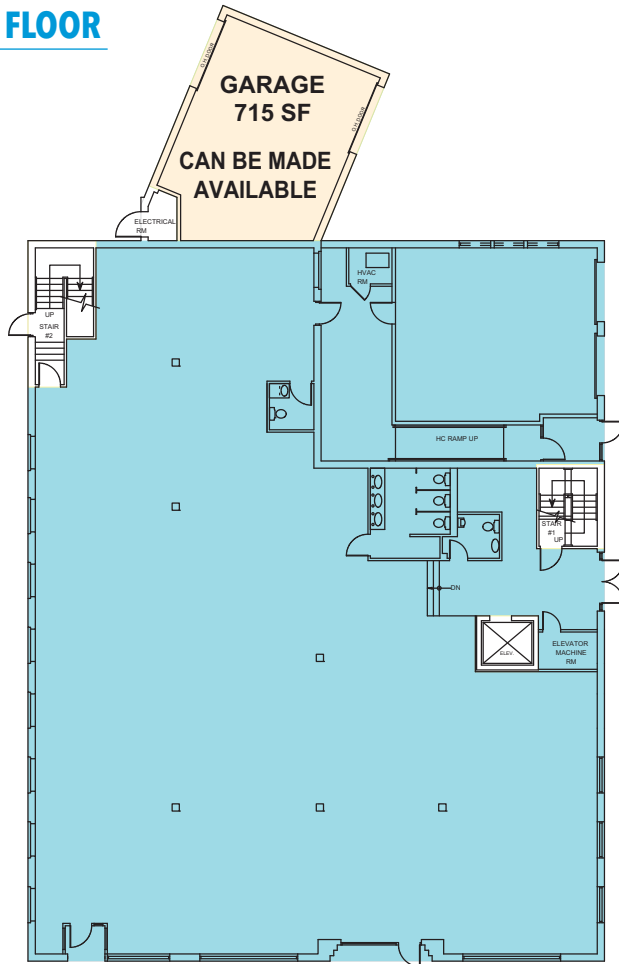
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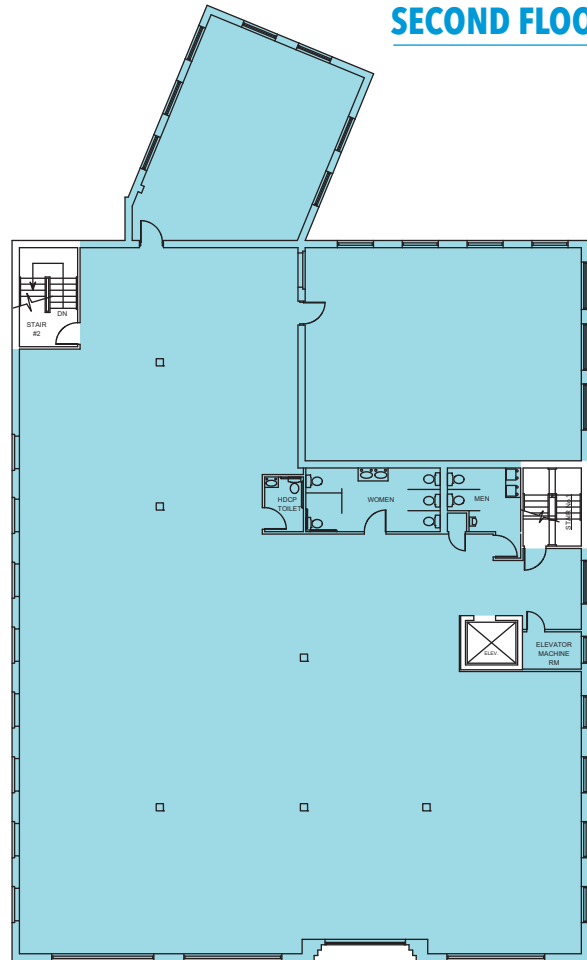
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2ND FLOOR ~10,500 SF
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FIRST FLOOR



SECOND FLOOR



AREA MAP



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