

# NOW LEASING

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Stevens** **Bold  
Honest  
Smart**

## 222-40 96th Avenue, Queens Village, New York 11429

Ideal For, Medical, Offices, R&D, School or Gym



**For Further  
Information Contact:**

**DAVID B. SARGOY**

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dsargoy@bhsusa.com

**JOLANTA SAWICKA**

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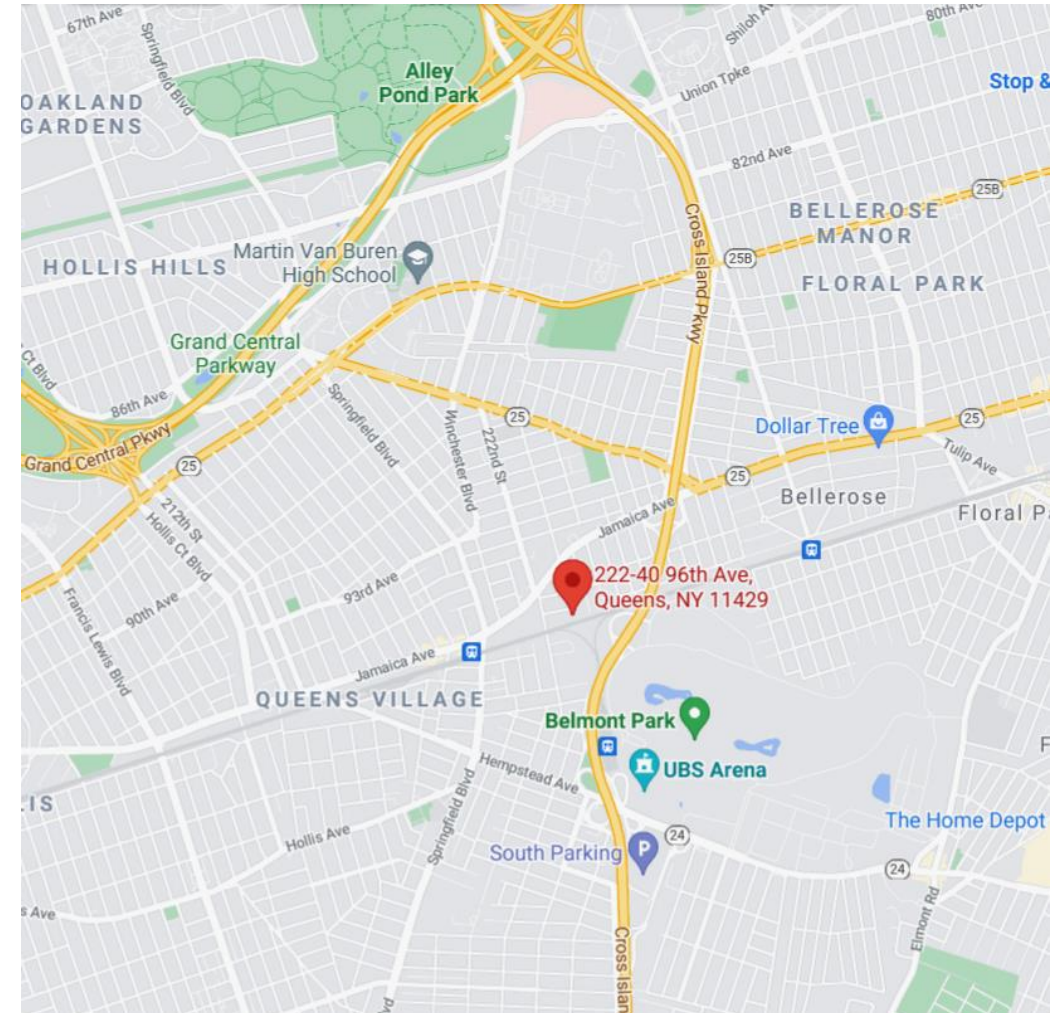
**585 Stewart Avenue-Suite 790, Garden City, NY 11530**  
**Office: 516.203.8100 Fax: 516.203.8199**

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## Property Highlights

|                  |   |
|------------------|---|
| AVAILABLE SPACE: | <u>Space 1:</u><br>Ground Floor – 6,434 SF – Presently used for Adult Daycare   |
|                  | <u>Space 2:</u><br>Ground Floor – 3,400 SF – Presently a Gym  |
|                  | <u>Space 3:</u><br>Ground Floor – 9,450 SF – fully built-out office space<br>Can combine Spaces 2 & 3 plus expand to approx. 20,000 SF              |
| PARKING:         | Ample parking in fenced private building lots and street parking  |
| OCCUPANCY:       | TBD   |
| COMMENTS:        | <ul style="list-style-type: none"><li>-Walk to LIRR, Bus, Restaurants, Banks &amp; Shopping</li><li>-Easy access off Cross Island Parkway</li></ul> |
| RENTAL RATE:     | UPON REQUEST  |

## Property Location



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## Space 1 – Dayhab Center

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- Reception
- Waiting Room
- Conference Room
- Large Offices
- Kitchen
- 3 Private Bathrooms (1 with shower)
- 2 Large Men's & Women's bathrooms

**PARKING:** Ample parking in fenced private building lots and street parking

**HVAC & HEAT:** Pro rata share

**ELECTRIC:** Pro rata share

**COMMENTS:**

- Handicapped Accessible
- Fully built out space
- Fully sprinklered
- Walk to LIRR, Bus, Restaurants, Banks & Shopping
- Easy access off Cross Island Parkway

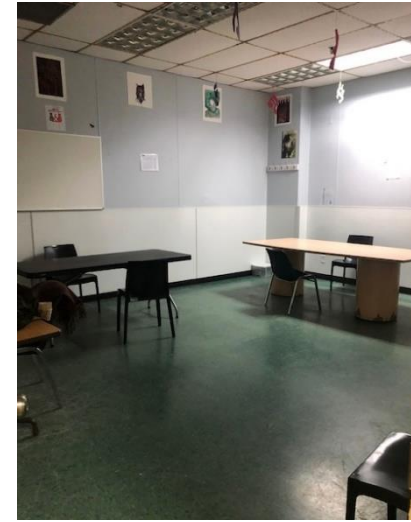
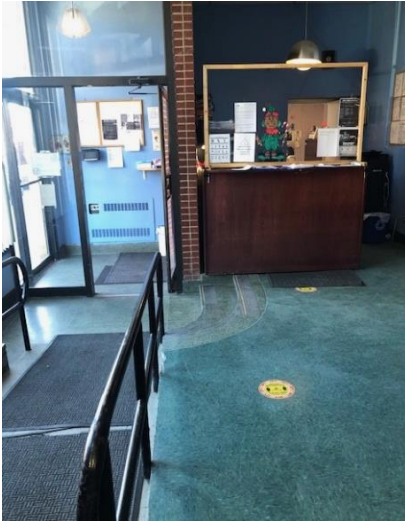
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## Property Photos

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## Space 2 – Fully Built-out Offices –9,450 SF on 2 levels

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### DESCRIPTION:

- Elevator plus internal staircase
- Fully built-out space

#### Lower Level

- Offices
- Large open bullpen area
- Large kitchen/ dining area
- Storage
- Bathrooms

#### Floor 1

- Reception
- Conference room
- Large storage room
- bathrooms

### UTILITIES:

Metered

### PARKING:

Private lot for 14 ± cars plus ample street parking

### OCCUPANCY:

Immediate

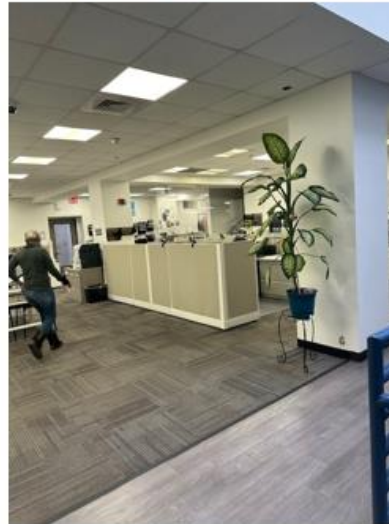
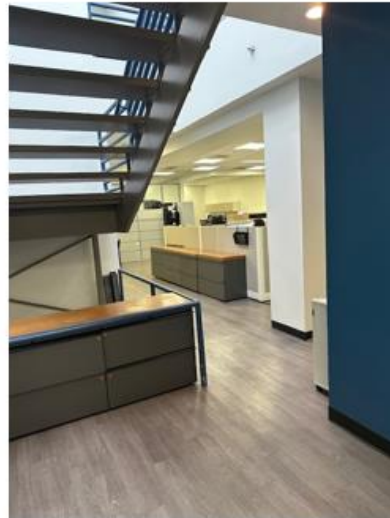
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95-30 225<sup>TH</sup> Street, Queens Village, N.Y. 11429



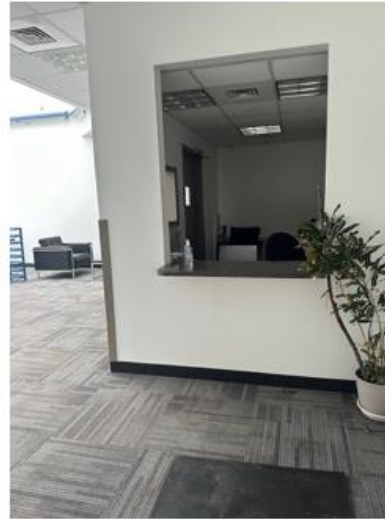
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## Space 3 – Gym – 3,400 SF

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**DESCRIPTION:**

- Presently used as a gym and personal training
- Fully built-out
- Reception
- Classroom
- Lounge
- Office
- Sales Area
- Men's & Women's bathrooms

**HEAT:** Pro rata share

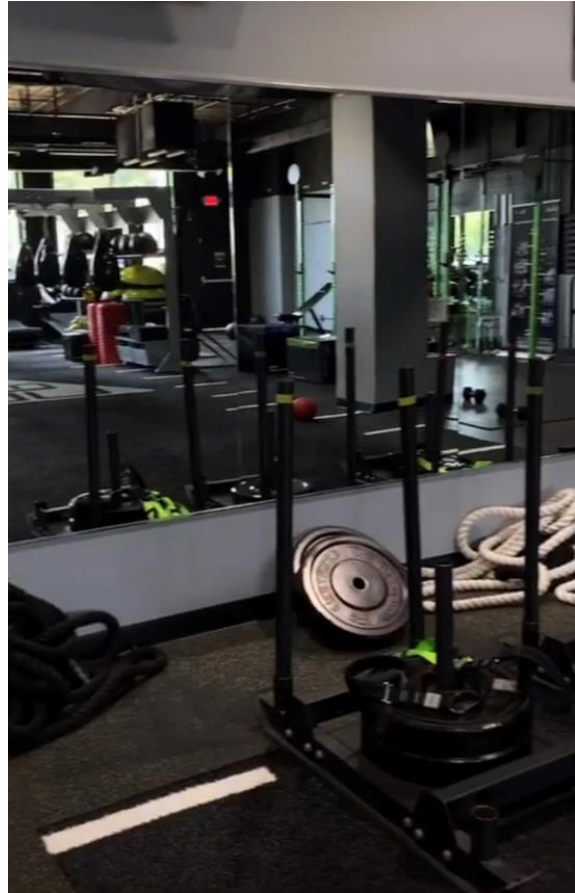
**ELECTRIC:** Pro rata share

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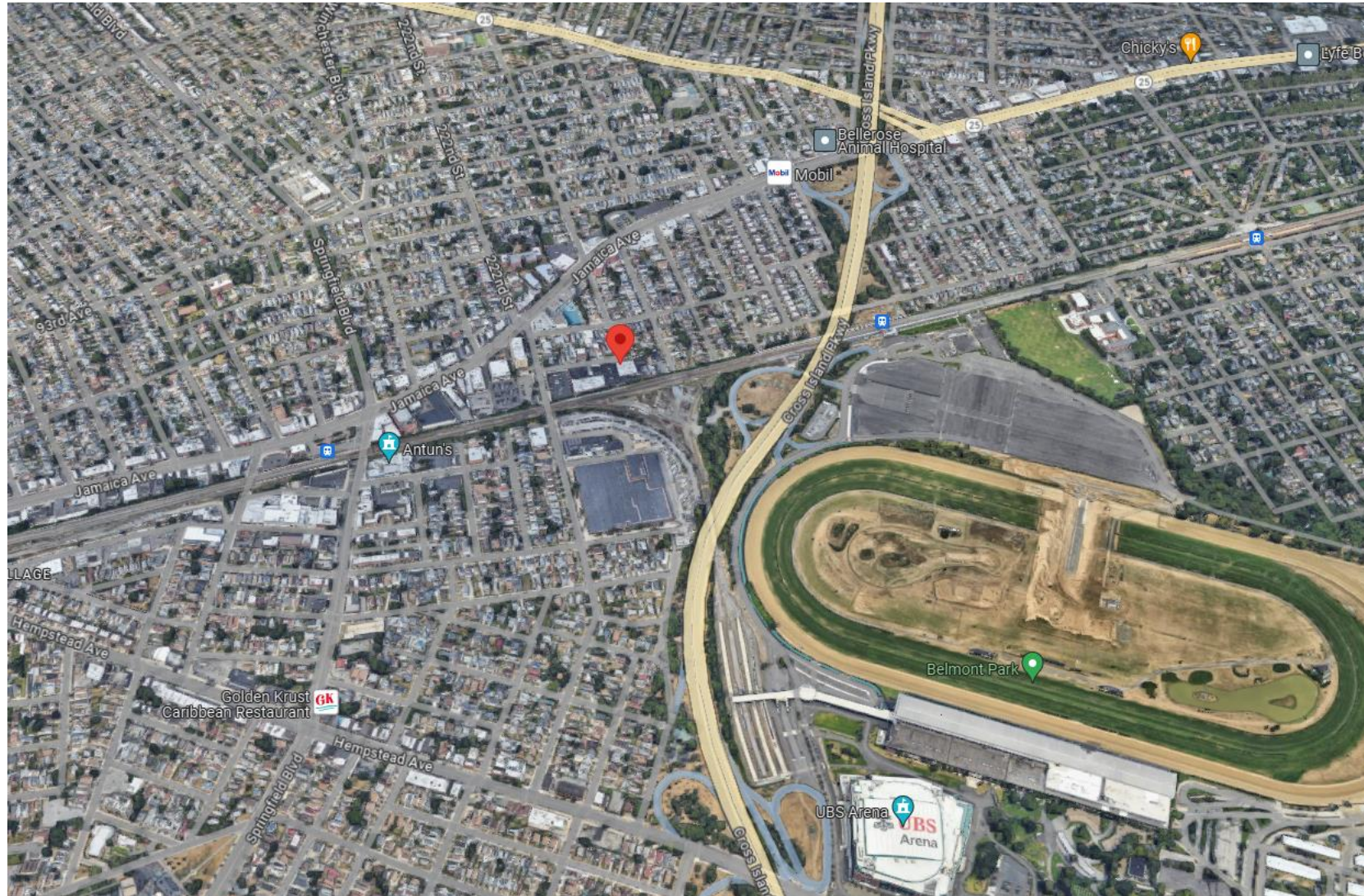
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