

NOW LEASING

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

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

**Brown
Harris
Stevens** **Bold
Honest
Smart**



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

**For Further
Information Contact:**

DAVID B. SARGOY
Managing Broker
Brown Harris Stevens
516.203.8134
dsargoy@bhsusa.com

JOLANTA SAWICKA
Lic. Associate Comm'l RE Division
Brown Harris Stevens
516.203.8144
jsawicka@bhsusa.com

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Property Highlights

AVAILABLE SPACE:Space 1:

Ground Floor – 6,434 SF – Presently used for Adult Daycare

Space 2:

Ground Floor – 3,400 SF – Presently a Gym

Space 3:

Ground Floor – 9,450 SF – fully built-out office space

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

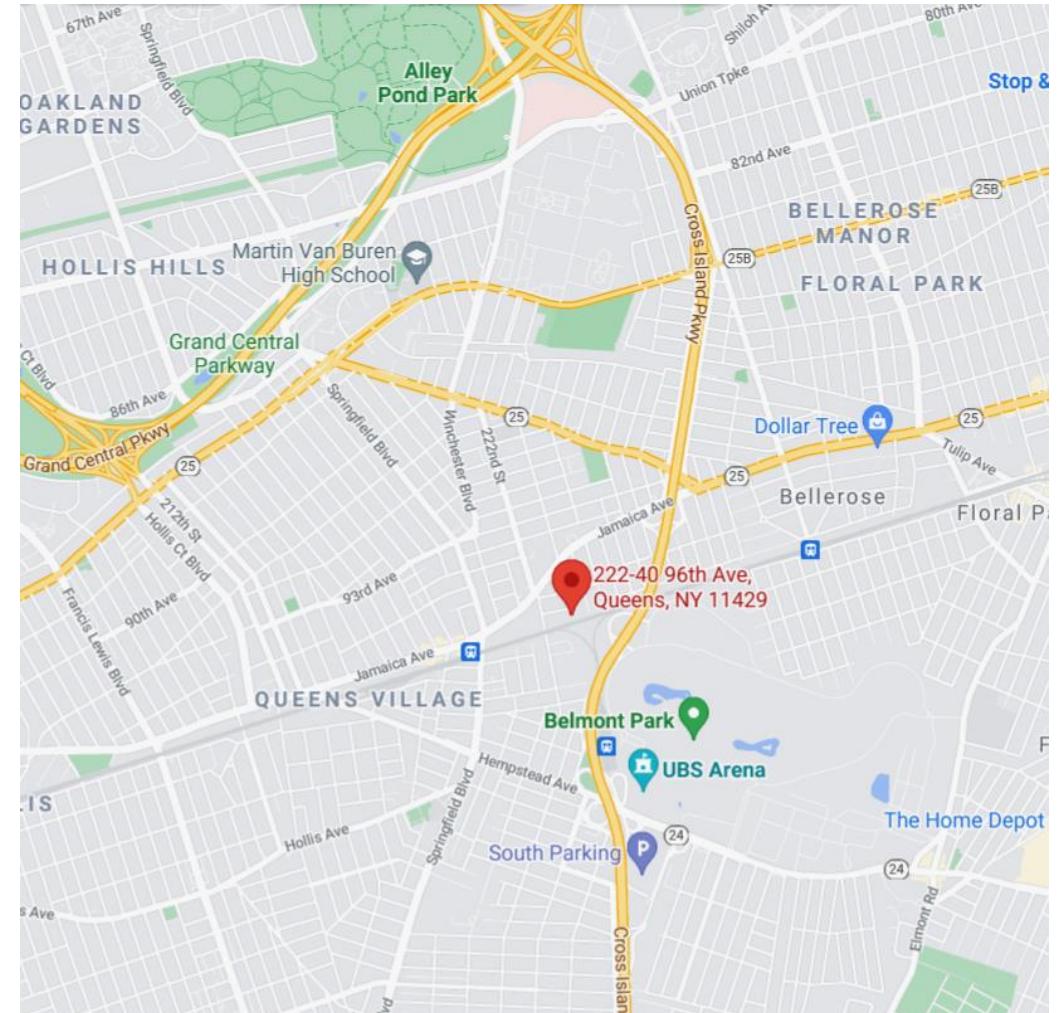
COMMENTS:

- Walk to LIRR, Bus, Restaurants, Banks & Shopping
- Easy access off Cross Island Parkway

RENTAL RATE:

UPON REQUEST

Property Location



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Space 1 – Dayhab Center

- 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:

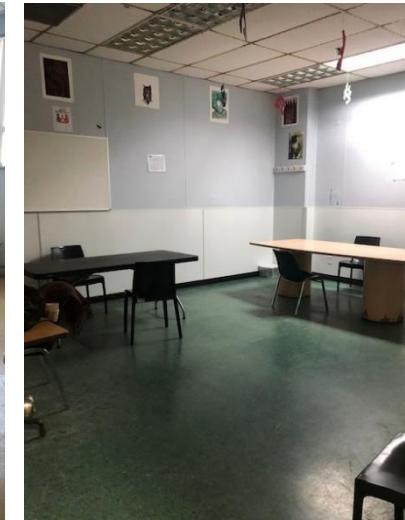
- Handicapped Accessible
- Fully built out space
- Fully sprinklered
- Walk to LIRR, Bus, Restaurants, Banks & Shopping
- Easy access off Cross Island Parkway

RENTAL RATE: UPON REQUEST

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Property Photos

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

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

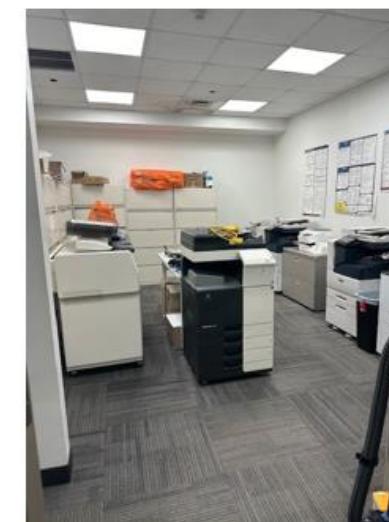
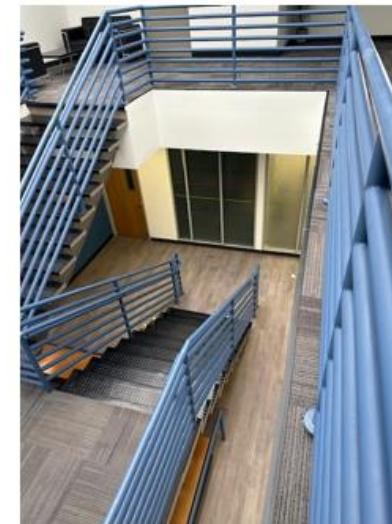
OCCUPANCY: Immediate

RENTAL RATE: Upon Request

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Property Photos

95-30 225TH Street, Queens Village, N.Y. 11429



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Space 3 – Gym – 3,400 SF

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

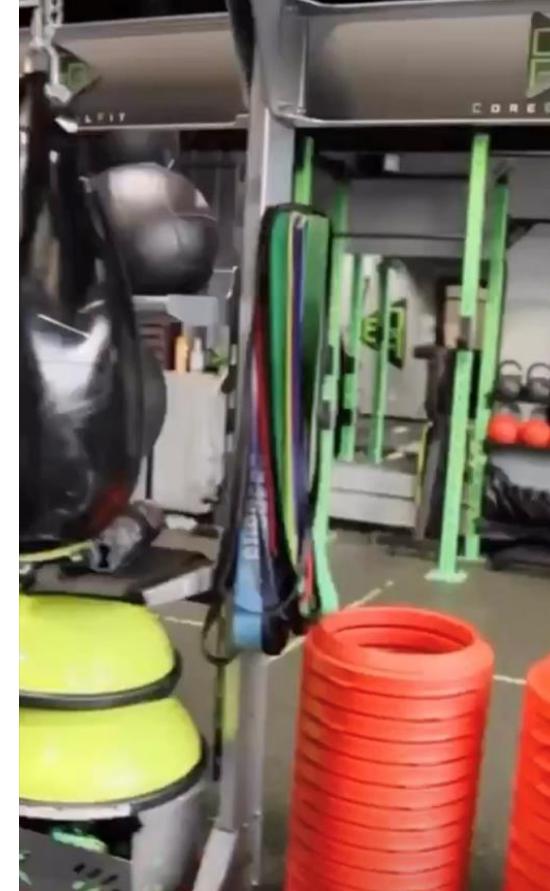
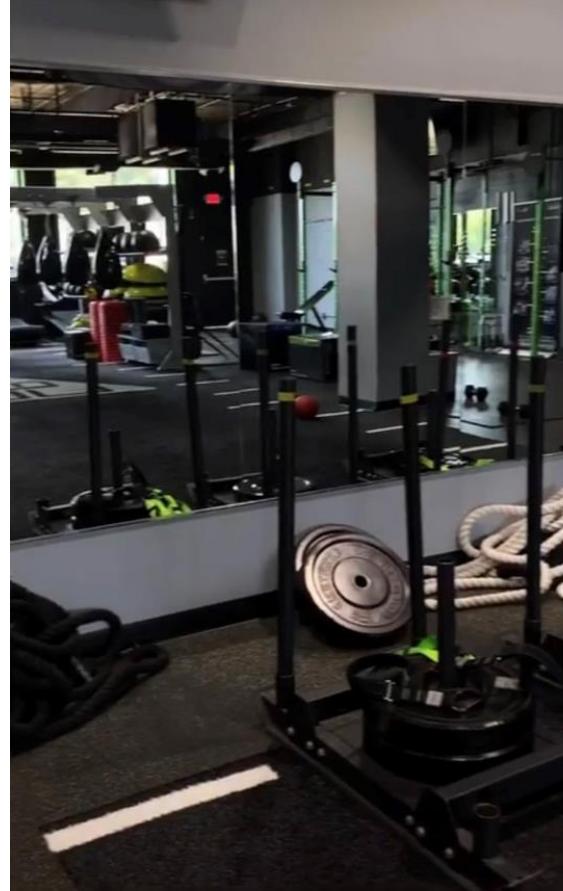
HEAT: Pro rata share

ELECTRIC: Pro rata share

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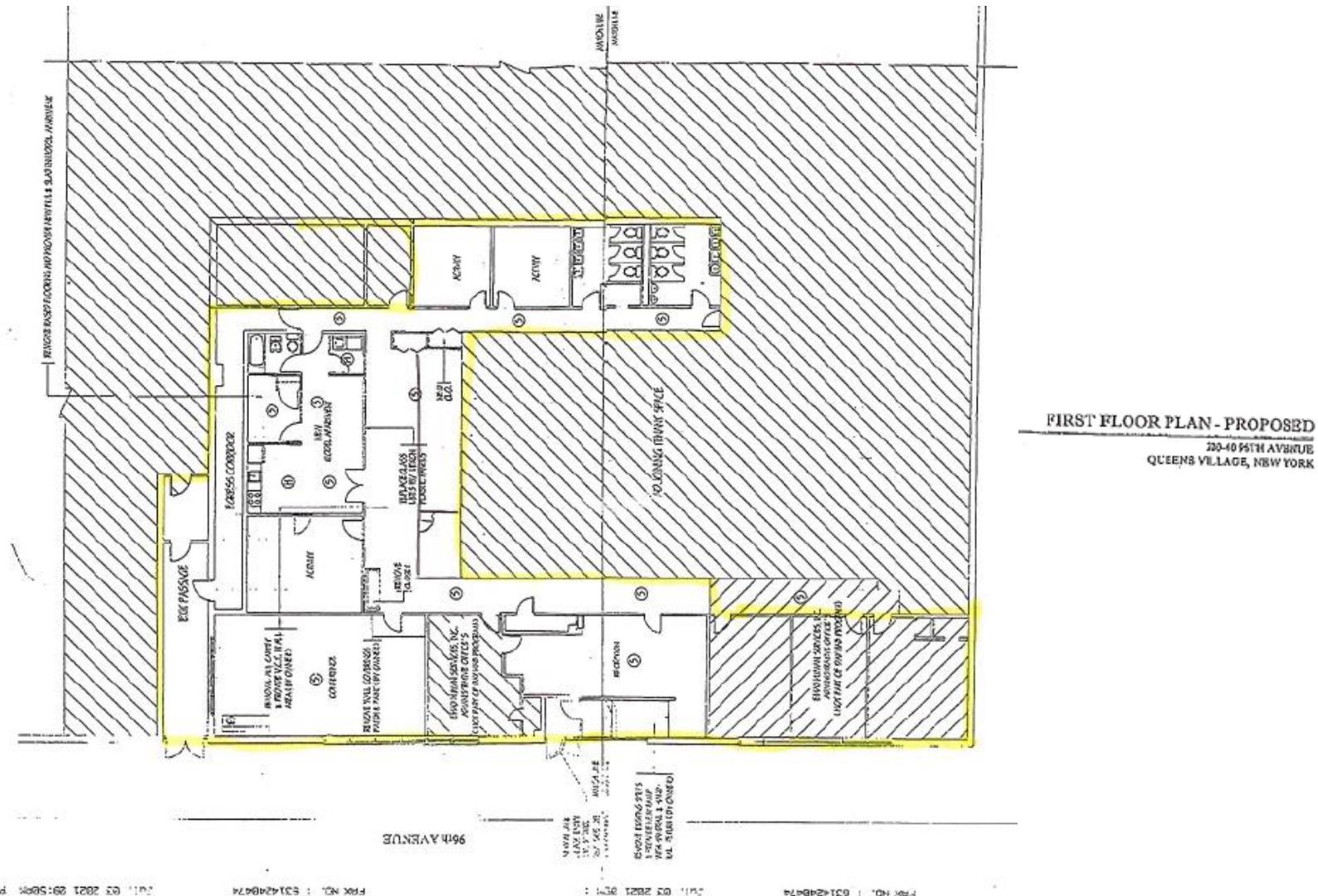


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Floor Plans

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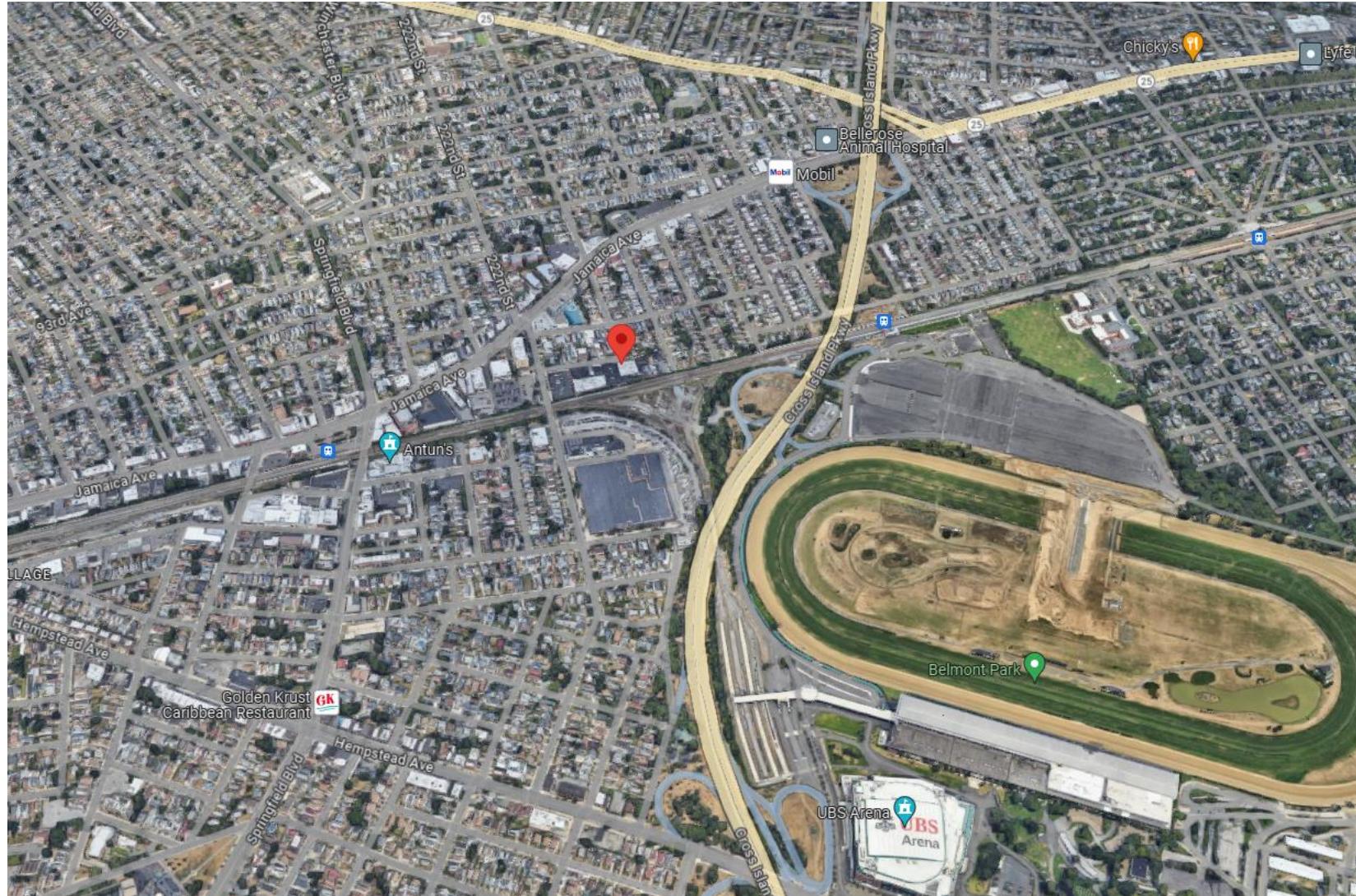


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