



## Commercial office for lease

13636 39th Ave, Flushing, NY 11354



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# Commercial office for lease

\$62.00 /SF/YR

This premium office space offers a modern and professional environment, ideal for healthcare providers looking to establish or expand their practice. The office is located in a high-visibility area with convenient access for patients, ample parking, and nearby public transportation.

Features include:

- Size: Spacious layout ranging from 1,200 square feet, suitable for single practices.
- Rooms: examination rooms, consultation spaces, and private offices.
- Reception Area: A welcoming reception desk and waiting area designed for comfort and efficiency.
- Utilities: HVAC, plumbing, and electrical systems tailored for medical use.
- Accessibility: Elevator access and ground-floor entry for ease of patient mobility.

This space is located near prominent hospitals, pharmacies,...

- Heavy daytime foot traffic
- Lots of natural lights and balcony



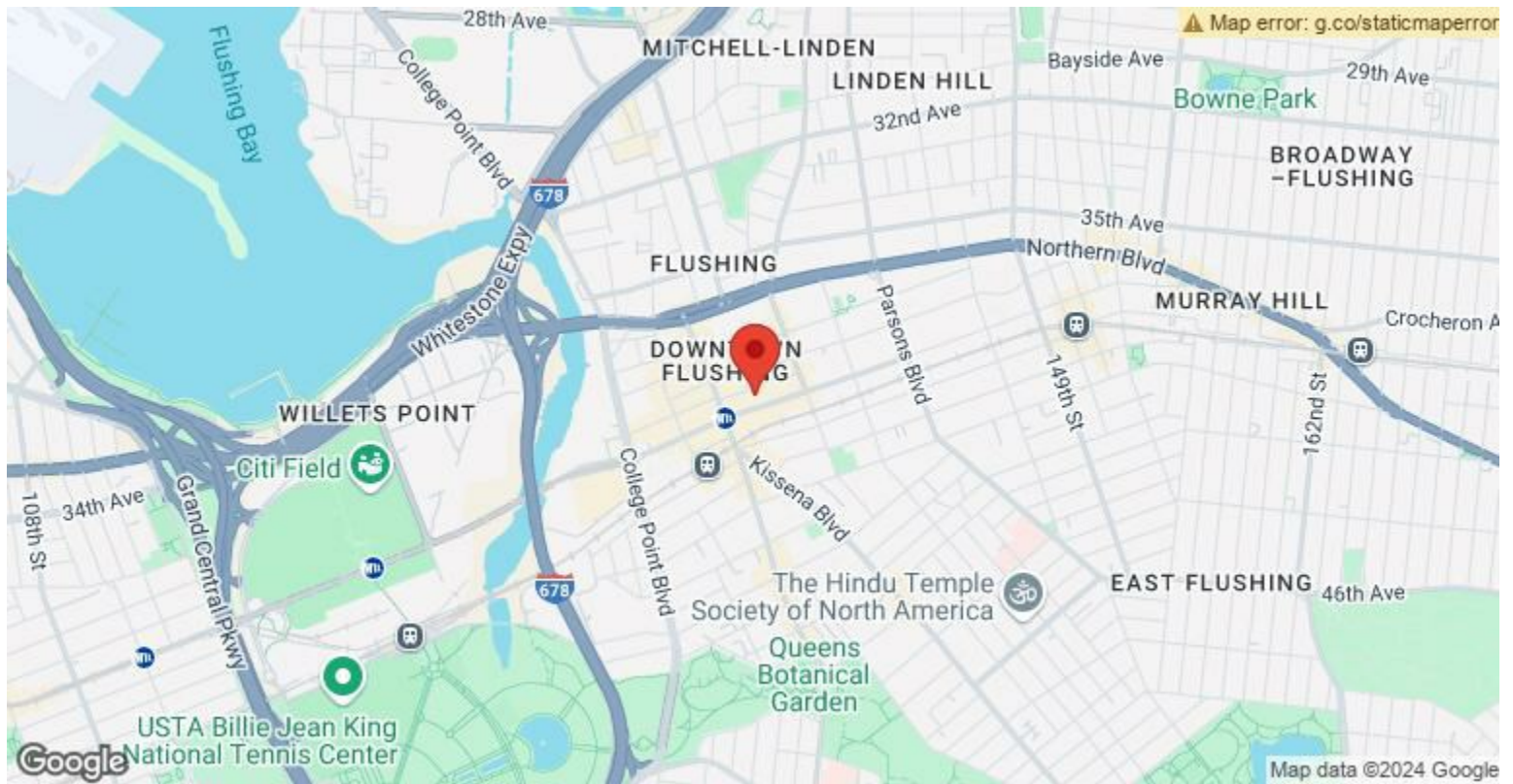
Rental Rate:	\$62.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	14,000 SF
Year Built:	1988
Walk Score ®:	100 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$5.17 /SF/MO

## 7th Floor

1

Space Available	1,200 SF
Rental Rate	\$62.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

\* Professional medical building\*Entire 7 floor \*Lots of natural lights\*Heavy Foot Traffic \*Close to Main St.\*Parking Available \*Banks, Restaurants , Stores , Supermarkets Just Right On The Corner !\*Day time Security Guards On Duty \*Close To #7 Train, LIRR, Buses, Exp Buses



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This space is located near prominent hospitals, pharmacies, and other medical professionals, making it an excellent choice for growing your practice. Flexible leasing options are available to meet your needs.

Contact us today for a tour and to learn more about this opportunity!