



42-31 Union St

Medical Office | Flushing | Queens | NY

A New Definition of High-end Office in Queens



Property Description



Location

Union St & Sanford Ave

Office

Subcellar	33,000 SF
Cellar	20,886 SF
1 st Fl	2,551 SF
2 nd – 4 th Fl	9,993 SF
6 th – 9 th Fl	7,240 SF

Total 115,376 SF

Asking Price

Request

Lease Term

Negotiable

Zoning

R7-1

Parking

Over 300

Procession

2023 Q4

Comments

The 18-story luxury commercial complex of in center of Flushing is located on Union St between Sanford Ave and Franklin Ave, this building has been polishing by the exclusive development team. It adopts the largest integrated glass curtain wall, providing excellent sound insulation and lighting. From the all-glass terrace house on top, you can enjoy the highest 360-degree panoramic view of entire Queens. The building also features more unique environmental and technology which established the new standards for high-end office/medical center.

Transportation

Main St Station
 La Guardia Airport
 John F. Kennedy International Airport



Drive	Walk	Distance
3 min	7 min	0.4 mi
7 min		2.8 mi
16 min		9.2 mi

Luxury Amenities

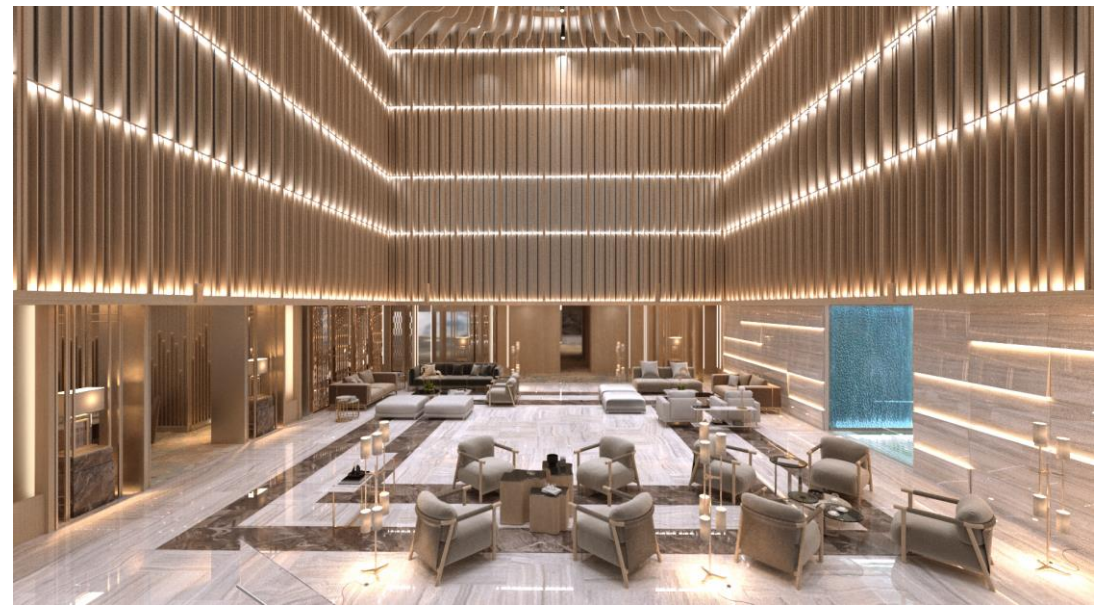
- Customized 5-layer Panoramic Curtain Wall
- Remarkable High Ceiling
- Non-toxic Recycling Environmentally Friendly Materials, Turkish Marble Whole-stone Floor, Portugal Limestone Sink
- LG VRV Air Conditioning & Heat Pump System
- 208V 3-phase Power Supply for Every Single Suite
- Senseless-wind Fresh Air System, Negative Pressure Ventilation
- Over 34,000 SF Well-designed Outdoor spaces
- 3 Dedicated Barrier-free Elevators
- Over 300 Underground Parking Spaces
- 5G, Smart door locks, Face recognition and AI Voice Assistant
- High-end Hotel with Michelin-starred Restaurant



Photos



Photos



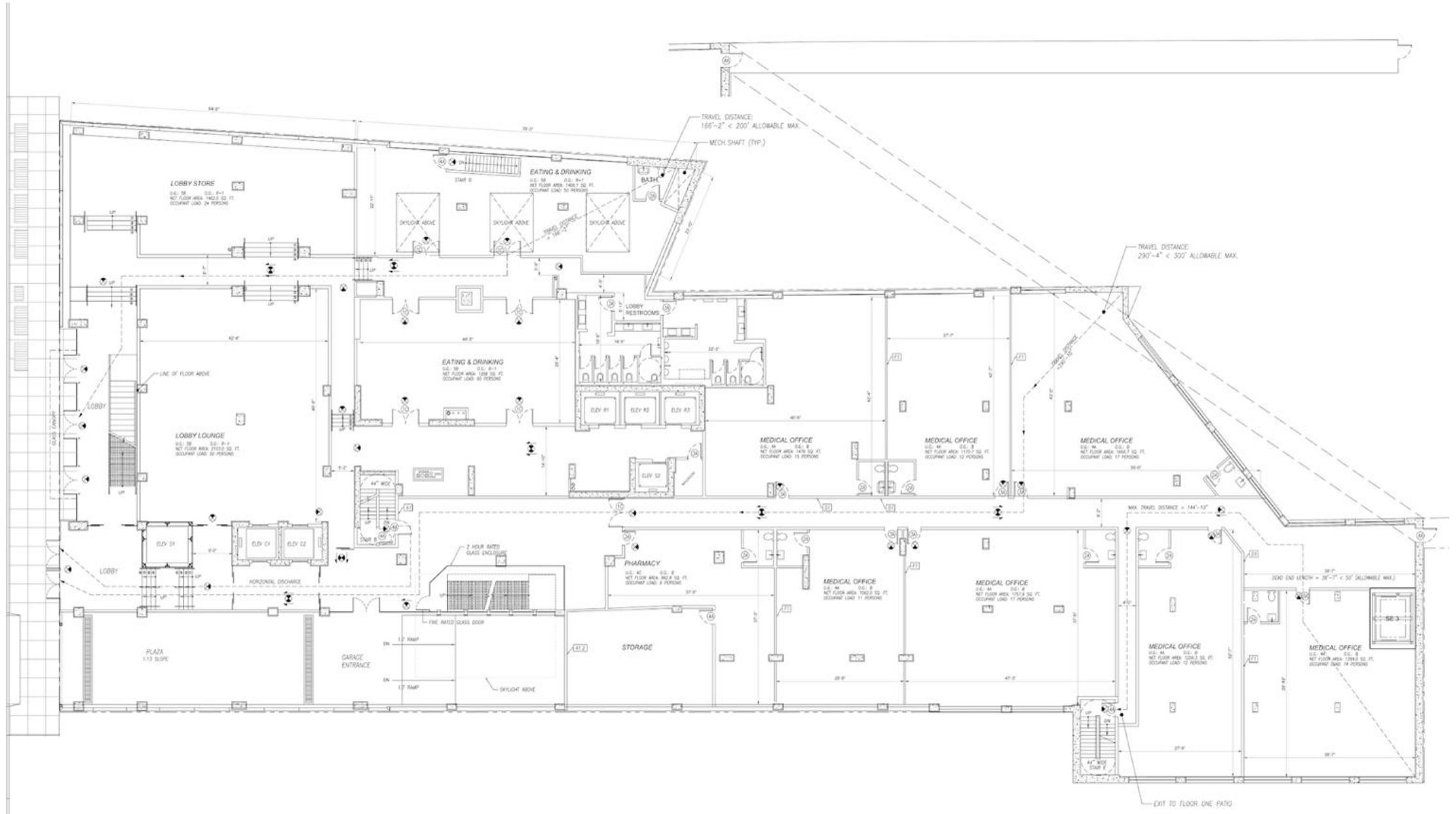
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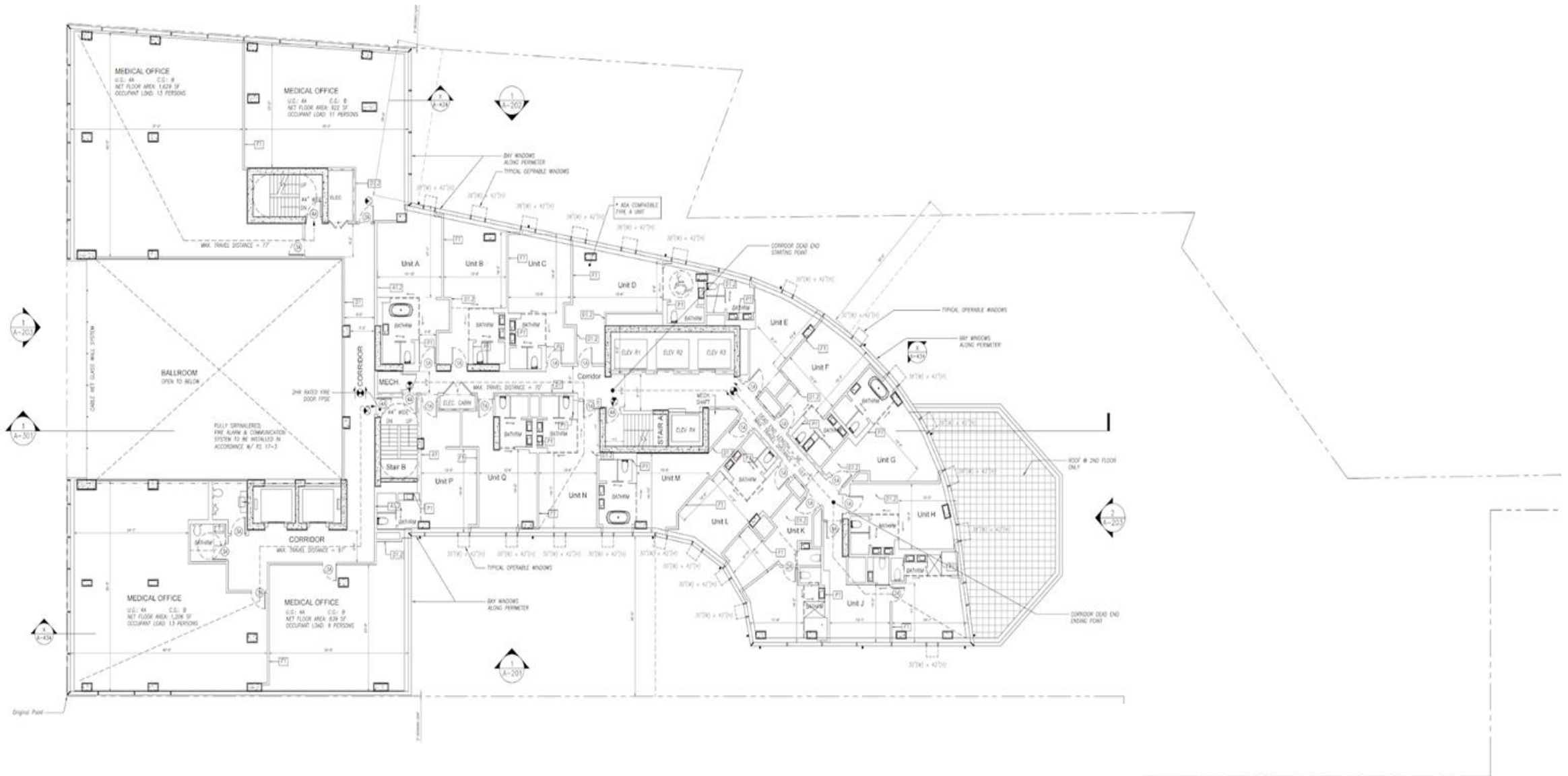
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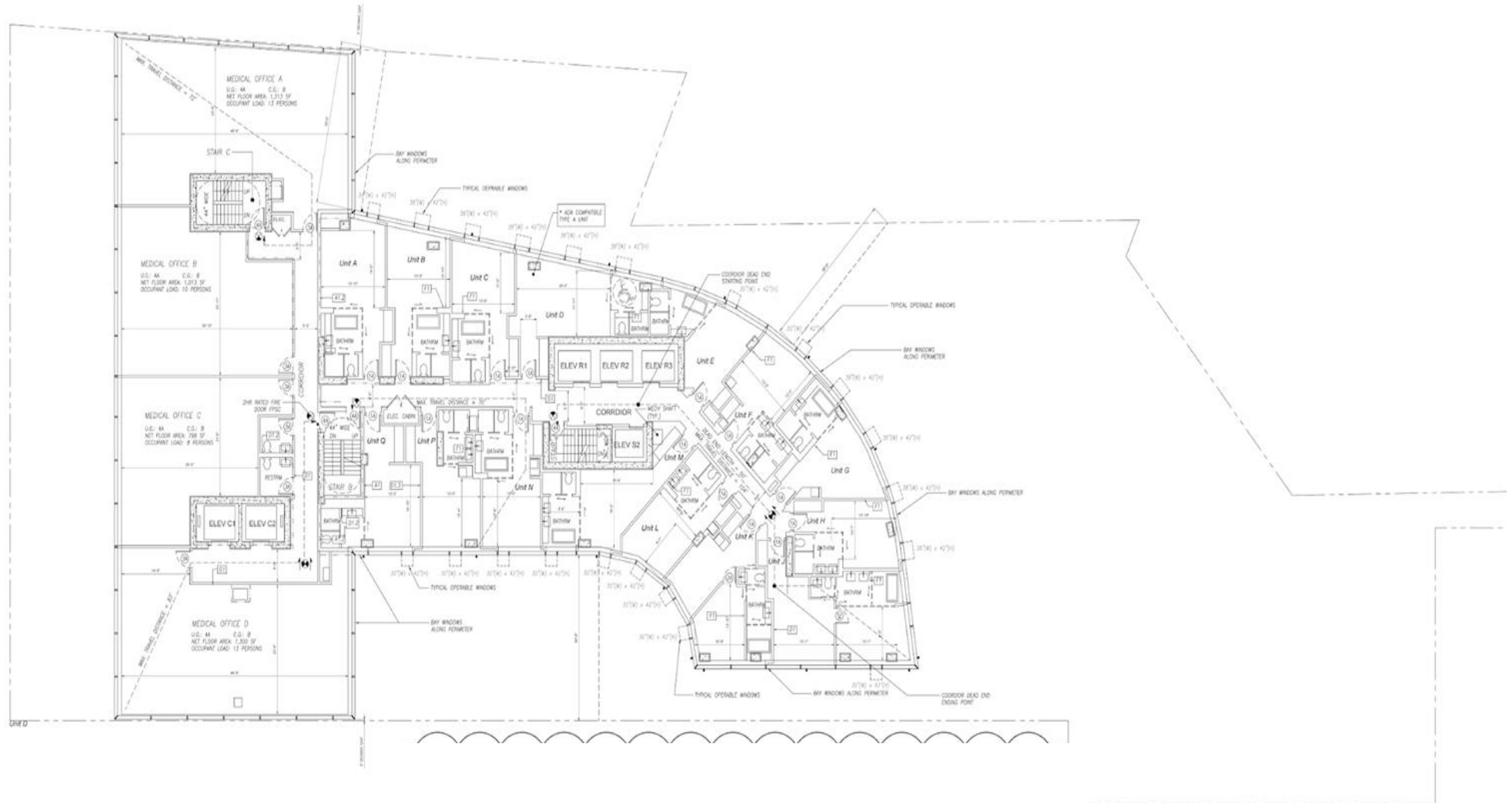
Floor Plan Cellar Level 20,886 GSF



Floor Plan 2nd - 4th Floor 9,933 GSF for Each Floor



Floor Plan 6th -9th Floor 7,240 GSF for Each Floor



AREA MAP & DEMOGRAPHICS



	1 Mile	3 Miles	10 Min. Drive
Population	141,153	693,746	1,500,461
Households	48,465	242,350	523,053
Median Age	43.9	41.4	40.9
Median HH Income	\$43,708	\$67,840	\$71,047
Daytime Employees	47,263	168,831	354,676

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