

FOR LEASE

Medical/ Community Facility/ Office/ Retail Space
Between Northern Boulevard and Douglaston Parkway

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

241-15 Northern Blvd, Little Neck, Queens, NY 11362



**For Further
Information Contact:**

IRWIN RACHLIN
Sr. Associate Broker
917.696.7195
irachlin@optonline.net

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

BUILDING DESCRIPTION

241-15 Northern Blvd, Little Neck, Queens, NY 11362

LOCATION:

Between Northern Blvd & Douglaston Parkway

AVAILABLE: Up to 5,736 RSF

SIZE:

Ground Floor

Space B: Leased
Space C: 4,391 RSF – Can Divide
(Interior elevator with direct access to parking garage)
Space D: Leased

Second Floor

Space A: 1,345 SF
(with Ground Floor ramp entrance)

FRONTAGE:

Northern Boulevard: 82 FT

ASKING RENT:

Upon Request

WORKLETTER:

Negotiable

POSSESSION:

Immediate

COTENANTS:

Primetime Private Gym
Acupuncturist

NEIGHBORS:

CVS, 7-Eleven, Starbucks, Burger King, Il Toscano, SungBockDong BBQ, Bean & Bean Queens, Mizumi, Little Dumpling, Il Bacco, JMart (coming soon), Café 1 of a Kind, BCD Tofu House, Modoo Chicken, Noodle Bar, and Moonstone Modern Asian Cuisine & Bar

COMMENTS:

- Base of luxury residential new development on Northern Boulevard and Douglaston Parkway
- Space delivered in turn-key condition
- Dedicated indoor parking along Northern Blvd

PARKING:

Convenient attended underground parking for commercial tenants

TRANSPORTATION:

LIRR

Douglaston Station (Weekday) 155,242

Q12 Bus

Annual	3,074,727
Weekday	9,486
Weekend	12,103

QM3 Bus

Annual	26,386
Weekday	104

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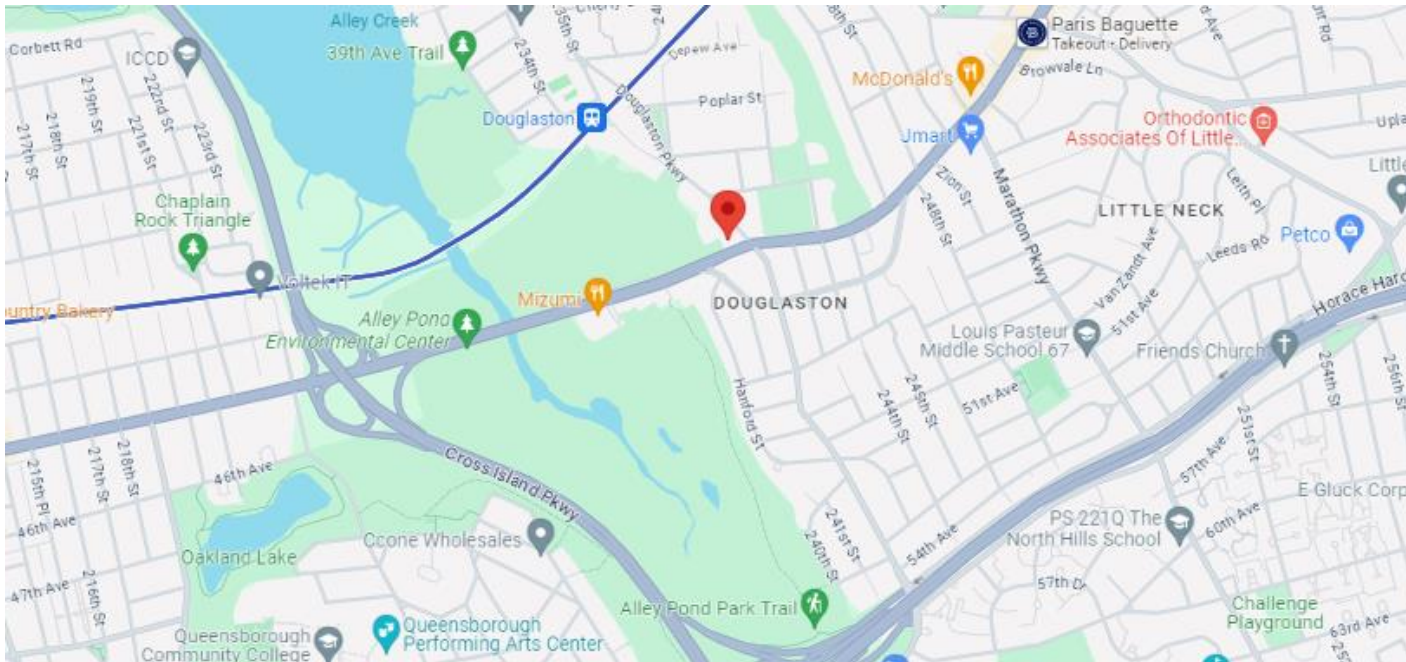
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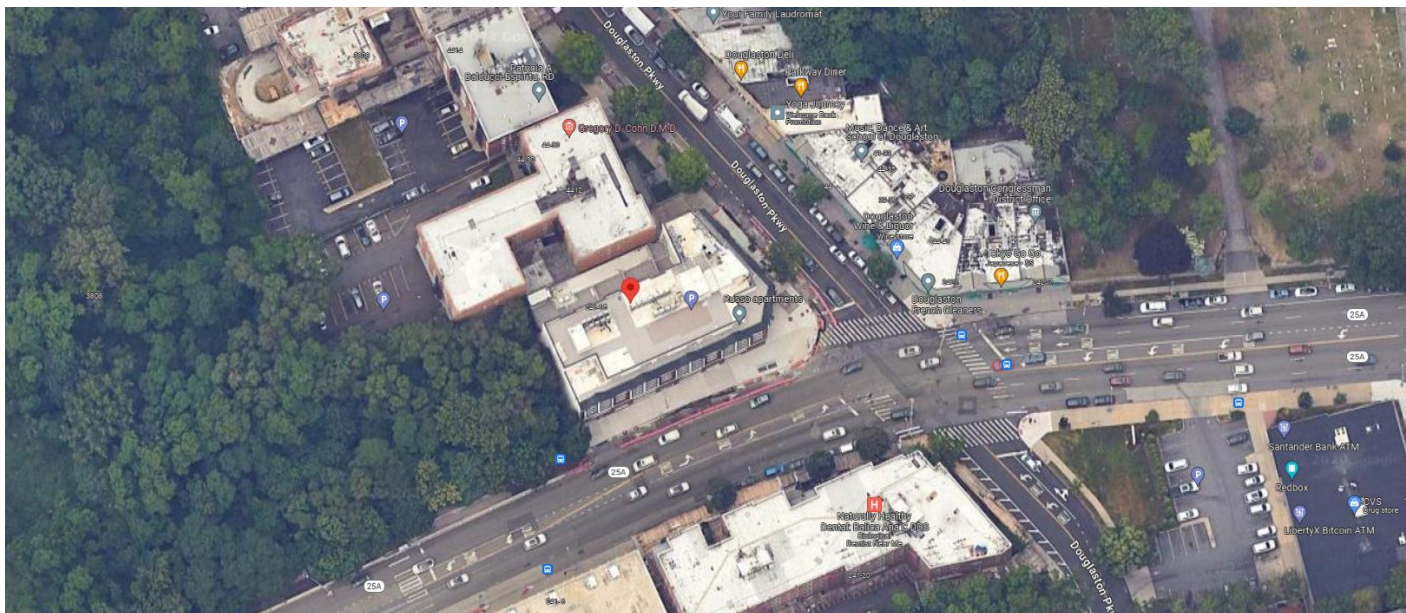
PROPERTY LOCATION

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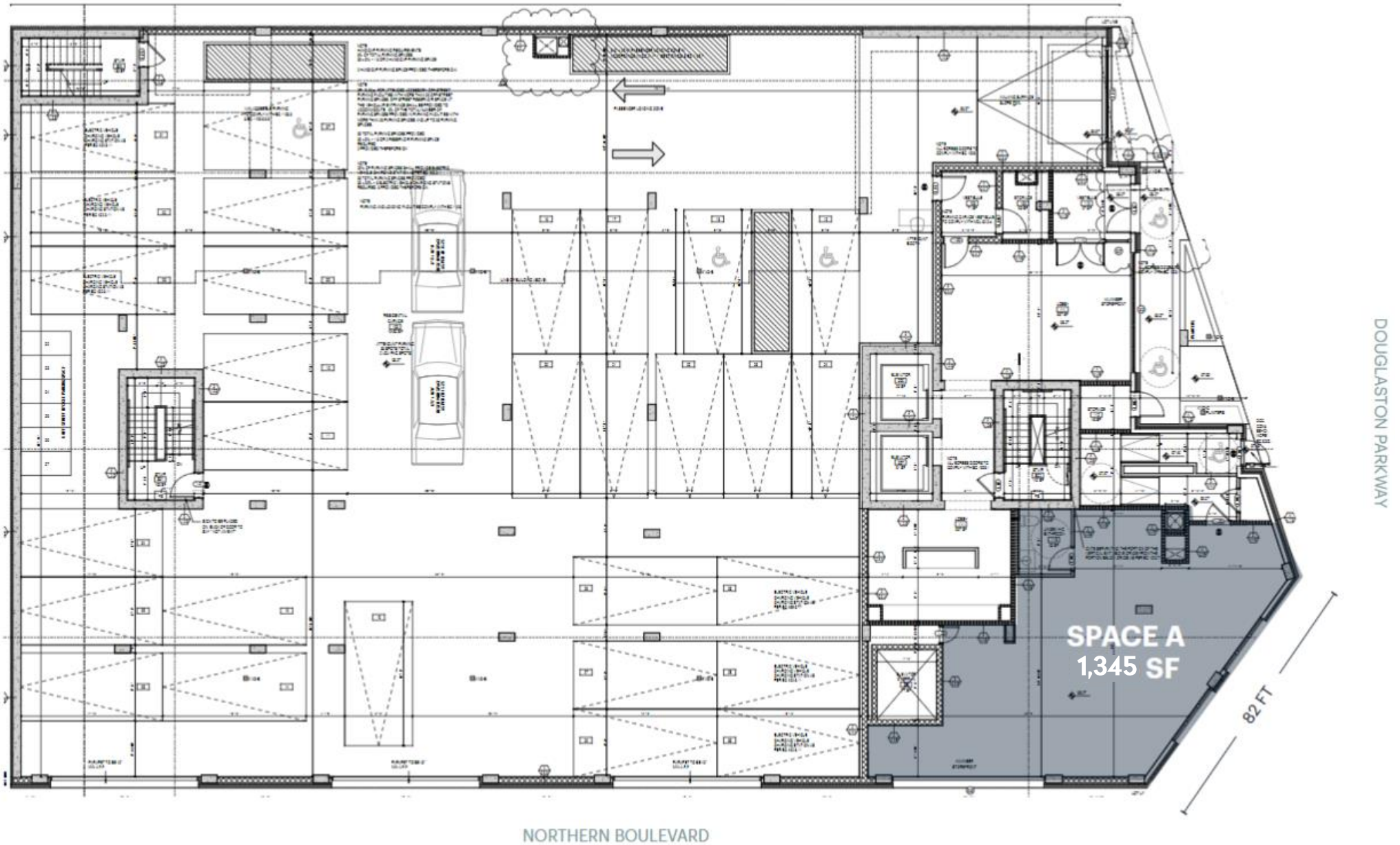


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SPACE DETAILS

GROUND FLOOR

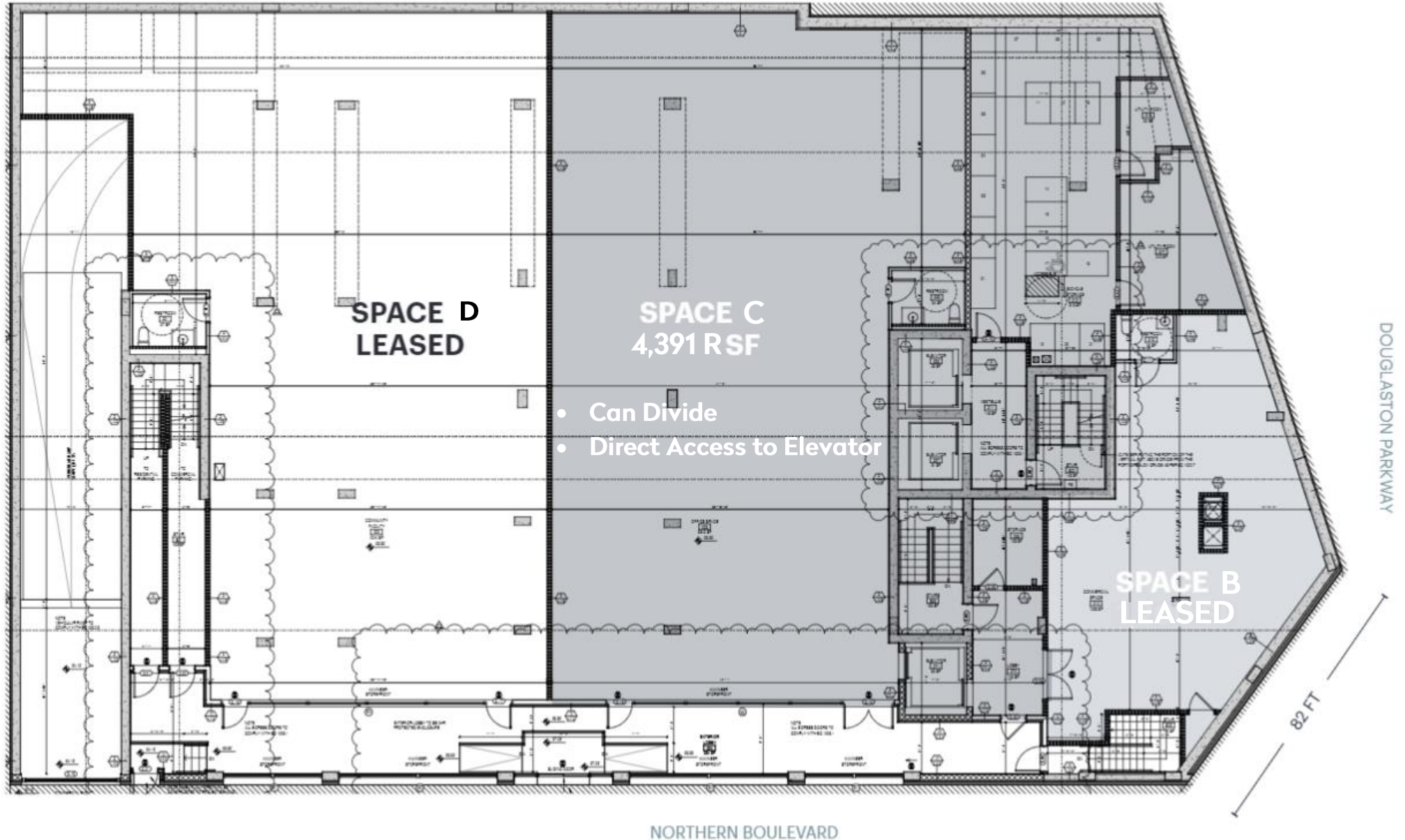


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SPACE DETAILS

SUB-LEVEL



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