

**EXCLUSIVE**

# OFFICE / FLEX SPACE AVAILABLE FOR LEASE

**76-09 QUEENS BLVD ELMHURST, NY 11373**

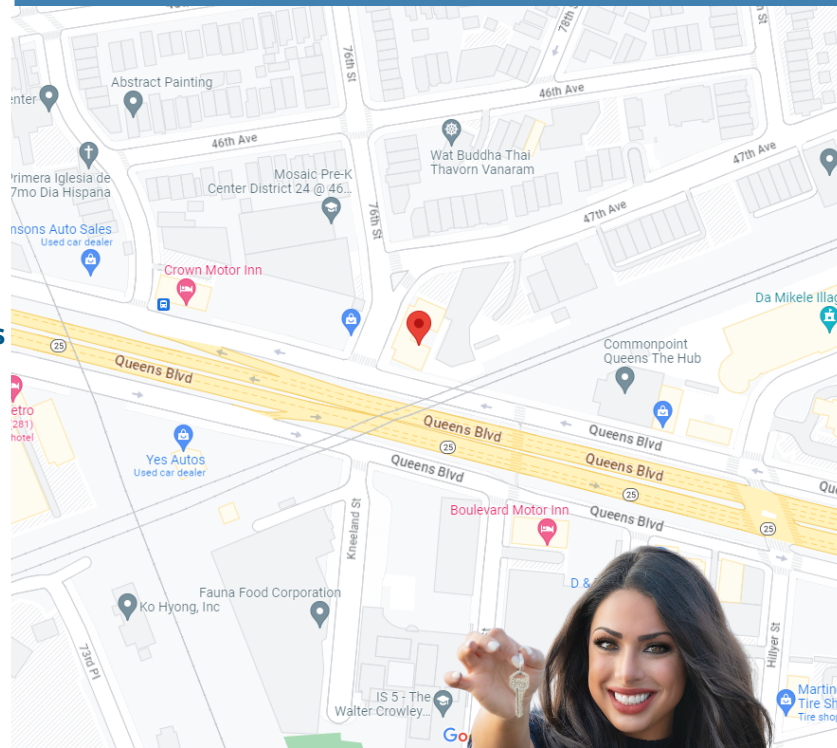
Also Known As: 76-07 47th Ave Elmhurst, NY 11373

**ENTRANCE TO  
PARKING AREA**

**PARKING AVAILABLE!**



**SITUATED DIRECTLY OFF  
QUEENS BLVD**



## PROPERTY OVERVIEW:

**FLOOR PLATE: 6,405 SQF**

**PARKING AVAILABLE FOR UP TO 20 VEHICLES**

## PROPERTY DETAILS:

- **Rare Opportunity, Prime location! High visibility and pedestrian/vehicle traffic counts.**
- **Located on busy Queens Boulevard between 76th Street and Albion Ave with direct signage exposure facing the LIRR trains, and Queens Blvd With Alternative Rear.**
- **Community College, Aviation High School and Queens Vocational and Technical High School.**
- **Price: \$34.00 PSF**

## PROPOSED SUBDIVIDED SPACES:

- **Space 1: 2,672 SF**
- **Space 2: 3,160 SF**

- **Excellent Location and Visibility**
- **Directly Across the LIRR train line**
- **High Daily Traffic Count 83' of frontage on Queens Blvd**

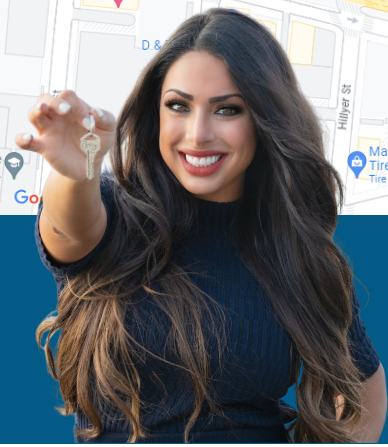
## CONTACT EXCLUSIVE AGENT:

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**AZURE**  
REALTY



# BRAND NEW OFFICE / FLEX SPACE

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## ADDITIONAL INFORMATION:

- Gas Heat / Air Conditioning
- 24 Hour Elevator And Stairway Access
- Separate Entrances and signage visibility from both Queens Blvd. and 47th Ave.
- Block:1536
- Lot:13
- Lot Area:14997 sf
- Lot Frontage: 83 & #39; Lot Depth:199
- Year Built: 2014
- Number of Buildings:1
- Number of Floors:4
- Gross Floor Area: 36,186 sf
- Land Use: Commercial and Office Buildings
- Zoning:M1-1
- Zoning Map #:9D

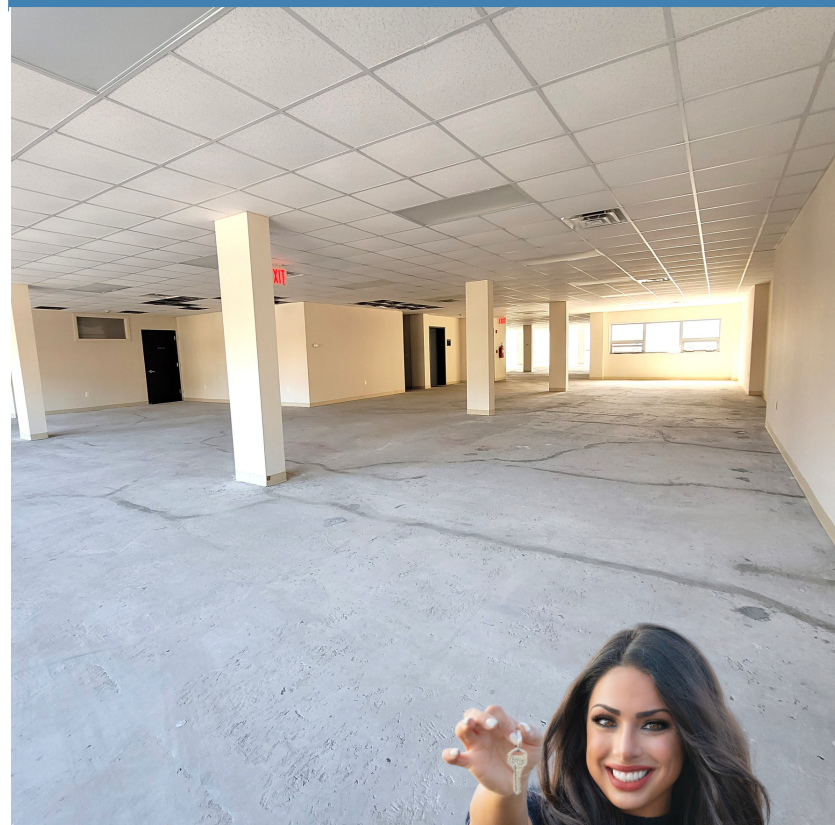
## IDEAL USES:

- Office
- Medical
- Wellness Center
- Education Center
- Lawyer / Accountant Office
- Healthcare Center

## CLOSE TO

- (BQE) Brooklyn Queens
- LI Expressway
- Subway Trains #MRE
- LIRR - Woodside Station

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