

FOR LEASE

±1,900 SF Office Space with Dedicated Parking

32-01 College Point Blvd.

Flushing • Queens • NY • 11354

TEKRA
TEK REALTY ADVISORS

www.TEKRANY.com



Space Overview

Available Space:	±1,900 SF - Entire 2nd Floor
Parking:	Two (2) Dedicated Spaces
Electricity:	Direct Meter
Building Access:	24/7 Access
Possession:	Available Immediately
Asking Rent:	Upon Request

Features

- Entire 2nd Floor Office Suite featuring Private Offices, Bullpen Area, Conference Room, Kitchenette, Reception Area and Restrooms
- Corner Property Lined with High Bay Windows Providing Natural Light
- Dedicated Street-Level Entry with Private Lobby
- Heating & Cooling provided by tenant-controlled HVAC system
- Recent upgrades include New LED Lighting, New Kitchenette and Flooring
- Exceptional access to I-678 Whitestone Expressway
- Local amenities include Banks, Food, and Shopping

Contact Exclusive Agents

THEO E. KONTIS, SIOR

718.204.6611
theo@tekrany.com

VINCENZO AMATO

718.204.6511
vincenzo@tekrany.com

TEK REALTY ADVISORS LLC

35-10 Broadway, Suite 204
Astoria, NY 11106

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

FOR LEASE

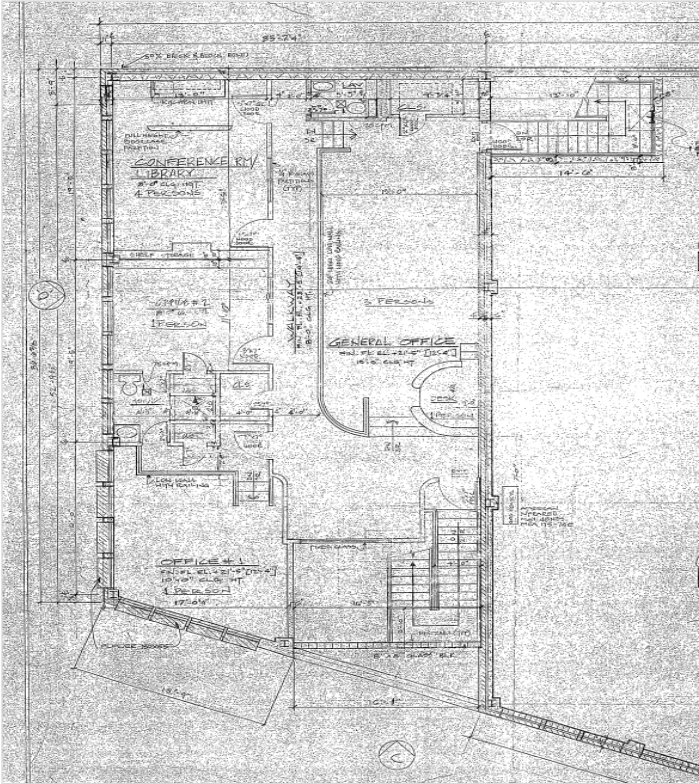
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