



248-14/20

UNION TURNPIKE

BELLEROSE, NY

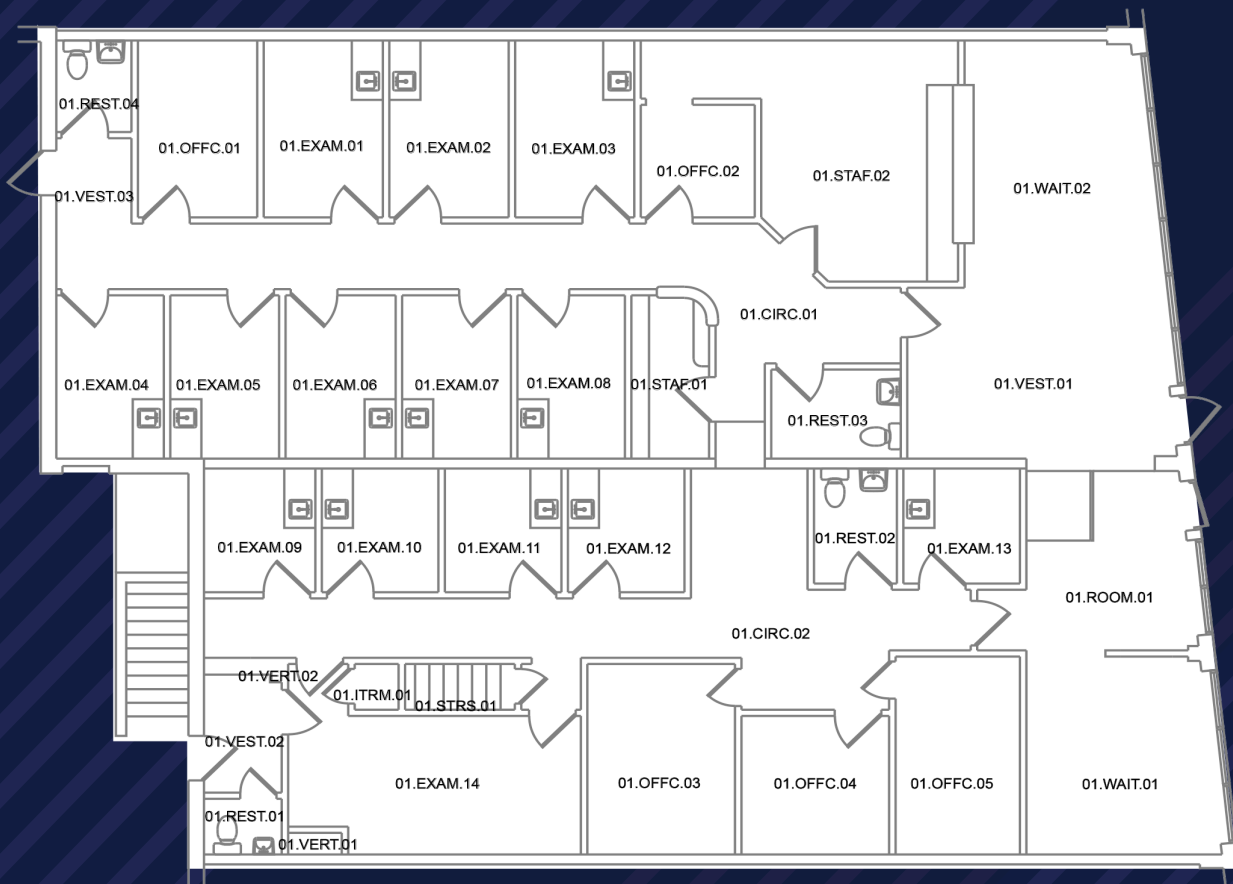
Built Out Medical Space in Prime Queens
Location Available For Sublease



BUILT OUT MEDICAL SPACE AVAILABLE FOR SUBLEASE

+/- 3,723 Square Feet

- **Sublease term through 7/31/2028**
- **Prime pre-built medical space in Bellerose**
- **First floor: 8 exam rooms, 2 offices, 2 restrooms, waiting area, staff room**
- **Lower Level: 6 exam rooms, 3 offices, 2 restrooms, waiting area**



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LJ, Inc.





★ 248-14/20 Union Turnpike

Nearby Retail

- | | |
|---|---|
| 1 Bellerose Famous Pizza | 18 Metropolitan Foot Care PC |
| 2 99 Cent Spree | 19 Polanco Dinorah, DDS |
| 3 Dilbar Indian Cuisine | 20 Touch of Class Salon and Spa |
| 4 Barry Sweets & Snacks | 21 Sagar Chinese |
| 5 Minuteman Press of Bellerose | 22 Halal Munchies |
| 6 Haveli Indian Restaurant | 23 Bellerose Wines & Liquor |
| 7 Majilis of NY | 24 Popeyes Louisiana Kitchen |
| 8 Frejuste Fitness | 25 Glen Oaks Deli and Grocery |
| 9 Bellerose Laundromat | 26 Veterinary Care Group - Glen Oaks |
| 10 Amber Beauty Salon | 27 Dime Community Bank |
| 11 MiniMart Deli | 28 Baba Khan Kabab House |
| 12 Innovative Medical Care | 29 Verizon |
| 13 Smile in Style Dental, PLLC | 30 Cheung Khai Chinese |
| 14 Professional Accounting & Tax Consulting, Inc. | 31 Edible Arrangements |
| 15 David M. Goldberg, DDS | 32 Rapid Rx |
| 16 Law Office of Schwartz & Greenwood LLP | 33 Boost Mobile |
| 17 Sambal Psychotherapy, LCSW | 34 7-Eleven |
| 18 BP | 35 Stewart Scharfman Physical Therapy, PC |
| | 36 |

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