

DaVita, Inc.

79-21 Queens Boulevard | Queens, New York 11373



OFFERED EXCLUSIVELY BY

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Subject Property



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\$8,419,694

Offering Price



5.65%

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the building of a single-tenant medical office facility located in Queens, New York. The Property consists of 0.20 acres and a one-story, 7,563-square-foot medical office building that was retrofit-to-suit in 2021 to the exact specifications of the Tenant. The Property is located along Queens Boulevard (54k VPD) just north of the interchange with the Long Island Expressway (182k VPD) and is just south of LaGuardia International Airport.

HIGHLIGHTS

- No Early Termination or Kick-Out Clause
- Generational Real Estate
- Leading Operator
- Strong Guarantee
- Growing Industry
- Insulated from Macroeconomic Changes
- New Prototype Design
- Long-Term, Passive Lease