



# ALLIANCE TOWER

*Your Ideal Workspace  
with 15 years of ICAP*

133-20

ALLIANCE TOWER

BRAND  
NEW  
CLASS A  
BUILDING  
MEDICAL  
AND  
COMMUNITY  
FACILITY  
CONDO  
FOR

全新醫  
公署  
家  
心



**B · SQUARE REALTY 盛世地產**

T: (718)939.8388 136-20 38 Ave 3E, Flushing NY 11354  
COMING SOON 800 Northern Blvd, Great Neck, NY 11021



**BARBIE LI**  
REAL ESTATE TEAM

# WELCOME TO ALLIANCE TOWER

**133-20 41ST RD**  
**FLUSHING, NY 11355**

Elevate Your Business - This is more than just an office building; it's your gateway to a brighter future. An eight-story, Class A office building in the heart of Flushing. This newly constructed building is perfect for:

- **Medical Practitioners**
- **Nonprofit Organizations**
- **Educational Institutions**
- **Community Facilities**
- **Professionals of All Kinds**

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# HIGHLIGHTS

**133-20 41ST RD**  
FLUSHING, NY 11355



## Strategically located for easy accessibility and high visibility

*Situated in the heart of Flushing, Alliance Tower benefits from a vibrant community and an easy commute with the 7 train a few minutes away.*



## 15-Year ICAP Tax abatement

*Benefit from significant tax savings with a 15-year ICAP tax abatement, providing financial incentives for your business.*



## Luxurious lobby design with elevator access

*Impress clients and visitors from the moment they step through the door with our inviting and upscale lobby, along with elevator access on every floor.*



## High ceiling with abundance of natural light

*Each unit feature high ceilings that enhance an open and airy atmosphere, and large windows that will provide your workspace with an abundance of energizing natural light.*



## HVAC installed and ADA-compliant bathrooms in each unit

*Your comfort and convenience are our priorities, therefore, HVAC systems are already installed and every suite is equipped with private ADA-compliant bathrooms.*



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# ALLIANCE TOWER

133-20 41ST RD  
FLUSHING, NY 11355

## UNIT #1A

- High visibility storefront
- 13" ceiling height
- HVAC installed
- Two ADA-compliant bathrooms
- Multiple direct street access
- This versatile space is perfectly suited for a healthcare center, adult day care center, and other community facilities.

**\$30,000 /M**  
FOR **LEASE (NNN)**

**PRICE UPON REQUEST**  
FOR **SALE**

**4,729**  
TOTAL GROSS **SQFT**

**COMMUNITY FACILITY**  
PROPERTY TYPE

**\$1,678/** MONTH

**\$399/** MONTH

**ESTIMATED**  
COMMON CHARGE

**ESTIMATED**  
R.E TAXES WITH 15-YEAR ICAP

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# ALLIANCE TOWER

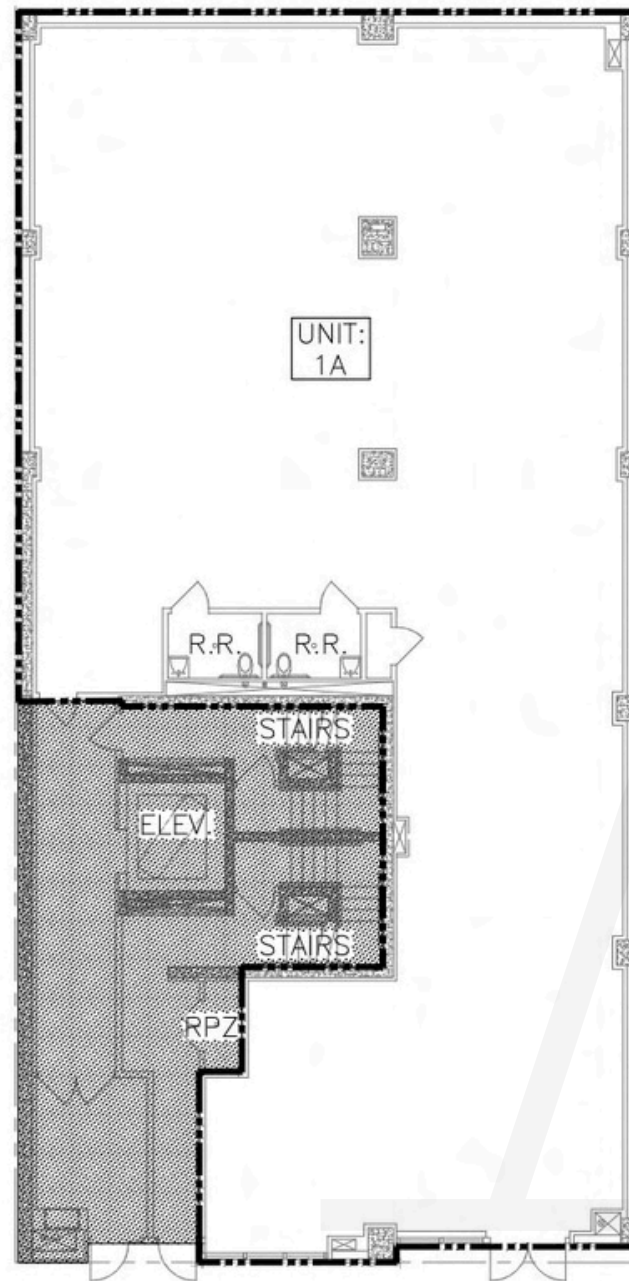
133-20 41ST RD  
FLUSHING, NY 11355

# UNIT #1A

FOR LEASE/SALE

4,729  
GROSS SQFT

3,941  
NET SQFT



① 1ST FLOOR PLAN  
0' 2' 4' 8' 16'

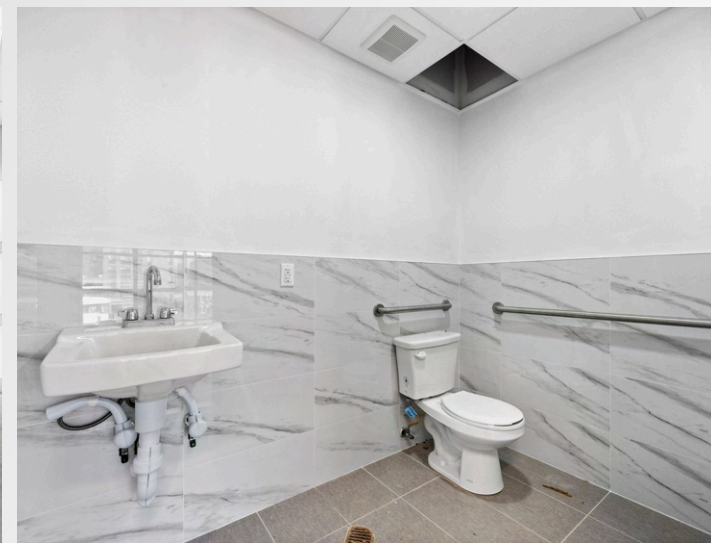
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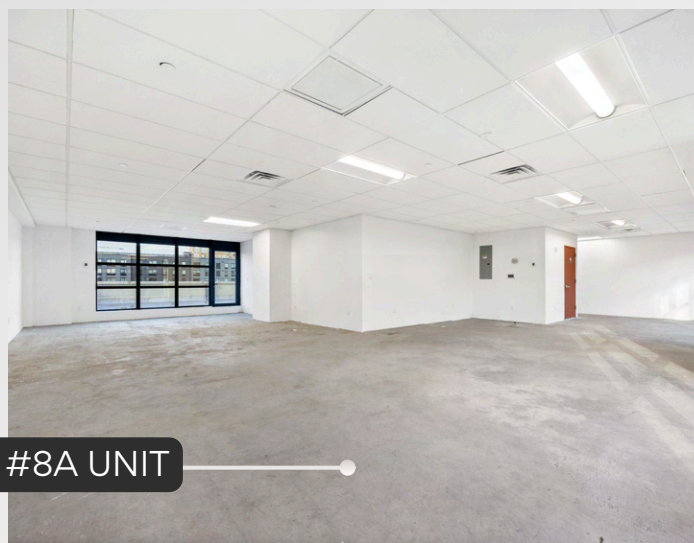
#A LINE UNIT



#B LINE UNIT



UNIT #6A- #8A UNIT



UNIT #6A TERRACE

# ALLIANCE TOWER

*Your Ideal Workspace Awaits*

133-20 41ST RD, FLUSHING, NY 11355

UNIT	Gross SQFT	Terrace SQFT	Estimated CAM/M	Estimated. R.E Tax with 15Y-ICAP/Yearly	ASKING PRICE
#3B	1,482		\$521	\$1,069	\$ 1,558,000
#4A	1,627		\$601	\$1,232	\$ 1,708,000
#4B	1,482		\$548	\$1,124	\$ 1,558,000
#5A	1,627		\$613	\$1,258	\$ 1,718,000
#5B	1,482		\$559	\$1,148	\$ 1,568,000
#6A	1,738	1,109	\$737	\$1,513	\$ 2,288,000
#7A	1,738		\$682	\$1,400	\$ 1,899,000
#8A	1,738		\$696	\$1,428	\$ 1,899,000



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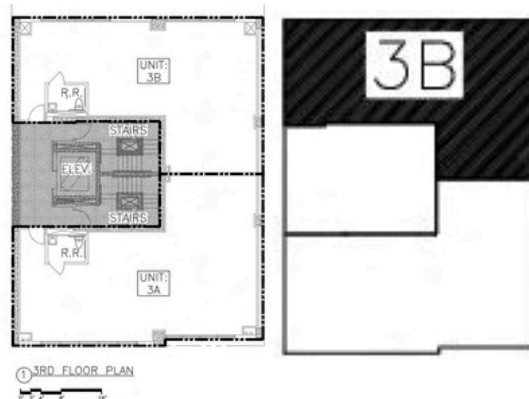
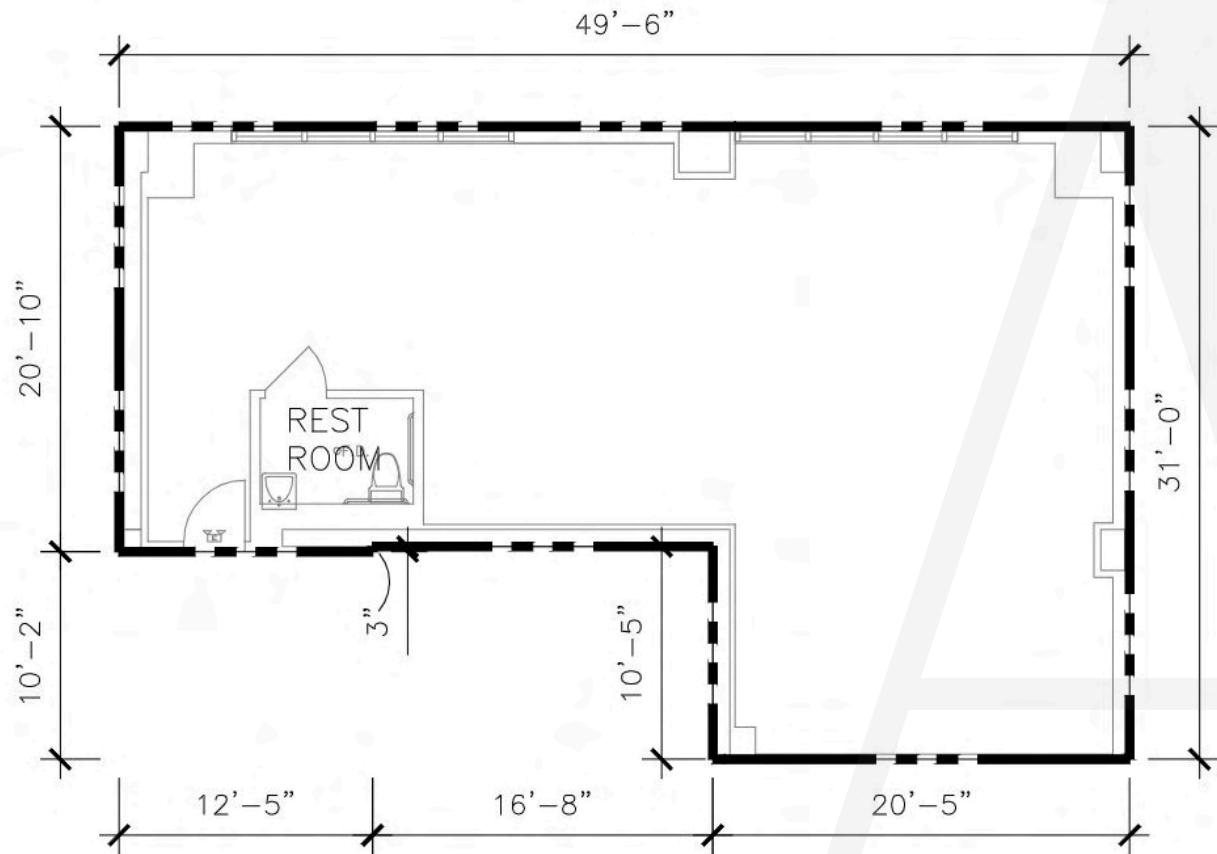
# ALLIANCE TOWER

133-20 41ST RD  
FLUSHING, NY 11355

# UNIT # 3B

1,482  
GROSS SQFT

1,235  
NET SQFT



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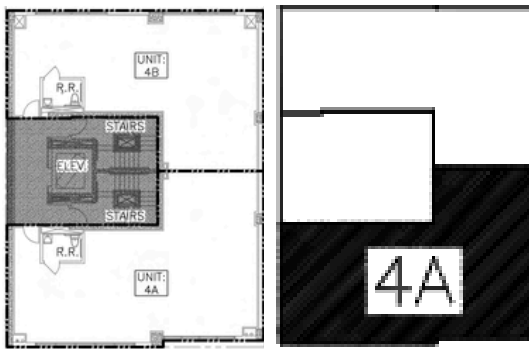
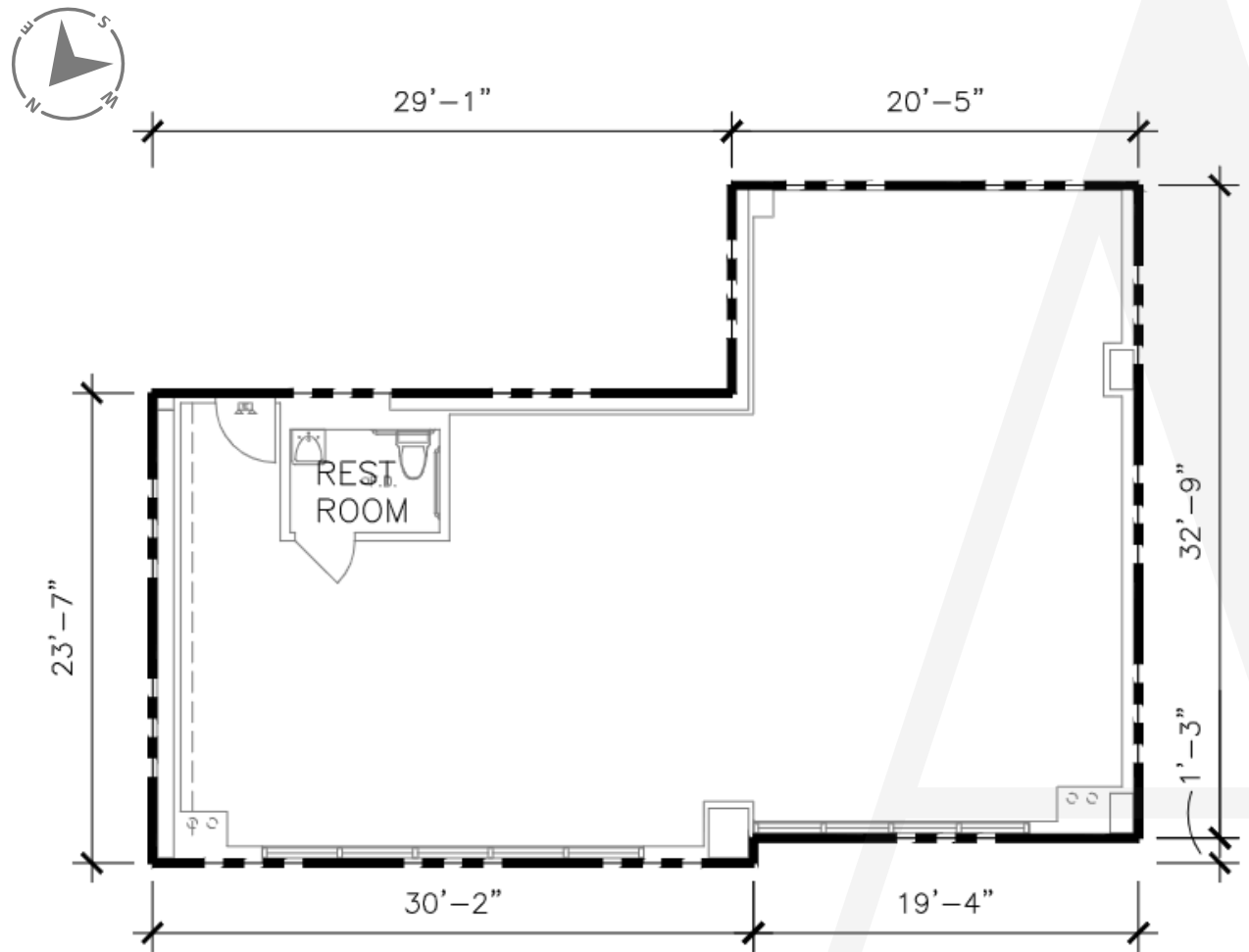
# ALLIANCE TOWER

133-20 41ST RD  
FLUSHING, NY 11355

# UNIT #4A

1,627  
GROSS SQFT

1,356  
NET SQFT



① 4TH FLOOR PLAN

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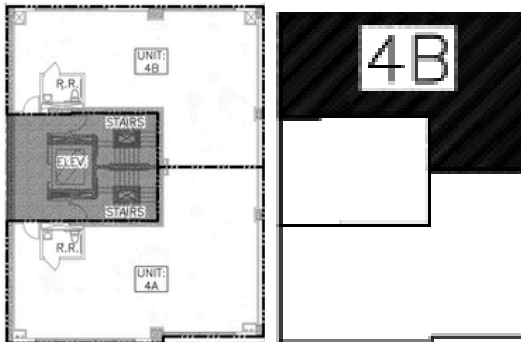
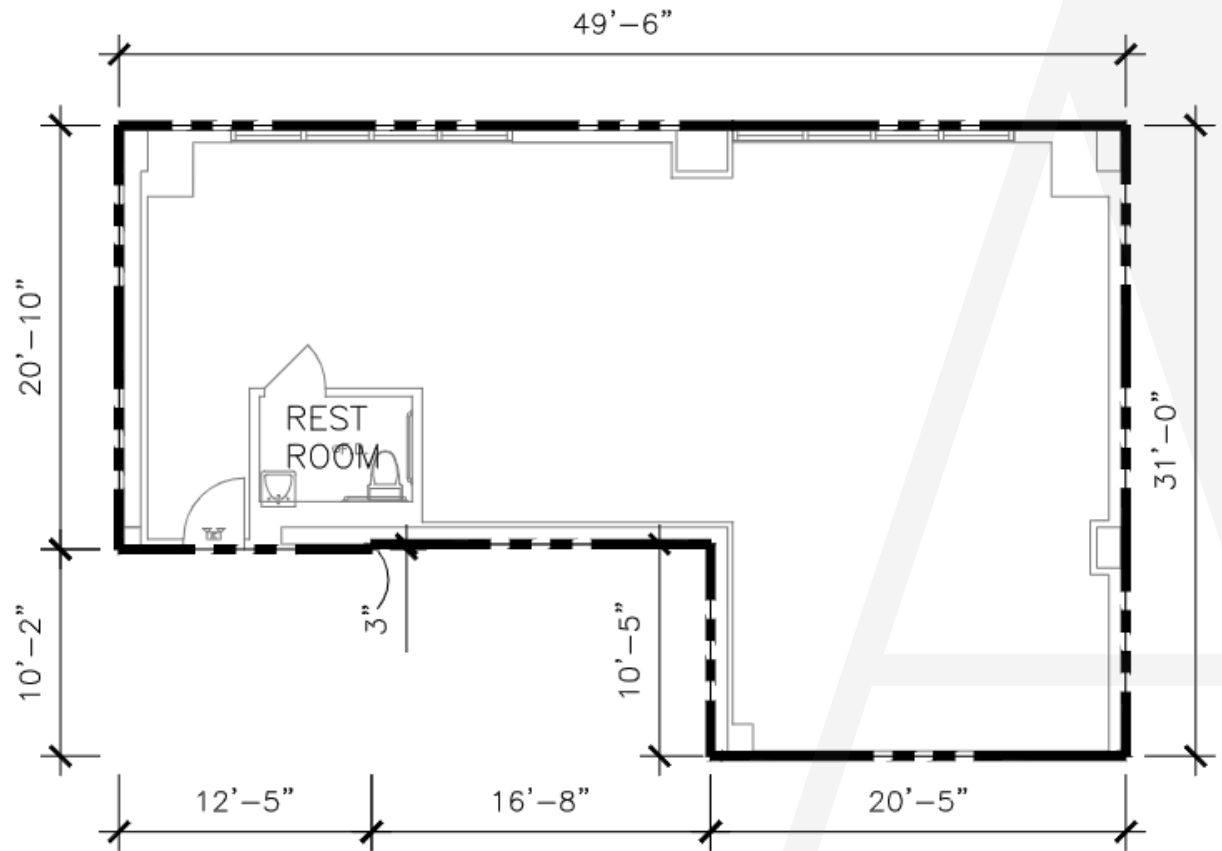
# ALLIANCE TOWER

133-20 41ST RD  
FLUSHING, NY 11355

# UNIT #4B

1,482  
GROSS SQFT

1,235  
NET SQFT



① 4TH FLOOR PLAN

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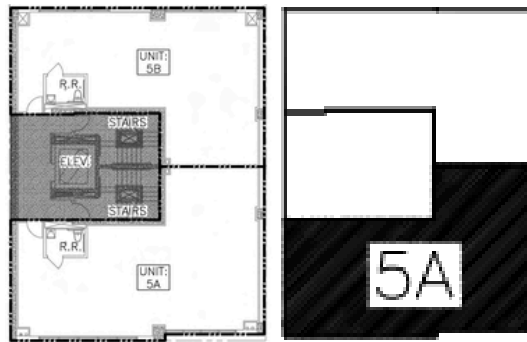
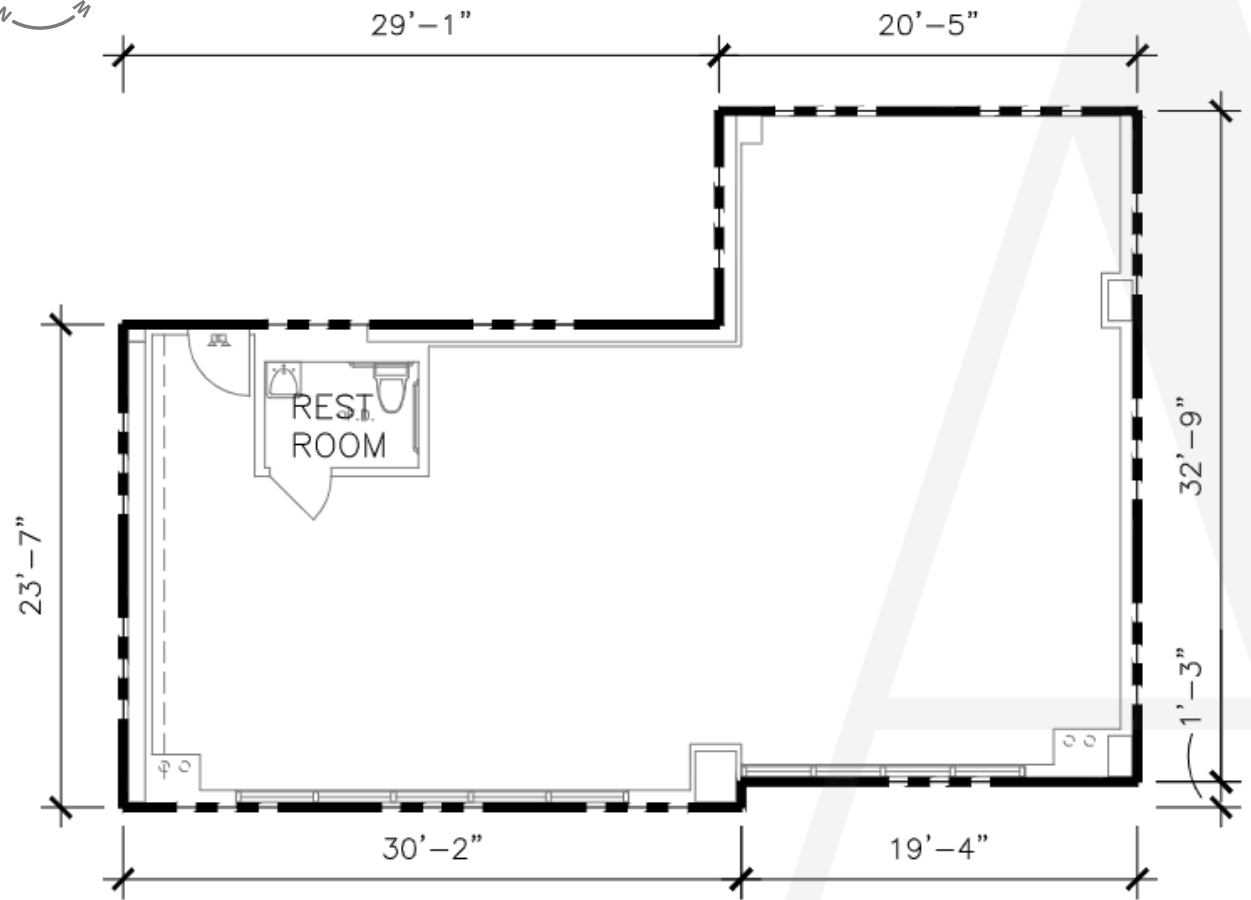
# ALLIANCE TOWER

133-20 41ST RD  
FLUSHING, NY 11355

# UNIT #5A

1,627  
GROSS SQFT

1,356  
NET SQFT



5TH FLOOR PLAN

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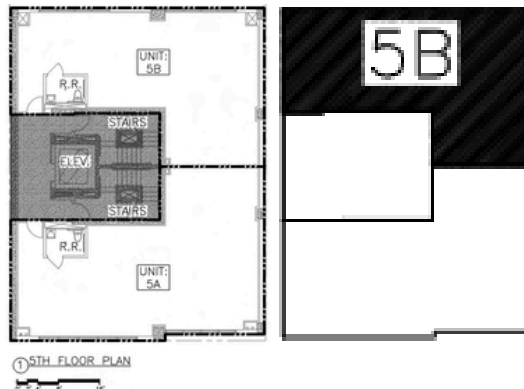
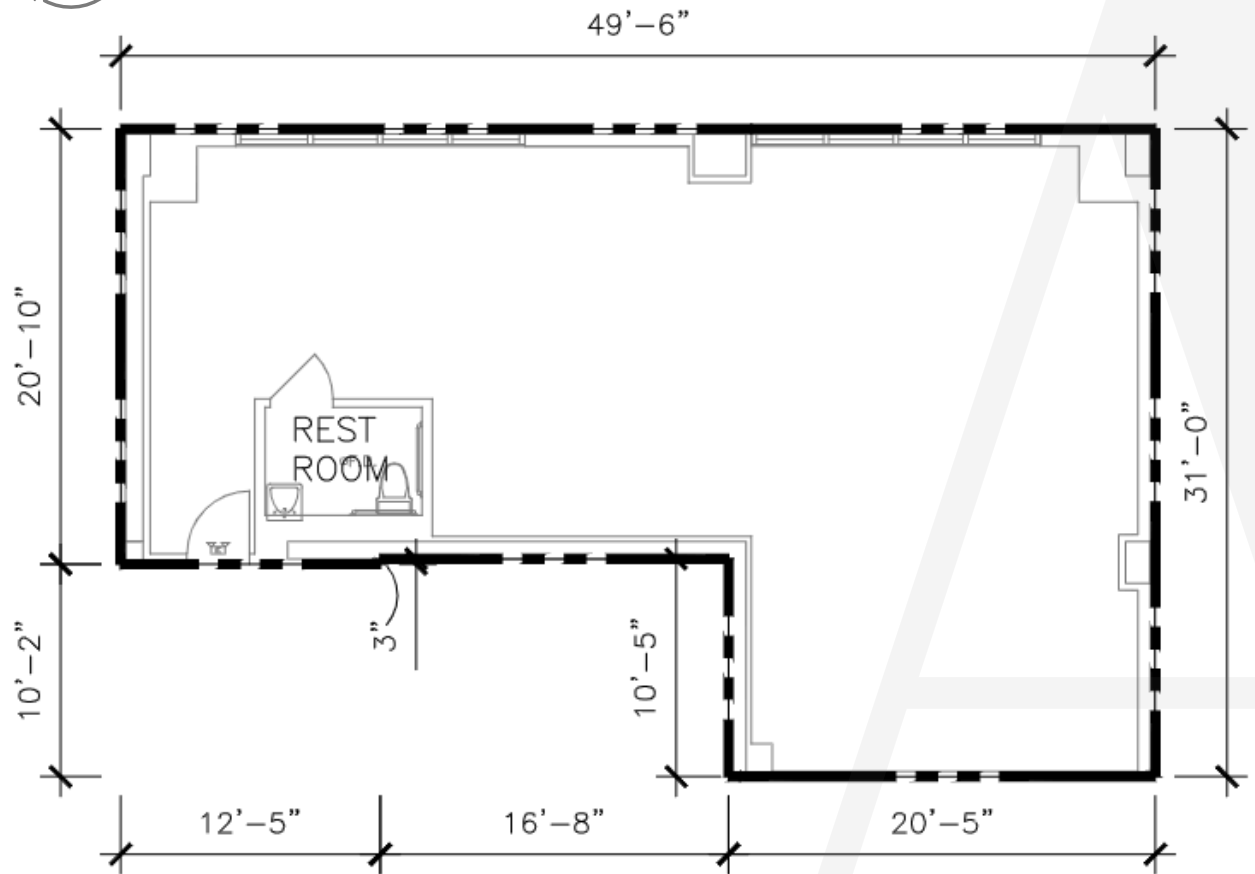
# ALLIANCE TOWER

133-20 41ST RD  
FLUSHING, NY 11355

## UNIT #5B

1,482  
GROSS SQFT

1,235  
NET SQFT



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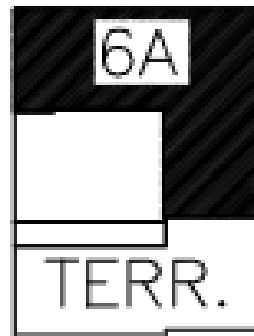
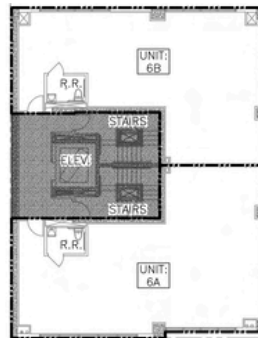
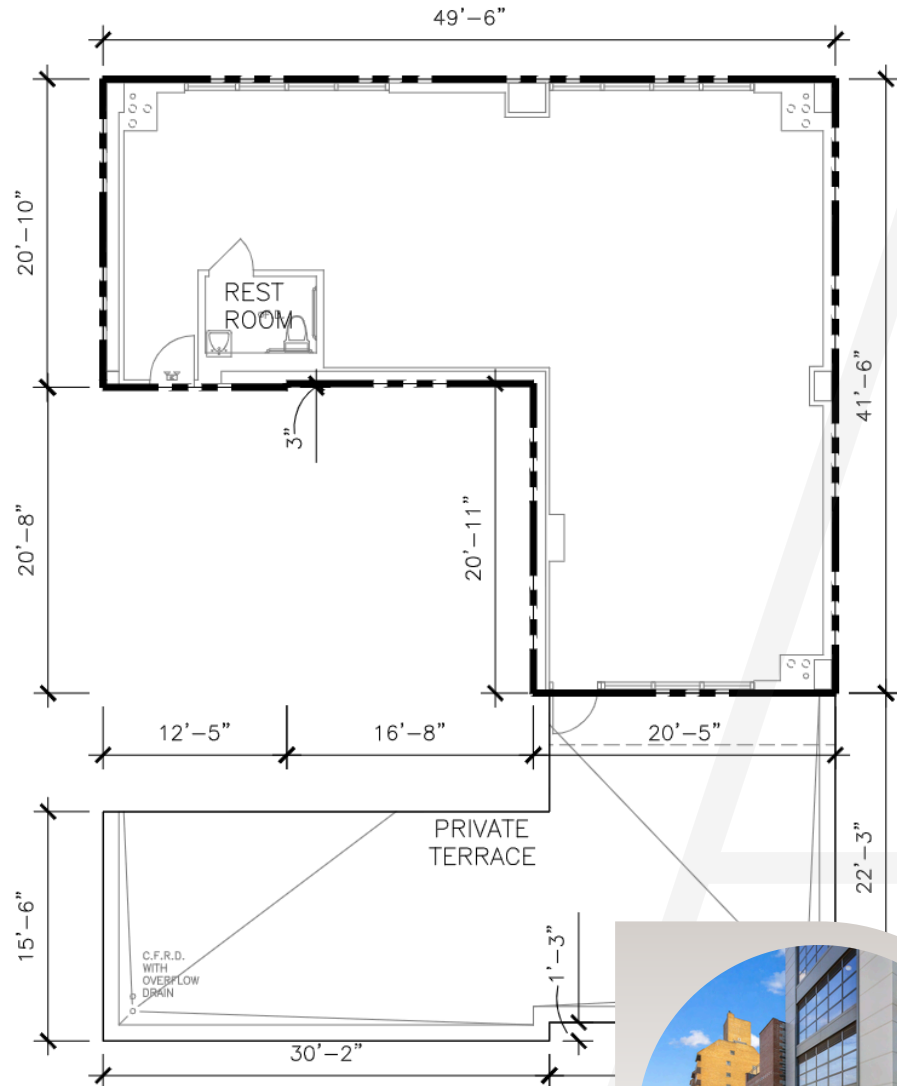
# UNIT #6A

1,739  
GROSS SQFT

1,449  
NET SQFT

PRIVATE TERRACE

1,109  
SQFT



① 6TH FLOOR PLAN

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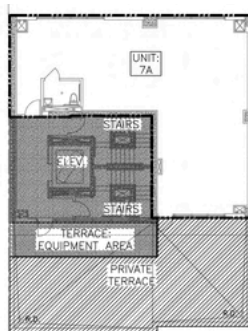
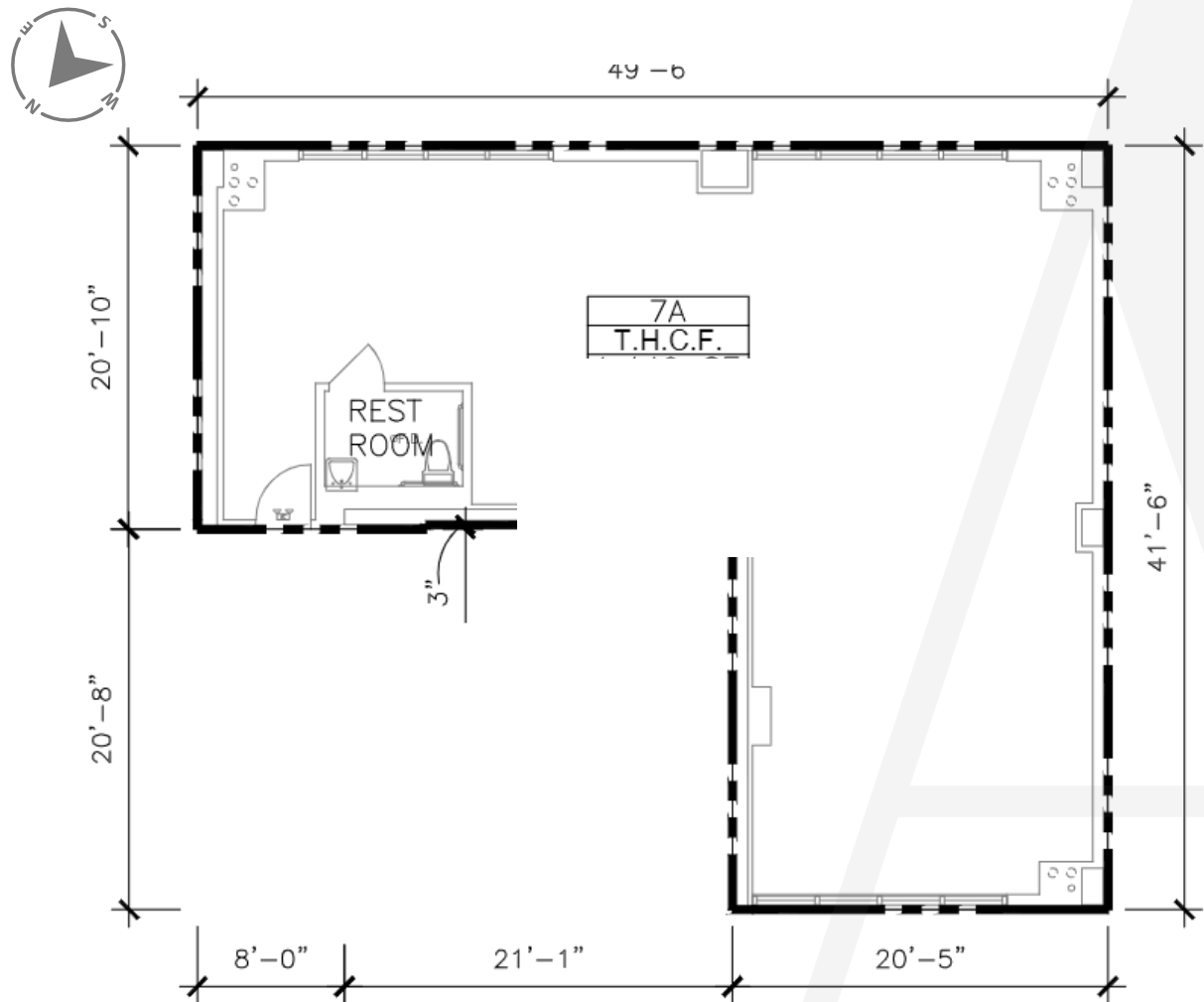
# ALLIANCE TOWER

133-20 41ST RD  
FLUSHING, NY 11355

# UNIT # 7A

1,739  
GROSS SQFT

1,449  
NET SQFT



① 7TH FLOOR PLAN

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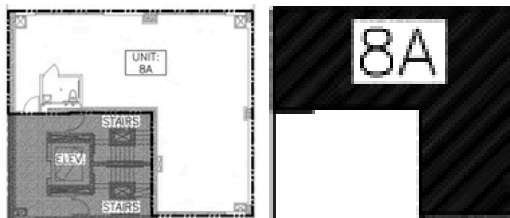
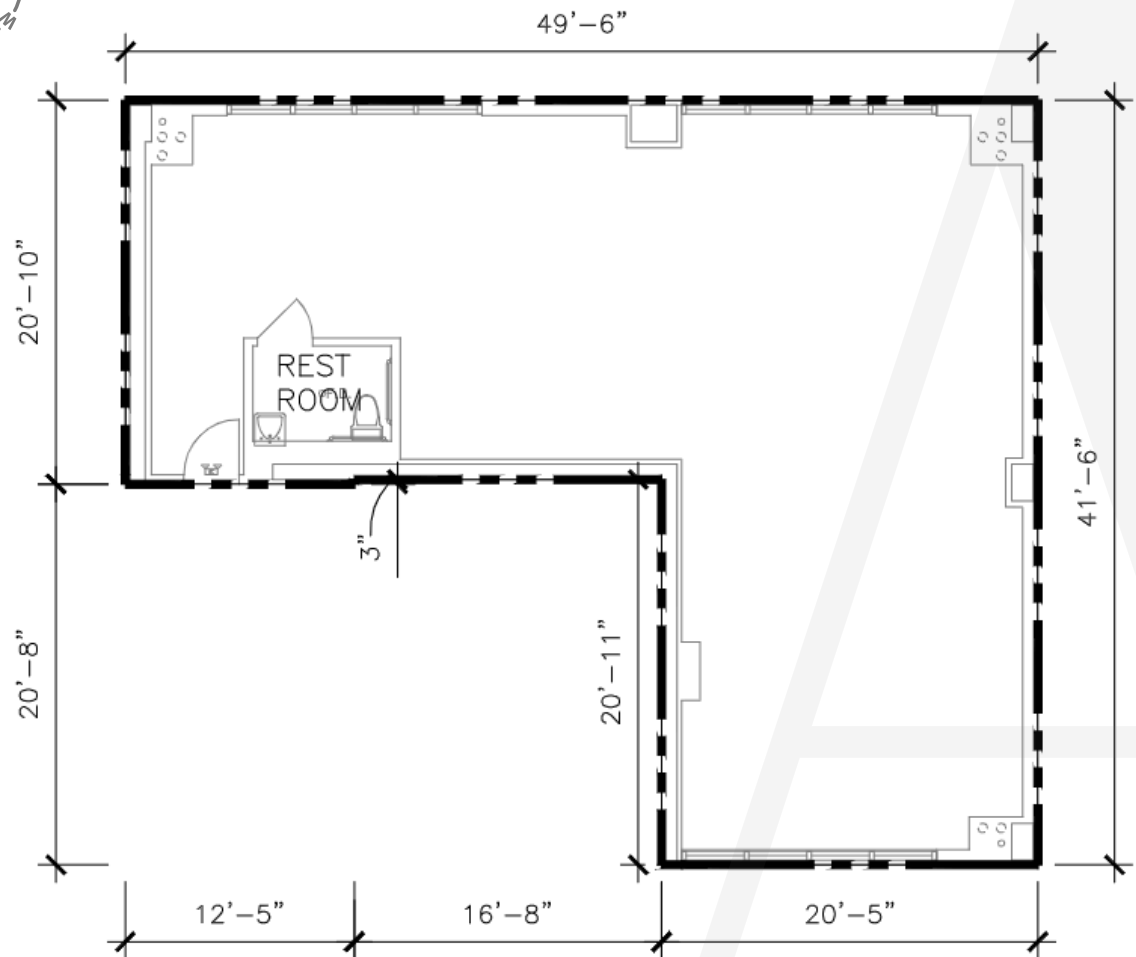
# ALLIANCE TOWER

133-20 41ST RD  
FLUSHING, NY 11355

# UNIT #8A

1,739  
GROSS SQFT

1,449  
NET SQFT



1<sup>ST</sup> FLOOR PLAN



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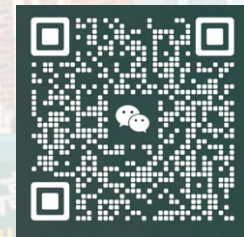
PRESENTED BY

**Barbie Li**

Lic. R.E Broker  
Team Leader of BLT  
Team Mentor of B2STARS

More information  
Email us at [info@barbieliteam.com](mailto:info@barbieliteam.com)  
or call us at **646-889-9988**

ADD OUR WECHAT ACCOUNT



👤 Barbiebroker 📷 [barbie\\_li\\_ny\\_broker](#)



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