




Located minutes from JFK Airport, this well-maintained multi-tenant office building offers a range of affordable, professional spaces ideal for small businesses, service providers, or administrative offices. Available units range from  $\pm 400$  SF to  $\pm 1,760$  SF, offering flexible configurations to suit various business needs.

### Why Springfield Gardens Works for Business

Positioned along the 175th Street corridor, this property offers the perfect balance of accessibility and convenience. Its location provides direct access to the Belt Parkway, Van Wyck Expressway, and Rockaway Boulevard, making it ideal for businesses that rely on transportation, logistics, or regional clientele. The area is surrounded by national retailers and local services, including FedEx, UPS, USPS, Dunkin', and BP, offering tenants a strong local network and steady activity throughout the day.

 [vmaoproperties.com](http://vmaoproperties.com)

 <https://linktr.ee/vmao>

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### Property Overview & Features

Available Spaces:	$\pm 400$ SF – $\pm 1,760$ SF
Use Cases:	Office / Professional / Service
Features:	Elevator building
	Flexible layouts and ample parking available
	Proximity to major roads and JFK Airport

**147-39**

**175th Street**

**SPRINGFIELD GARDENS  
Office & Commercial Spaces**

**FOR RENT: Starting at  
\$26–30/SF Modified Gross**