

**30-74 31<sup>ST</sup>**

**STREET**

**ASTORIA, NY**

**CENTRALLY LOCATED  
ASTORIA MEDICAL  
OFFICE SPACES**

**1,850 SF**

FLOOR 6

**2,000 SF**

FLOOR 4

**2,000 SF**

FLOOR 3

**1,620 SF**

LOWER LEVEL

AT • DEXA  
18 777-8500

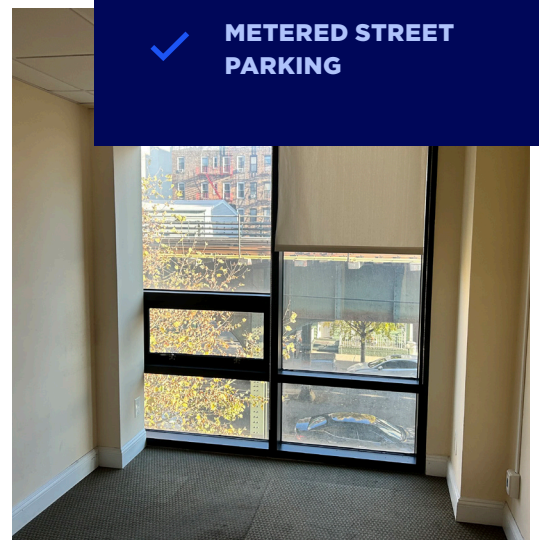
STEFANIDES ORTHO PEDICS





## FULLY BUILT-OUT UNITS

EACH FLOOR FEATURES A RECEPTION AND WAITING AREA, MULTIPLE EXAM ROOMS, PRIVATE OFFICES, AND PRIVATE BATHROOMS.



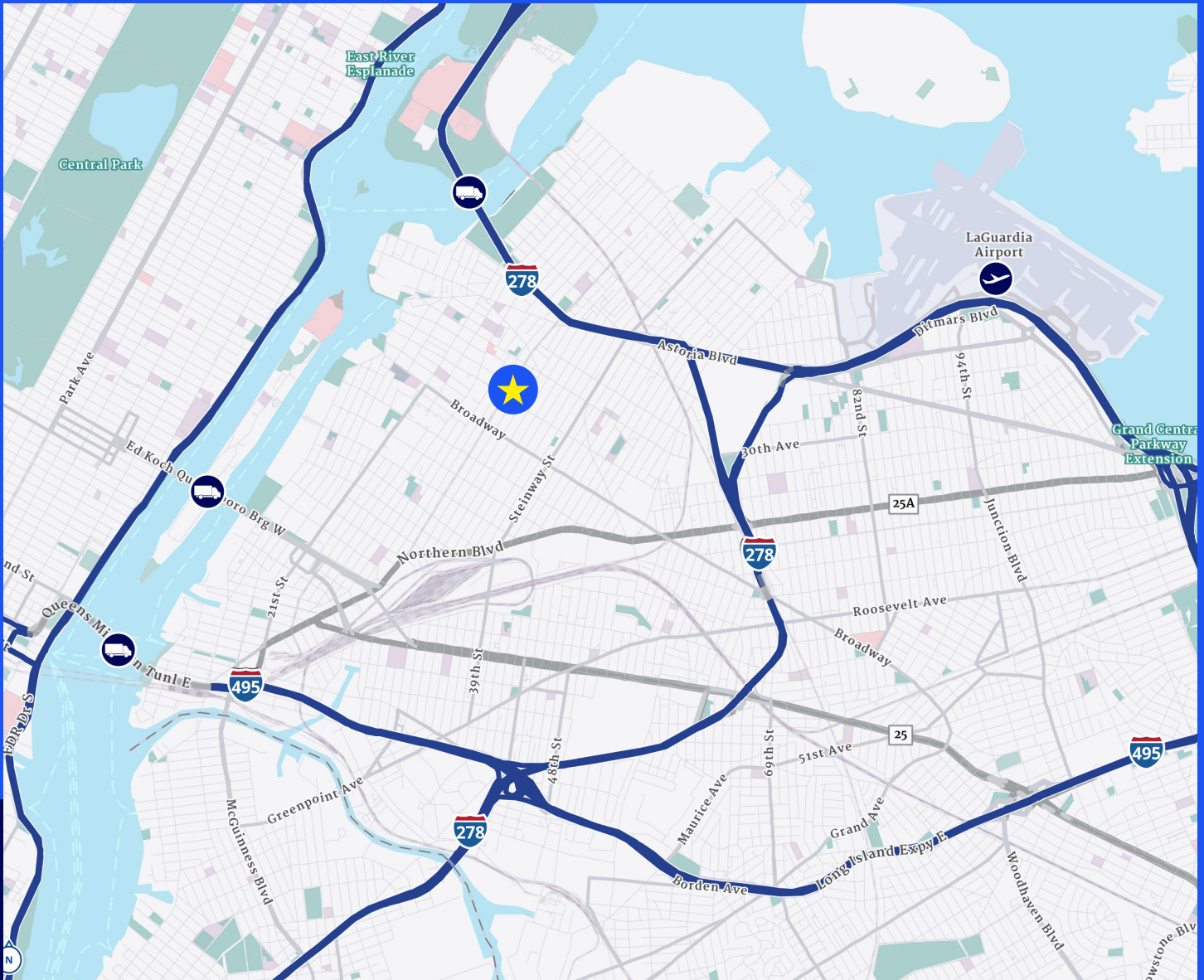
## SPACE

- ✓ 10-12 FT CEILING HEIGHTS
- ✓ ELEVATOR SERVICING BASEMENT THROUGH 6TH FLOOR
- ✓ ADA-COMPLIANT ENTRANCES AND FACILITIES
- ✓ EXCELLENT LIGHT THROUGHOUT
- ✓ CONCESSION PACKAGE FOR QUALIFIED TENANTS

## BUILDING

- ✓ 6 ABOVE-GRADE FLOORS + FINISHED BASEMENT
- ✓ 12,600 SF GROSS BUILDING AREA
- ✓ FINISHED BASEMENT SUITABLE FOR REHABILITATION CENTER, SPA, OR FITNESS CENTER
- ✓ METERED STREET PARKING





## AREA

LOCATED ON 31ST STREET BETWEEN 30TH DRIVE AND 31ST AVENUE IN THE HEART OF ASTORIA, QUEENS

STEPS AWAY FROM NEIGHBORHOOD AMENITIES, INCLUDING RESTAURANTS, PHARMACIES, BAKERIES, AND RETAIL STORES

EASY ACCESS TO HOYT PLAYGROUND AND ASTORIA PARK

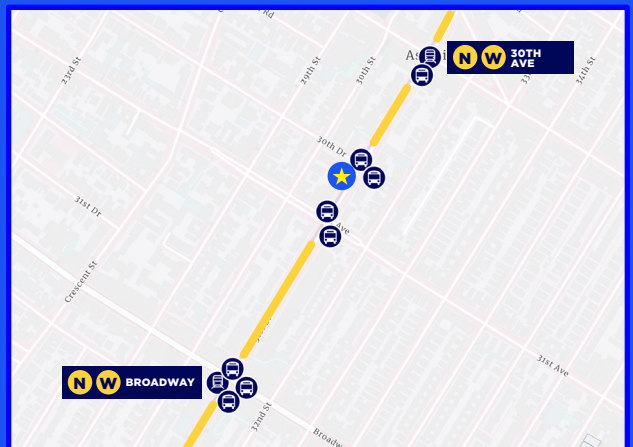


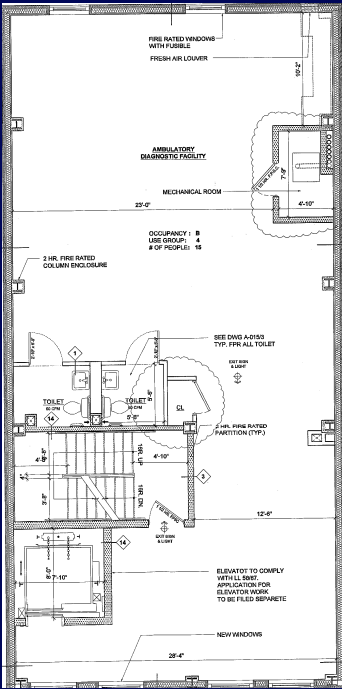
THRIVING AREA WITH STRONG DEMAND FOR MEDICAL AND PROFESSIONAL OFFICE SPACE

## TRANSPORTATION

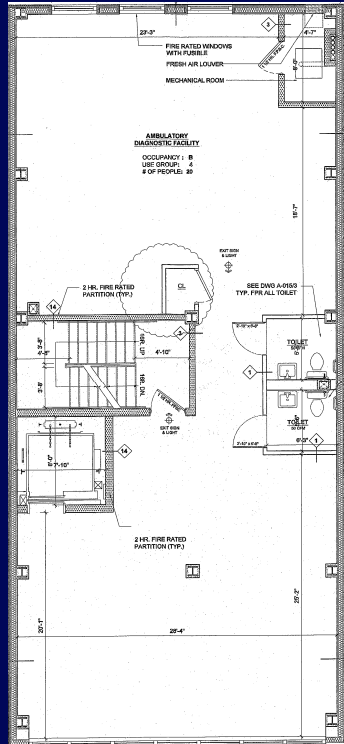
ONE BLOCK FROM THE N AND W TRAINS AT 30TH AVE STOP. MULTIPLE BUSES SERVICE THE IMMEDIATE AREA.

CONVIENENT AND EASY ACCESS TO THE GRAND CENTRAL PARKWAY, BQE AND THE RFK AND QUEENSBORO BRIDGES

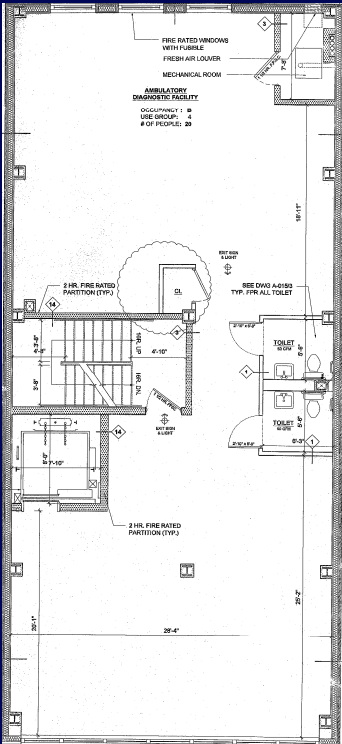




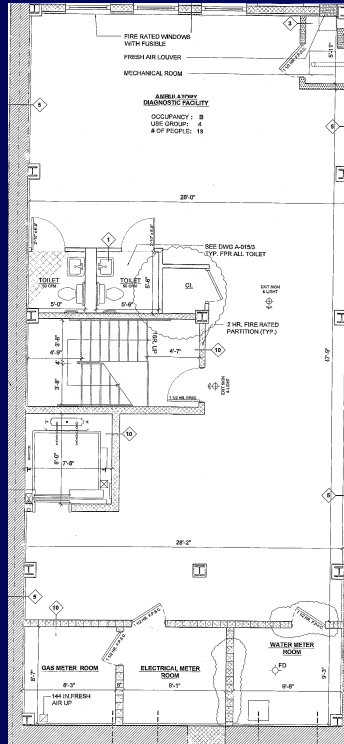
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**FLOOR 6**



**2,000 SF**  
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**1,620 SF**  
**LOWER LEVEL**

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