

**NOW LEASING**

**222-40 96th Avenue, Queens Village, New York 11429**

Ideal For, Medical, Offices, R&D, School or Gym

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**



**585 Stewart Avenue-Suite 790, Garden City, NY 11530**  
**Office: 516.203.8100 Fax: 516.203.8199**

**For Further  
Information Contact:**

**DAVID B. SARGOY**

Managing Broker  
Brown Harris Stevens  
516.203.8134  
dsargoy@bhsusa.com

**JOLANTA SAWICKA**

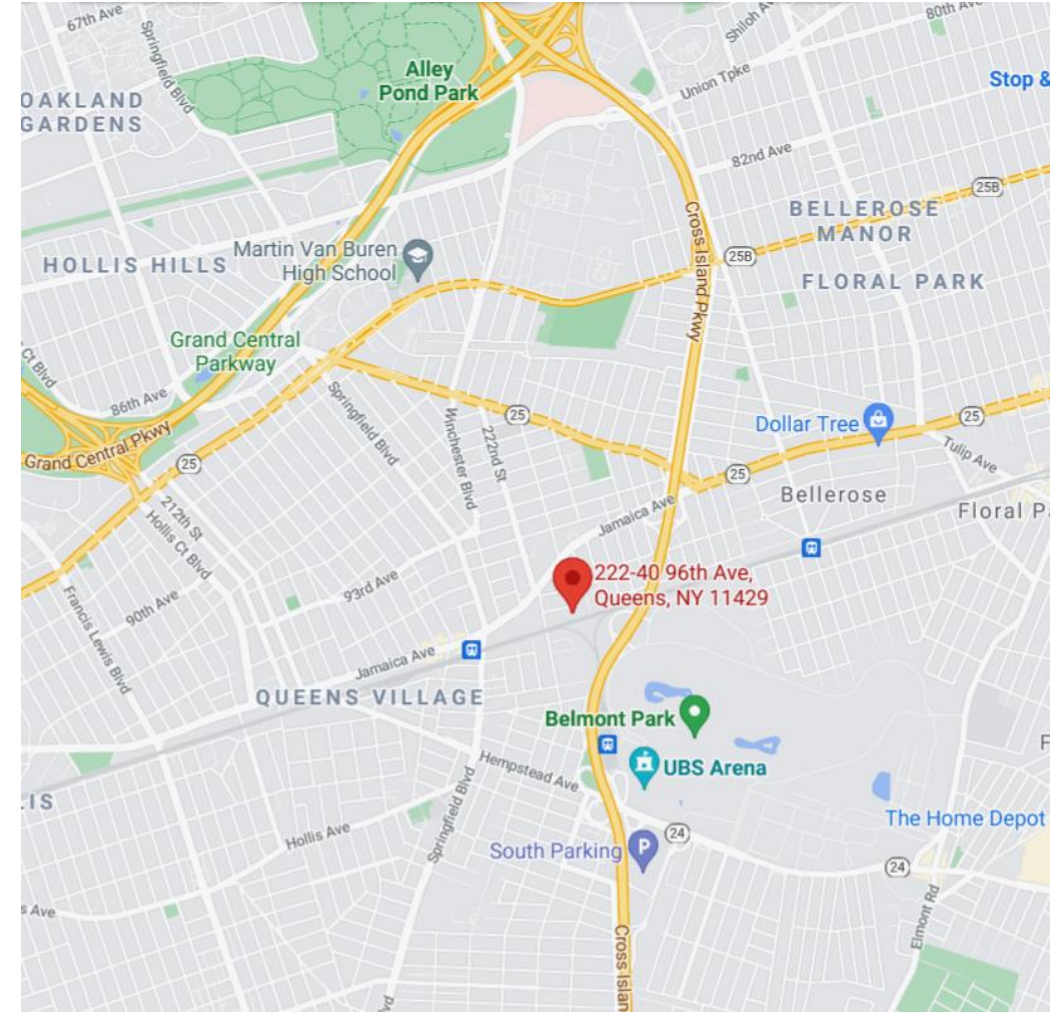
Lic. Associate Comm'l RE Division  
Brown Harris Stevens  
516.203.8144  
jsawicka@bhsusa.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

## Property Highlights

- AVAILABLE SPACE:**
- Space 1:  
Ground Floor – 6,056 SF – Presently used for Adult Daycare
  - Space 2:  
Ground Floor – Presently a Gym
  - Space 3:  
Ground Floor – 9,450 SF – fully built-out office space  
Can combine Spaces 2 & 3 plus expand to approx. 20,000 SF
- PARKING:** Ample parking in fenced private building lots and street parking
- OCCUPANCY:** TBD
- COMMENTS:**
- Walk to LIRR, Bus, Restaurants, Banks & Shopping
  - Easy access off Cross Island Parkway
- RENTAL RATE:** UPON REQUEST

## Property Location



The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

## Space 1 – Dayhab Center

---

- Reception
- Waiting Room
- Conference Room
- Large Offices
- Kitchen
- 3 Private Bathrooms (1 with shower)
- 2 Large Men's & Women's bathrooms

**PARKING:** Ample parking in fenced private building lots and street parking

**HVAC & HEAT:** Pro rata share

**ELECTRIC:** Pro rata share

**COMMENTS:**

- Handicapped Accessible
- Fully built out space
- Fully sprinklered
- Walk to LIRR, Bus, Restaurants, Banks & Shopping
- Easy access off Cross Island Parkway

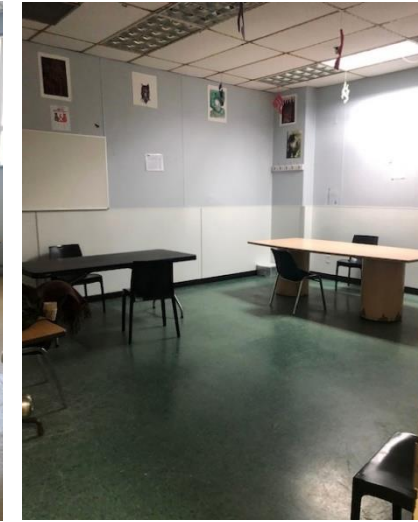
**RENTAL RATE:** UPON REQUEST

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.



## Property Photos

222-40 96th Avenue, Queens Village, NY 11429



### For Further Information Contact:

**DAVID B. SARGOY**  
Managing Broker  
516.203.8134  
dsargoy@bhsusa.com

**JOLANTA SAWICKA**  
Lic. Associate Comm'l RE Division  
516.203.8144  
jsawicka@bhsusa.com

**585 Stewart Avenue-Suite 790, Garden City, NY 11530**  
**Office: 516.203.8100 Fax: 516.203.8199**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

## Space 2 – Fully Built-out Offices -9,450 SF on 2 levels

---

### **DESCRIPTION:**

- Elevator plus internal staircase
- Fully built-out space

#### Lower Level

- Offices
- Large open bullpen area
- Large kitchen/ dining area
- Storage
- Bathrooms

#### Floor 1

- Reception
- Conference room
- Large storage room
- bathrooms

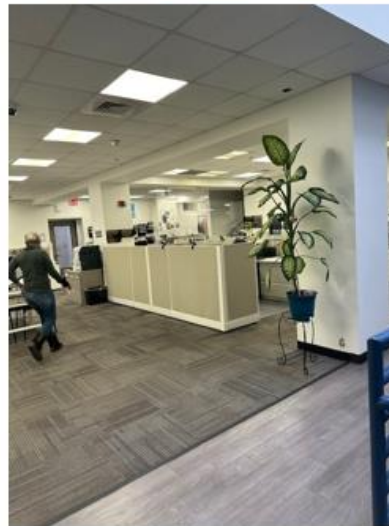
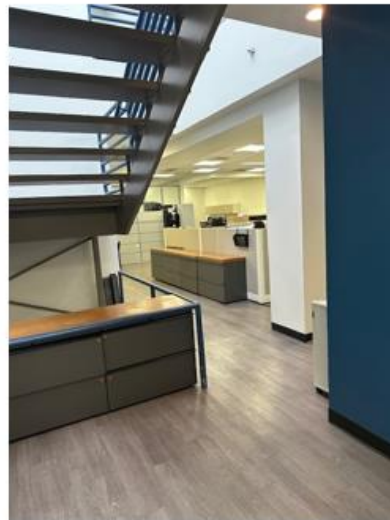
**UTILITIES:** Metered

**PARKING:** Private lot for 14 ± cars plus ample street parking

**OCCUPANCY:** Immediate

**RENTAL RATE:** Upon Request

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

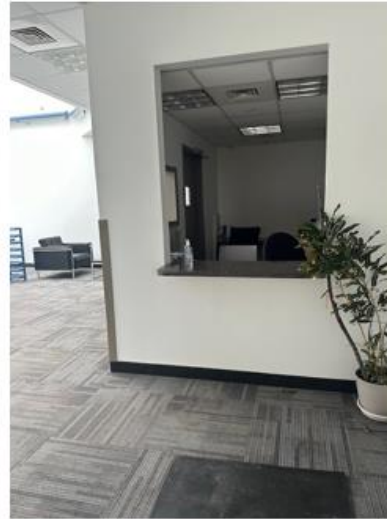


**585 Stewart Avenue-Suite 790, Garden City, NY 11530  
Office: 516.203.8100 Fax: 516.203.8199**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.



## Property Photos



**585 Stewart Avenue-Suite 790, Garden City, NY 11530**  
**Office: 516.203.8100 Fax: 516.203.8199**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

## Space 3 – Gym – 3,400 SF

---

**DESCRIPTION:**

- Presently used as a gym and personal training
- Fully built-out
- Reception
- Classroom
- Lounge
- Office
- Sales Area
- Men's & Women's bathrooms

**HEAT:** Pro rata share

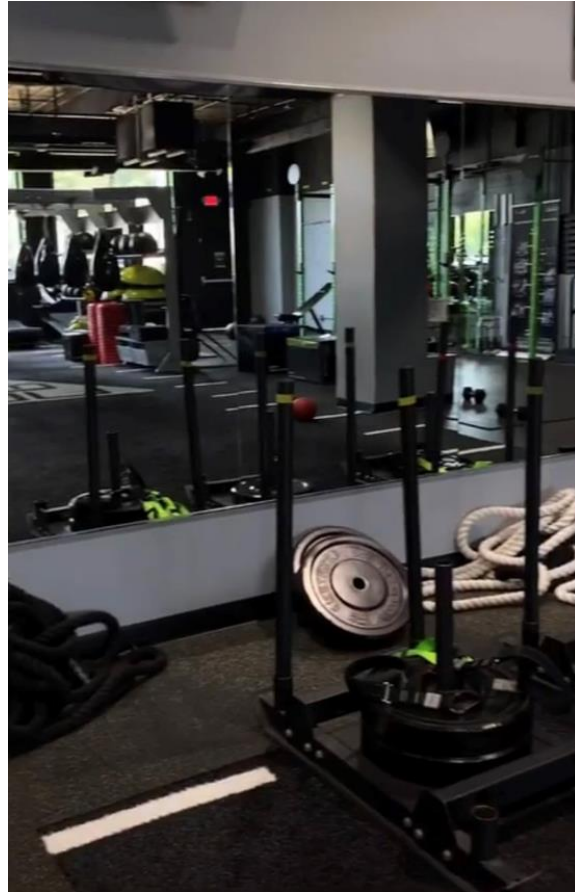
**ELECTRIC:** Pro rata share

**RENTAL RATE:** UPON REQUEST

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

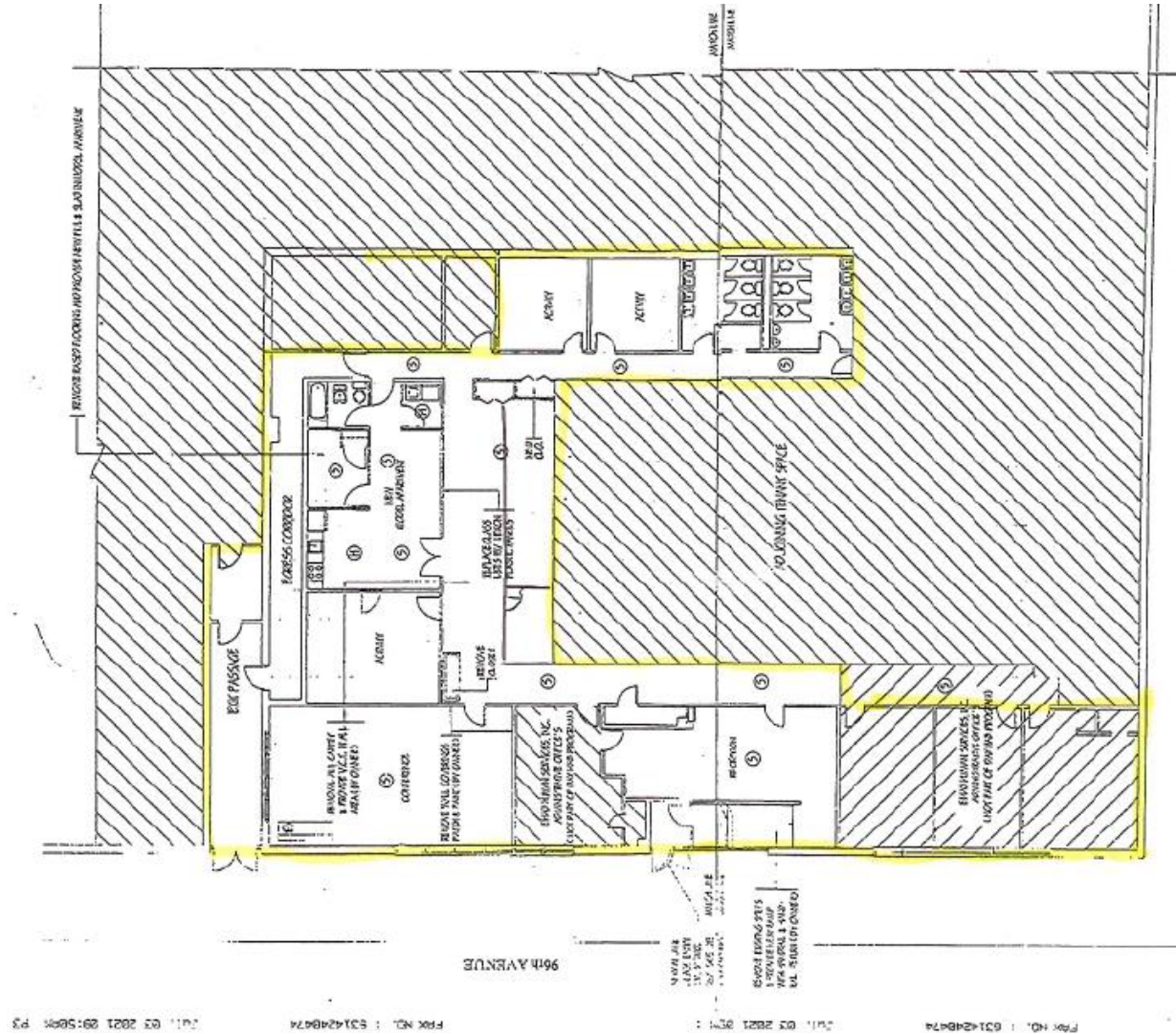


## Property Photos



**585 Stewart Avenue-Suite 790, Garden City, NY 11530**  
**Office: 516.203.8100 Fax: 516.203.8199**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.



**FIRST FLOOR PLAN - PROPOSED**  
 222-40 96TH AVENUE  
 QUEENS VILLAGE, NEW YORK

Plan No. : 021424B74 Date: 07/11/2021 09:58 AM  
 Plan No. : 021424B74 Date: 07/11/2021 09:58 AM  
 Plan No. : 021424B74 Date: 07/11/2021 09:58 AM

**585 Stewart Avenue-Suite 790, Garden City, NY 11530**  
**Office: 516.203.8100 Fax: 516.203.8199**

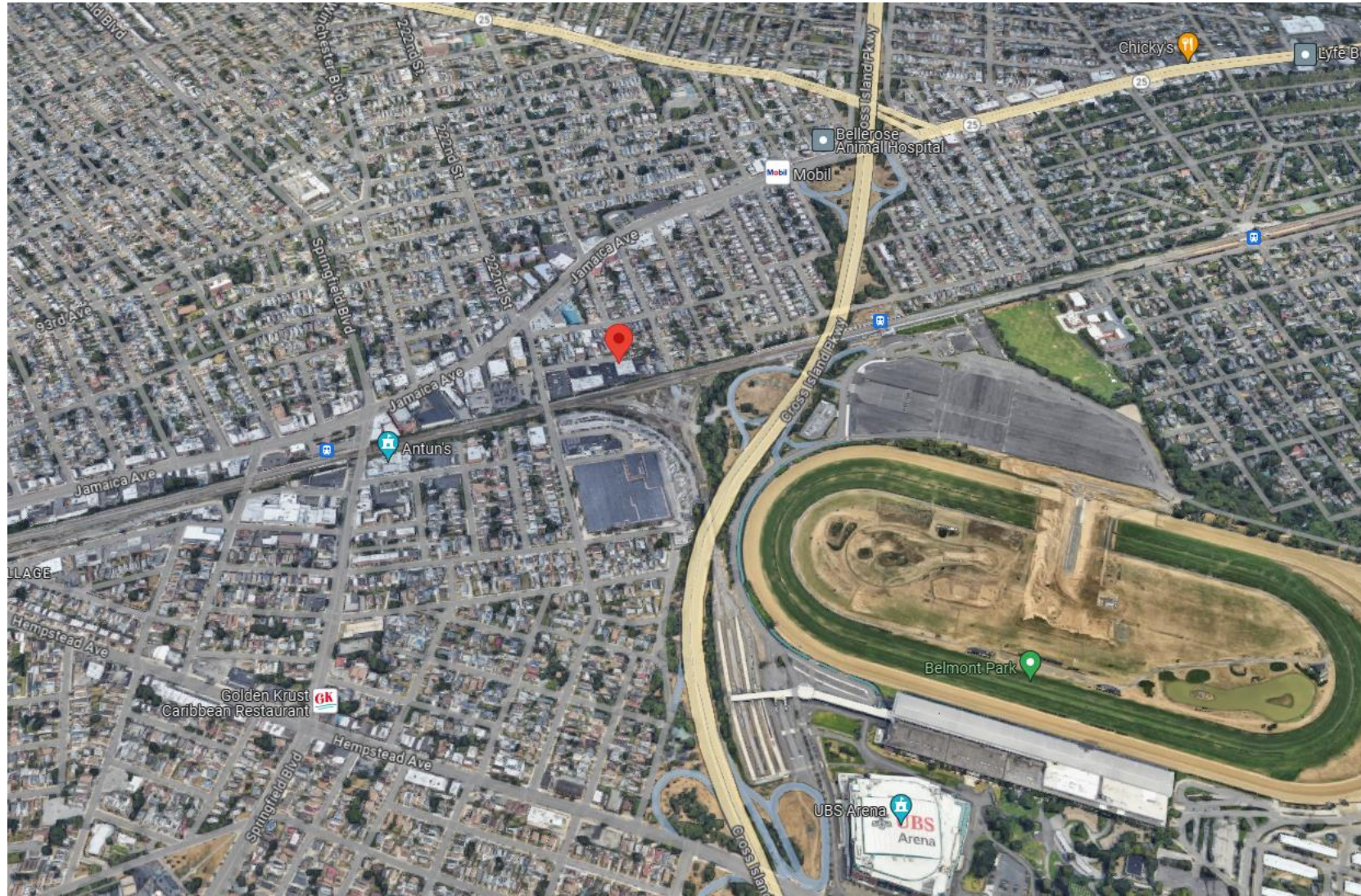
The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.





## Property Location

222-40 96th Avenue, Queens Village, NY 11429



**585 Stewart Avenue-Suite 790, Garden City, NY 11530**  
**Office: 516.203.8100 Fax: 516.203.8199**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.