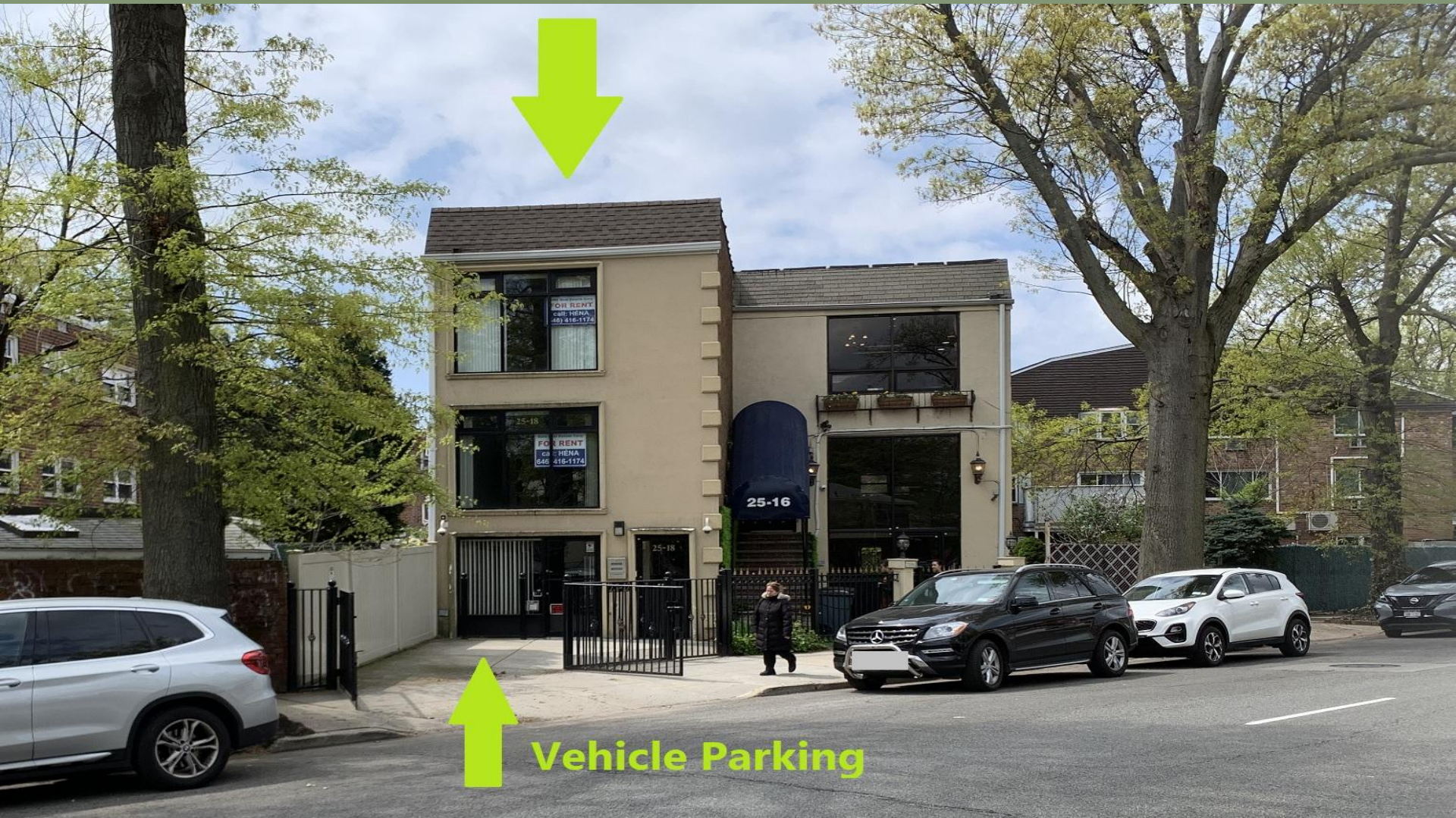


Exclusive OFFICE for Lease: 25-18 Francis Lewis Blvd, NY 11361



SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER
HENA@SOLOREALESTATECORP.COM
646.416.1174



2518 Francis Lewis Blvd, Flushing, NY

EXCLUSIVE: Office building for sale. Conveniently located on the border of Whitestone and Bayside, Queens, NY. No meter, free, street parking, significant convenience. Each level is 1,000 SF. Separate utility meters. Excellent location, close proximity to Whitestone Expressway, Throgs Neck Bridge, Whitestone Bridge, Cross Island Parkway, Grand Central, Van Wyck Expwy... Long term lease available.

Contact exclusive broker for viewing.

**Hena 646-416-1174.
Solo Real Estate Corp
Corporate Broker Lic.**

SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER
HENA@SOLOREALESTATECORP.COM
646.416.1174

HIGHLIGHTS:

Block/Lot: 4914/16

Building SF: 3,081

3-Story commercial building for sale.

+/-1,000 SF per floor, total 3,081 SF.

1 Parking

Courtyard—rear

Building wired for internet & phone.

First floor rent \$2781/month, increasing to 2,864/m in November.

Real Estate Tax: 31,982.52

Lot dimension 24.8*87

Zoning: R4

Separate meters, 3. One per floor.

6 Split unit HVAC, 2 per floor.

3 baths, 3 kitchenettes. One per floor.

Full floor windows, sunny.

Cameras available for use.

Price: \$1,725,000

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.



1ST FLOOR OFFICE



2ND FLOOR OFFICE

SOLO REAL ESTATE CORP
HENA CHOUNG, LIC CORPORATE RE
BROKER
HENA@SOLOREALESTATECORP.COM
646.416.1174



PARKING

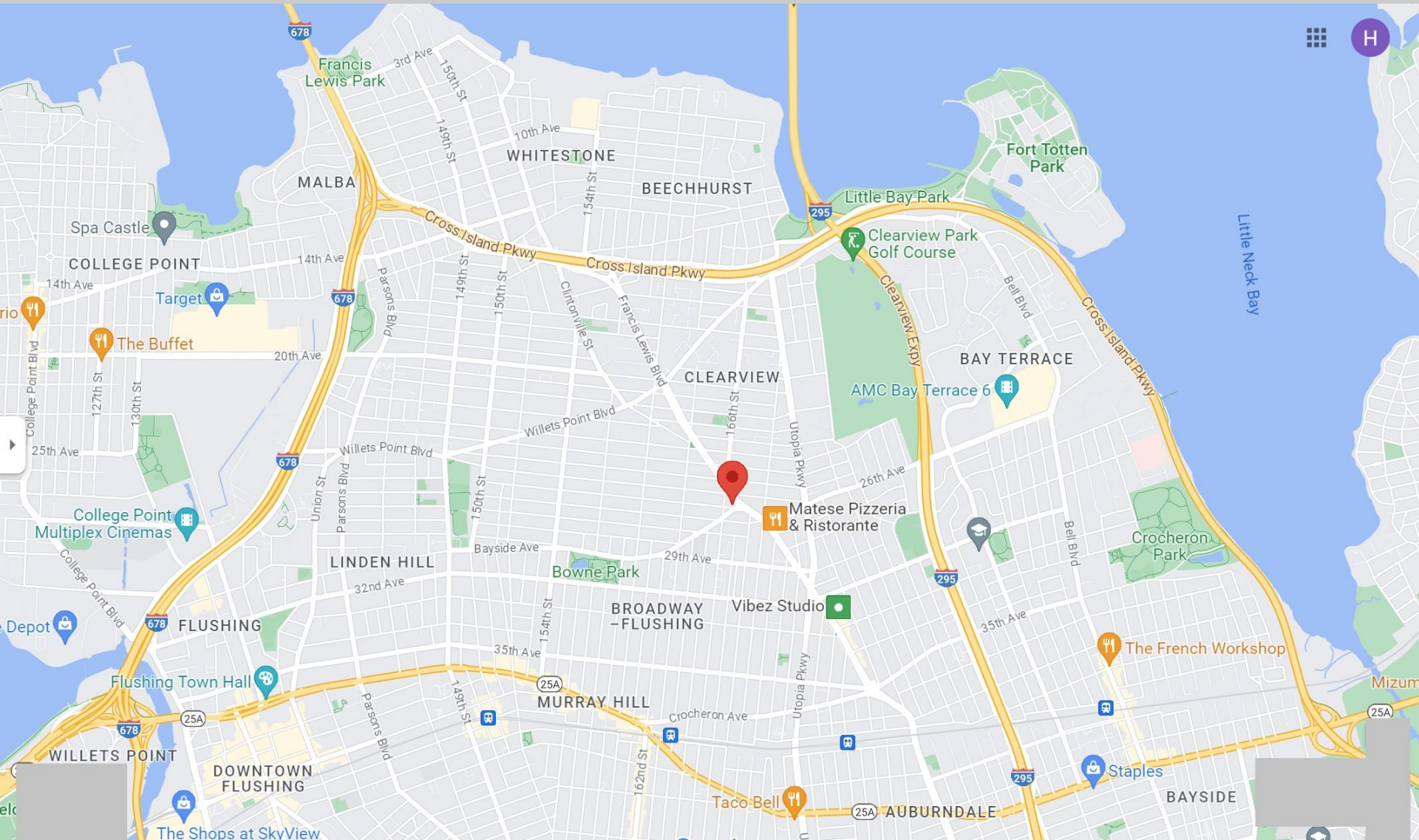
GATED PARKING



3RD FLOOR OFFICE

SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER
HENA@SOLOREALESTATECORP.COM
646.416.1174





SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER
HENA@SOLOREALESTATECORP.COM
646.416.1174





SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER
HENA@SOLOREALESTATECORP.COM
646.416.1174



Ground Floor