



**M.C. O'BRIEN, INC.**

COMMERCIAL REALTORS SINCE 1909

**OFFICE SPACE  
FOR LEASE**

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FOR LEASE**

**90-34 161<sup>st</sup> Street  
Jamaica, New York 11432  
between Jamaica Avenue and 90<sup>th</sup> Avenue**

**Modern Offices in a Boutique Downtown Jamaica Office Building**

**6,400 SF Office Space with Elevator and Dedicated Lobby**


**Full 4<sup>th</sup> Floor—1,700 SF**

**Full 3<sup>rd</sup> Floor—1,700 SF**

**Full 2<sup>nd</sup> Floor—1,700 SF**

**Mezzanine – 400 SF**

**Lower Level – 900 SF**

- Full floor offices in excellent condition with abundant natural light
- Lower level breakroom with modern pantry and exposed ceilings
- Mezzanine office space with elevator
- Dedicated office lobby
- Accessible bathrooms
- Subways:  **Long Island Rail Road** Buses: **Q1 Q2 Q3 Q17 Q24 Q25 Q30 Q41 Q44 Q54 Q56 Q60**

For additional information or for a tour of the site, please contact Exclusive Broker:

**M.C. O'BRIEN, INC.**

William P. O'Brien, SIOR  
(718) 252-9191 Ext. 110

Santo Orecchio  
(718) 252-9191 Ext. 103

Caxton Kaback  
(718) 252-9191 Ext. 101

[WOBrien@MCOBrien.com](mailto:WOBrien@MCOBrien.com)

[SOrecchio@MCOBrien.com](mailto:SOrecchio@MCOBrien.com)

[CKaback@MCOBrien.com](mailto:CKaback@MCOBrien.com)

All offers are submitted subject to prior lease, change in price, corrections or omissions, or withdrawal from market without notice.  
Commissions due to cooperating brokers are deemed earned after an executed brokerage agreement has been acknowledged.

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