

# 40-31 82nd Street

Jackson Heights, Queens

CBRE





Dedicated Ground Floor Lobby  
**1,100 RSF**

Second Level  
**17,914 RSF**

**Possession**  
Immediate

**Term**  
Through 9/29/2035

## Comments

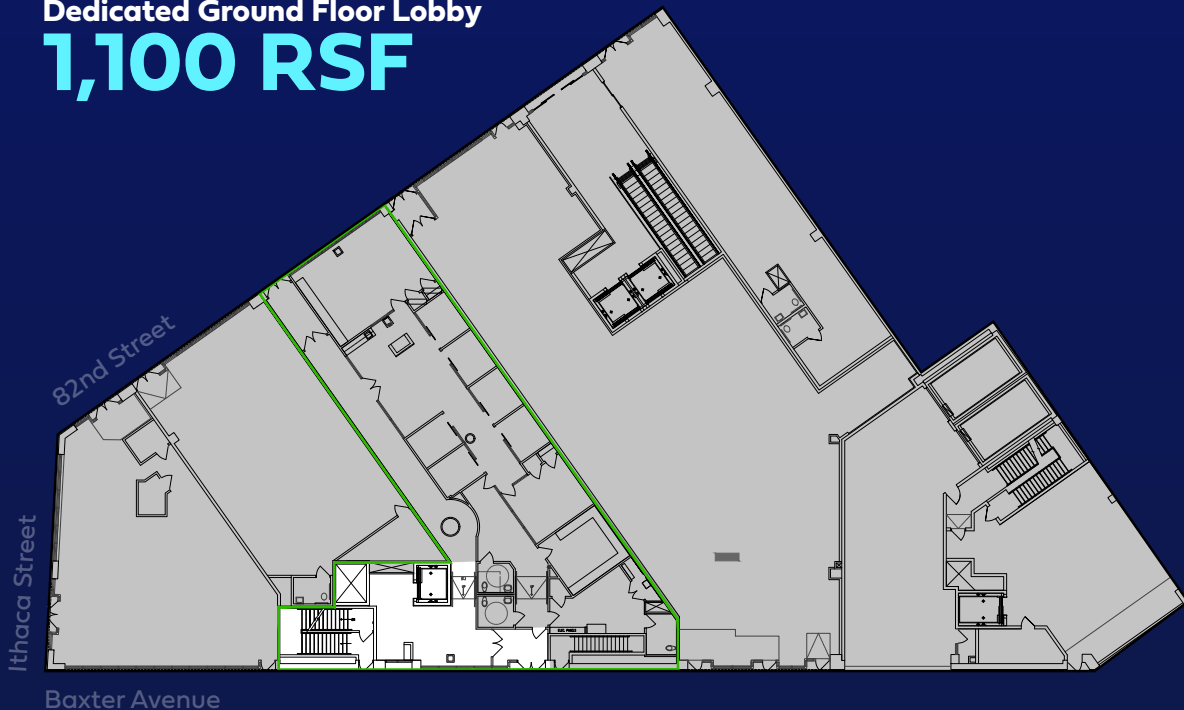
- Full floor sublease with private ground level elevator lobby
- Recently built new installation with tasteful treatments and glass finishes; Ideally designed for medical professionals or for general offices
- Full wraparound windows facing 82nd Street, Baxter Avenue and Ithaca Street
- Dedicated lobby entrance with a tasteful reception desk along Baxter Avenue
- Fabulous Signage and street presence with many surrounding conveniences including public transportation and eateries.
- Located steps from Elmhurst Hospital and the 82nd-Jackson Heights 7 subway with 4.9 MM Annual Ridership
- Strong ownership with a direct extension possible







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### Jackson Heights, Queens

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