

# THE CONNEXION

36-18 Main Street, Flushing, NY 11354



ALL INQUIRIES WELCOME  
**212.960.8787**

Exclusive Listing & Marketing By CPRENY

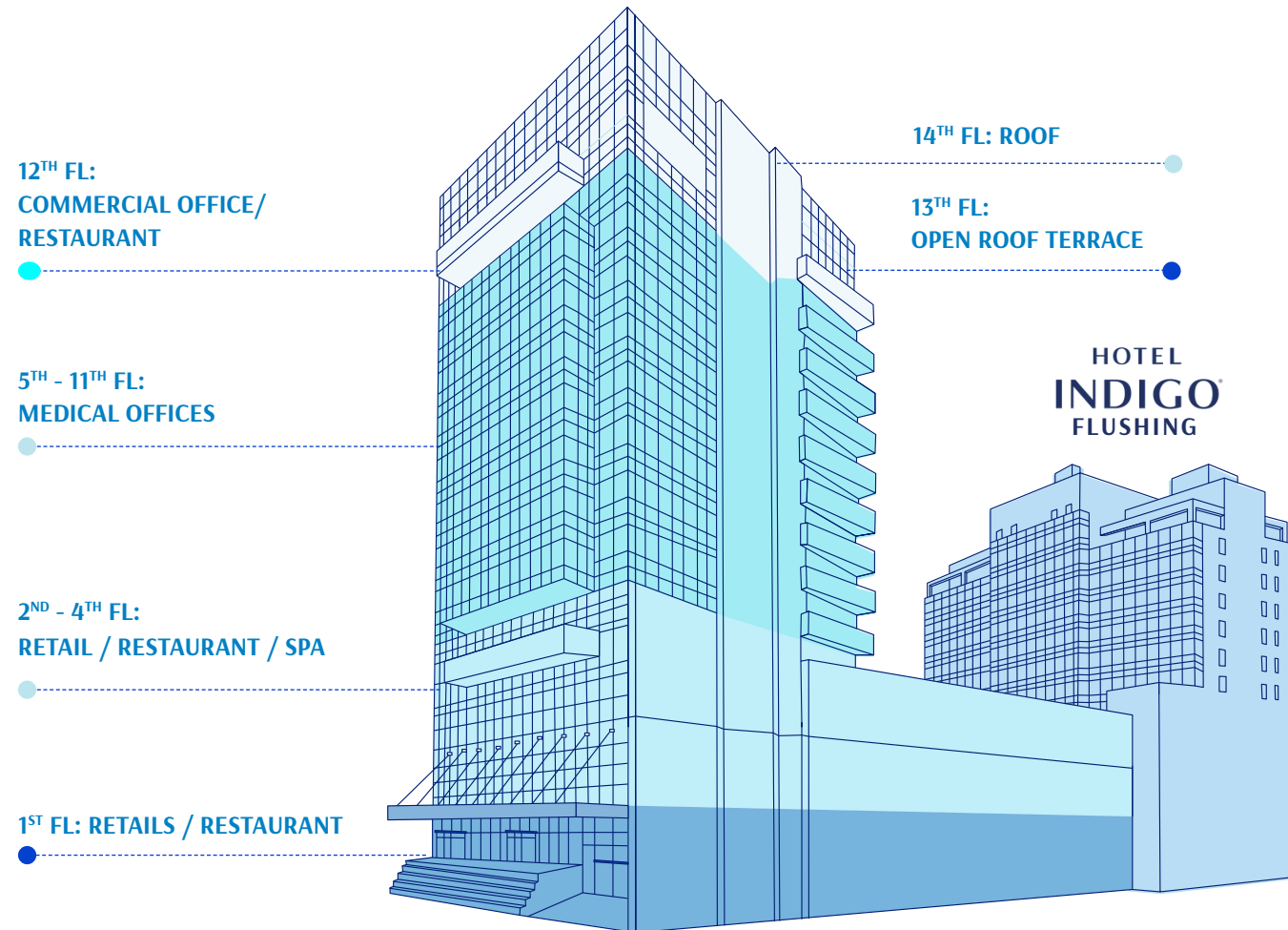


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## COMMERCIAL SPACE FOR SALE & LEASE: 2,000 – 50,000 SQ FT



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The Connexion is located in the prime location of Flushing, on the corner of Main Street & Northern Blvd, where the main traffic road leads to the heart of Downtown Flushing. It is within walking distance to Main Street 7 line subway station and Long Island Railroad. The building is close to banks, supermarkets, restaurants, and shopping centers.

The Connexion Commercial Building is a new comprehensive commercial building that can meet many various needs of the public in Flushing and will bring significant benefits to the residents of Queens, such as Medical Offices, Commercial Offices, Retail Shops, and Restaurants.

- 12-Story Retail-Hotel-Medical Complex
- Total area over 290,000 Sq Ft
- 27 Medical Office Units
- 9 Retail Units (2,000 – 50,000 Sq Ft)
- Restaurant / SPA
- Hotel Indigo — 150 Rooms
- 320 Parking Spaces
- 25 Years ICAP Tax Abatement \*

The Connexion綜合商業大廈位於法拉盛的黃金地段，緬街近北方大道，地理位置得天獨厚，步行到緬街7號線地鐵站及長島快線。大廈的位置正是通往法拉盛市中心的交通要道，大廈緊鄰銀行、超市、餐館、購物中心，人流如織，商機無限！

The Connexion商業大廈可用於零售店鋪、餐廳、醫療辦公室和商業辦公室樓。大廈現已建成，並將投入服務，將會帶給皇后區民眾一個極大的福利和驚喜！

- 12層商用零售、醫療診所、酒店綜合性大樓
- 總面積超過290,000平方英尺
- 27個醫療診所
- 9個零售商舖 (2,000 — 50,000 Sq Ft)
- 餐廳 / SPA
- 連鎖酒店Indigo—150房間
- 320個泊車位
- 25年地稅減免\*



**SUBWAY**  
7 Train to Time Square (Approx. 30 mins)

**HIGHWAY TO AIRPORT**  
Approx. 7 Mins to LAG / Approx. 12 Mins to JFK

**MINIBUS TERMINAL**  
Approx. 30 Mins to Chinatown

**LONG ISLAND RAILROAD (LIRR)**  
Approx. 15 Mins to Penn Station