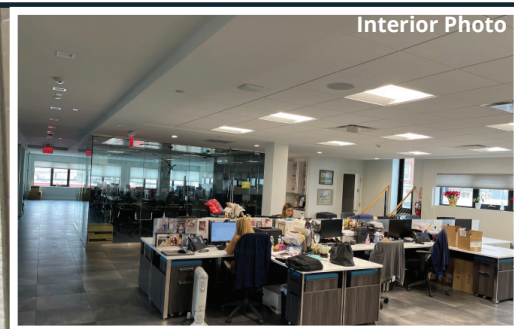


**EXCLUSIVE**

# WOODSIDE CLASS-A OFFICE SPACE FOR LEASE

## 62-01 34TH AVENUE

WOODSIDE, NY 11377



### FEATURES

- **6,200 SF CLASS-A OFFICE SPACE**
- **10 CAR ON-SITE PARKING!**
- **ELEVATOR - ADA COMPLIANT**
- **RENOVATED IN 2016**
- **HEAVY ELECTRIC & GAS SERVICE**
- **FULLY FURNISHED**
- **CAFETERIA/CONFERENCE ROOM/STORAGE**
- **WALKING DISTANCE TO THE 7 E M R & MTA LIRR**
- **DIRECTLY OFF OF B.Q.E 278 & MINUTES TO 495**



Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

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PLEASE CONTACT EXCLUSIVE AGENT:  
**MATTHEW MCMULLEN**  
**(718) 786-5050 X246**

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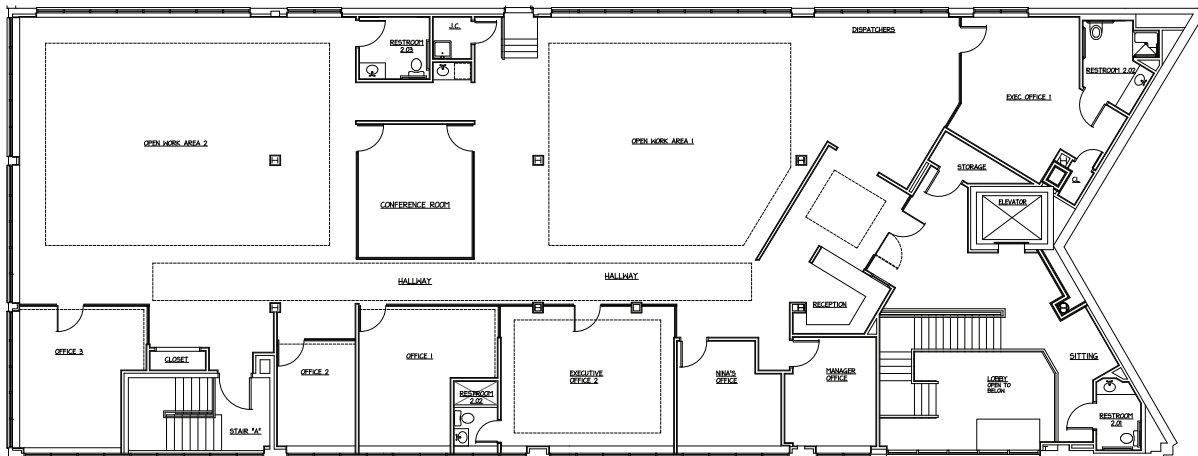
**EXCLUSIVE**

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## 62-01 34TH AVENUE

WOODSIDE, NY 11377

**SITE PLAN**



### QUALIFY FOR QUEENS ECONOMIC BENEFITS

**REAP** - SAVE \$3,000 PER EMPLOYEE PER YEAR

**CEP** - \$2.50 PSF RENT ABATEMENT FOR UP TO 10 YEARS

### NEARBY

- NORTHERN BOULEVARD
- BROOKLYN-QUEENS EXPRESSWAY
- LONG ISLAND EXPRESSWAY

### TRANSPORTATION

- WOODSIDE / 61ST STREET
- E M R** 61ST STREET / **7** 61ST STREET
- Q66 - 60TH STREET / NORTHERN BLVD.

**Bullpen Offices**



**Executive Suite**



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