

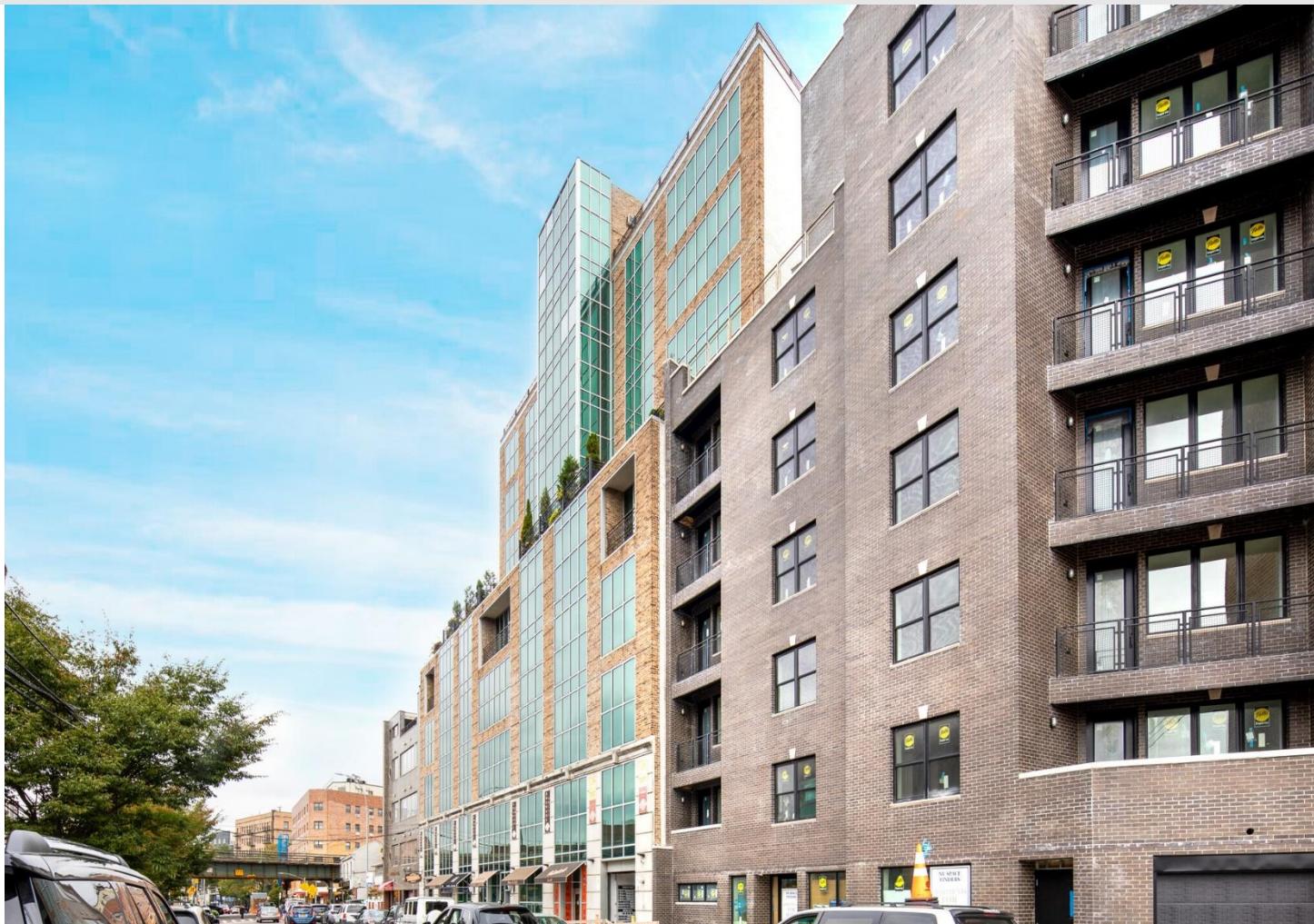
# 31-19 Newtown Avenue, Astoria, NY 11102

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**

## For Lease

Ideal for Office or Medical

**PISTILLI TOWER**



**For Further  
Information Contact:**

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# PROPERTY HIGHLIGHTS

**HEAT:** Included in Rental Rate

**A/C & ELECTRIC:** \$3.75 per square foot

**WORKLETTER:** Negotiable

**PARKING:** Garage plus street

## BUILDING INFORMATION:

- Building has panoramic views from all sides with exterior glass elevators.
- 2 levels of garage parking
- Exterior buzzer system for after hour security

## AVAILABLE SPACE:

- Floor 4 – 1,195 SF ~ Will Divide

## COMMENTS:

- Concierge in lobby
- 2 Elevators
- Fully Handicapped Accessible
- Fully Sprinklered
- Walk to Subway (N&W), Bus, Banks, Restaurants and Shopping.

**RENTAL RATE:** Upon Request

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# AVAILABLE SPACE:

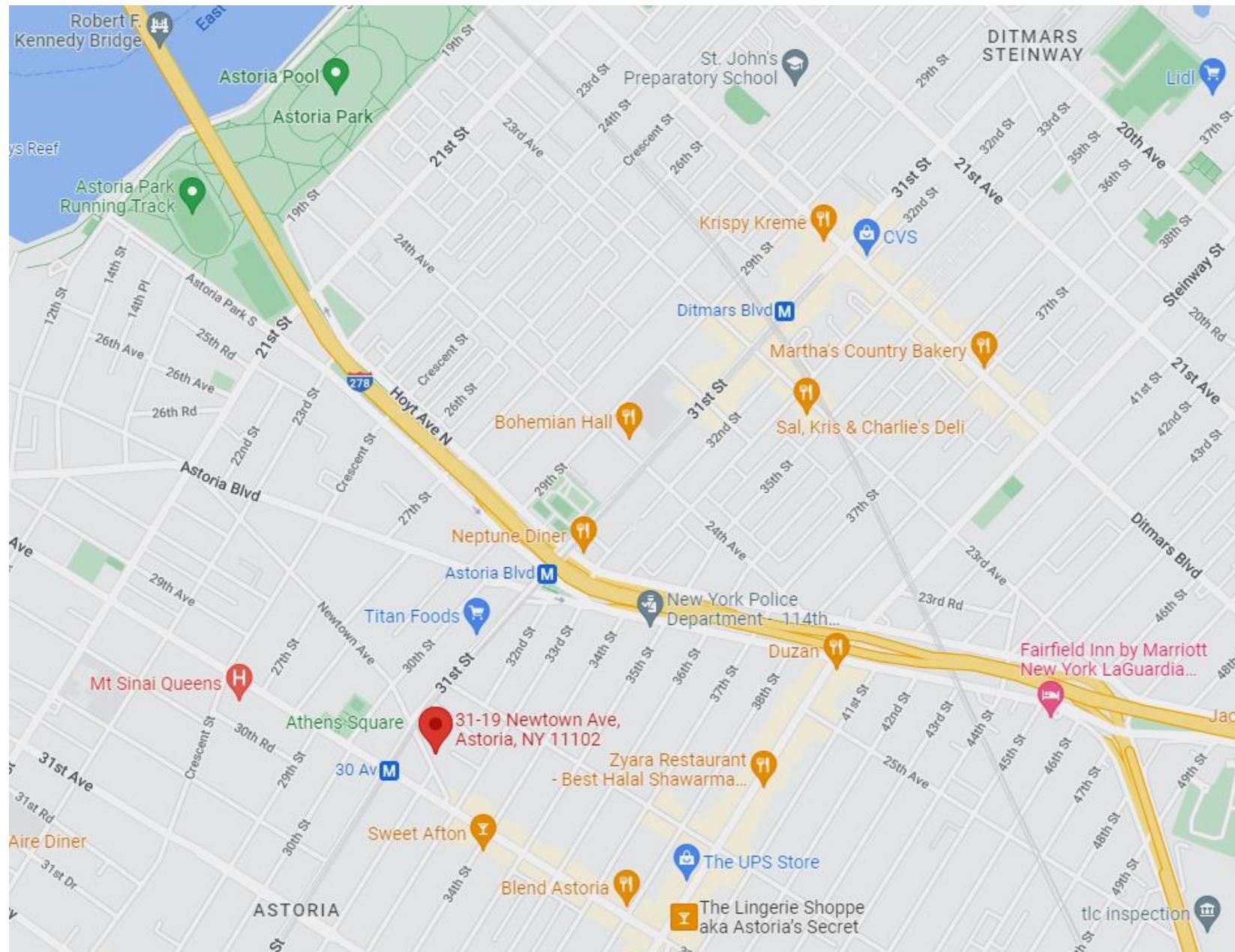
Floor 4



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# MAP VIEW



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