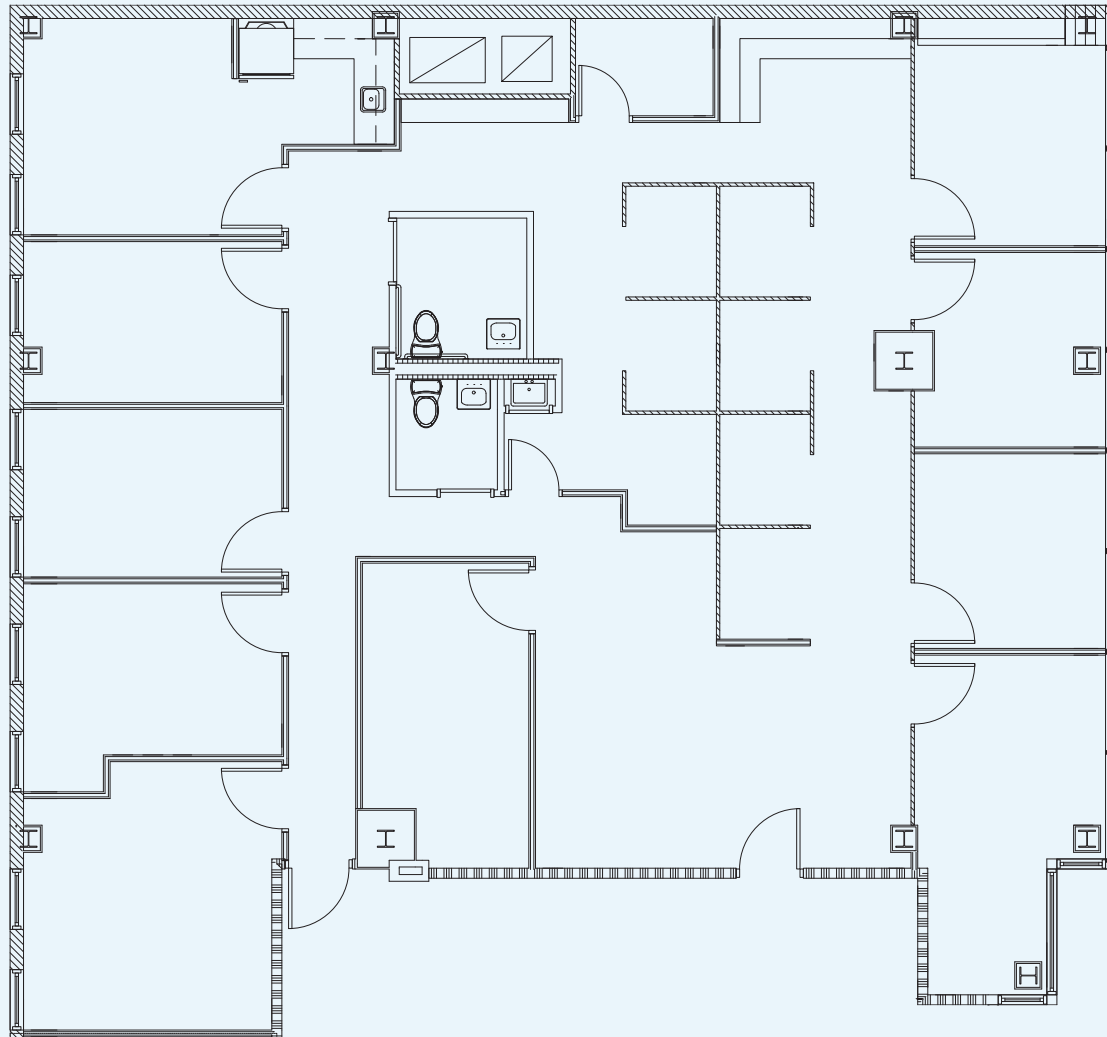




23-25

31ST STREET

OVER **4,000 SF** OF
PRIME ASTORIA OFFICE
SPACE FOR LEASE



PARTIAL FOURTH FLOOR

4,200 RSF

Great light and views

Fully built with:

- 9 windowed offices
- Glass conference room
- Wet pantry and lounge room
- Open area for 7 workstations
- 3 Bathrooms, 2 ADA
- Reception
- IT closet

8' ceiling heights to drop

Wood floors

Fully sprinklered

For more information or to arrange a tour, please contact:

Mitzi Flexer
(212) 593-7124 | mflexer@bradfordallen.com

Denver Tveter
(212) 593-7109 | dtveter@bradfordallen.com

Glenn Isaacson
(212) 593-7105 | gisaacson@bradfordallen.com

exclusively leased by
BA BRADFORD
ALLEN

23-25 31ST STREET

NEARBY BUSINESSES

LOCATION

This property is located on one of the busiest commercial corridors in Queens, just steps from the N and W subways and an eight-minute drive to LaGuardia Airport.

BUILDING COTENANTS

Cohen's Children's Northwell Health

Endoscopy Center of Queens

Metropolitan Gastroenterology

Pain Physicians NY

University Orthopedics of New York

First National Bank of Long Island

NEARBY TRANSIT



Astoria-Ditmars Boulevard Station



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