

LEASING DECK

2ND FLOOR OFFICE
SPACE FOR LEASE IN
PROFESSIONAL BUILDING

6939 AMBOY RD
STATEN ISLAND, NY 10309



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THE OFFERING

PROPERTY ADDRESS	6939 Amboy Rd
ASKING PRICE	\$1,875
SUITE SIZE	750 SF
STORIES	2
YEAR BUILT	1970



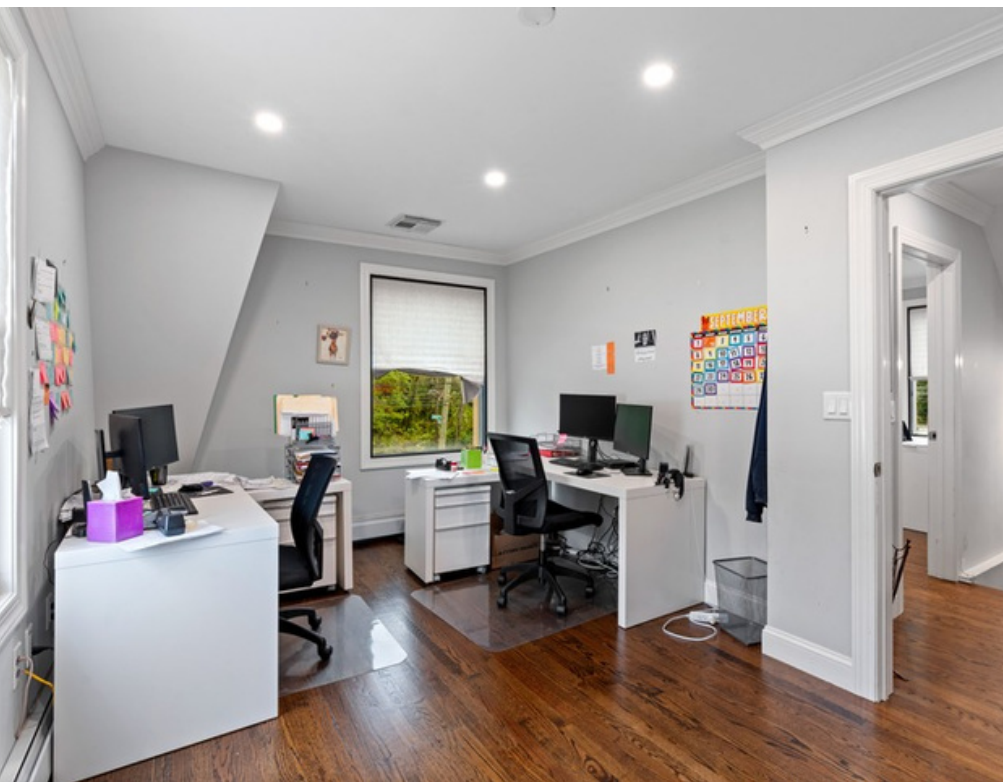
PROPERTY OVERVIEW

This well-maintained professional office property is located along Amboy Road in Tottenville, offering a move-in-ready space in a strong South Shore Staten Island market. Surrounded by a stable residential base and convenient to transit, the property is well suited for medical, legal, real estate, or other professional users.

Property Highlights

- Approximately 1,500 SF of professional office space
- Renovated interior with multiple private offices and modern finishes
- On-site parking available
- Located in Tottenville, a stable South Shore submarket
- Near Staten Island Railway stations (Richmond Valley & Arthur Kill)
- Strong local demographics with above-average household incomes





LOCATION SUMMARY





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