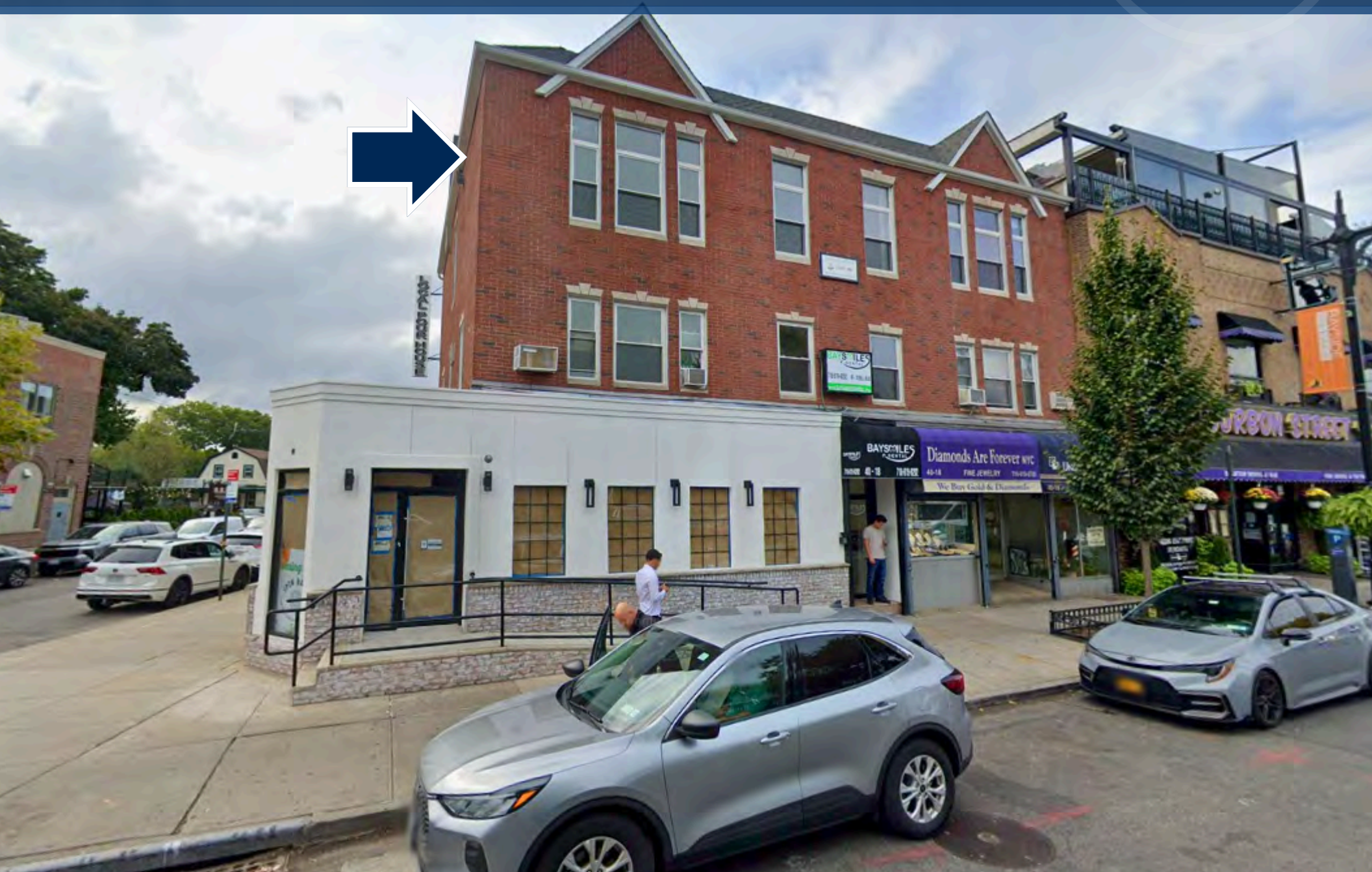


AVAILABLE SPACE

4018 BELL BLVD, BAYSIDE, NY

1,200-1,250 SF - 3RD FLOOR

Marcus & Millichap
THE TUCCILLO GROUP



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

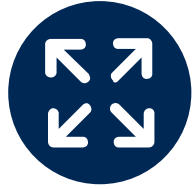
Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential tenants are strongly advised to take advantage of their opportunities and diligences to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective tenant. Marcus & Millichap's principal expertise is in marketing properties and acting as intermediaries between tenants and landlords. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential tenants are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Given the potential volatility created by COVID-19, all potential tenants should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.
OFFICES THROUGHOUT THE U.S. AND CANADA

OFFERING



1,200-1,250 SF

Available Space



Office

Use



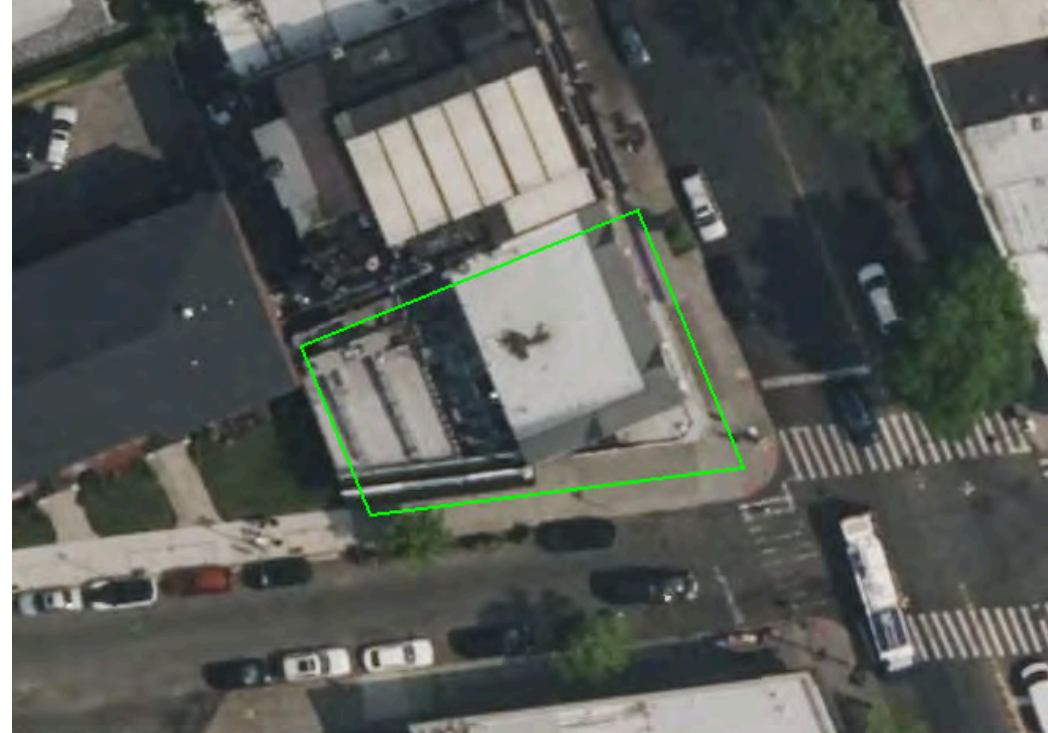
\$2,500

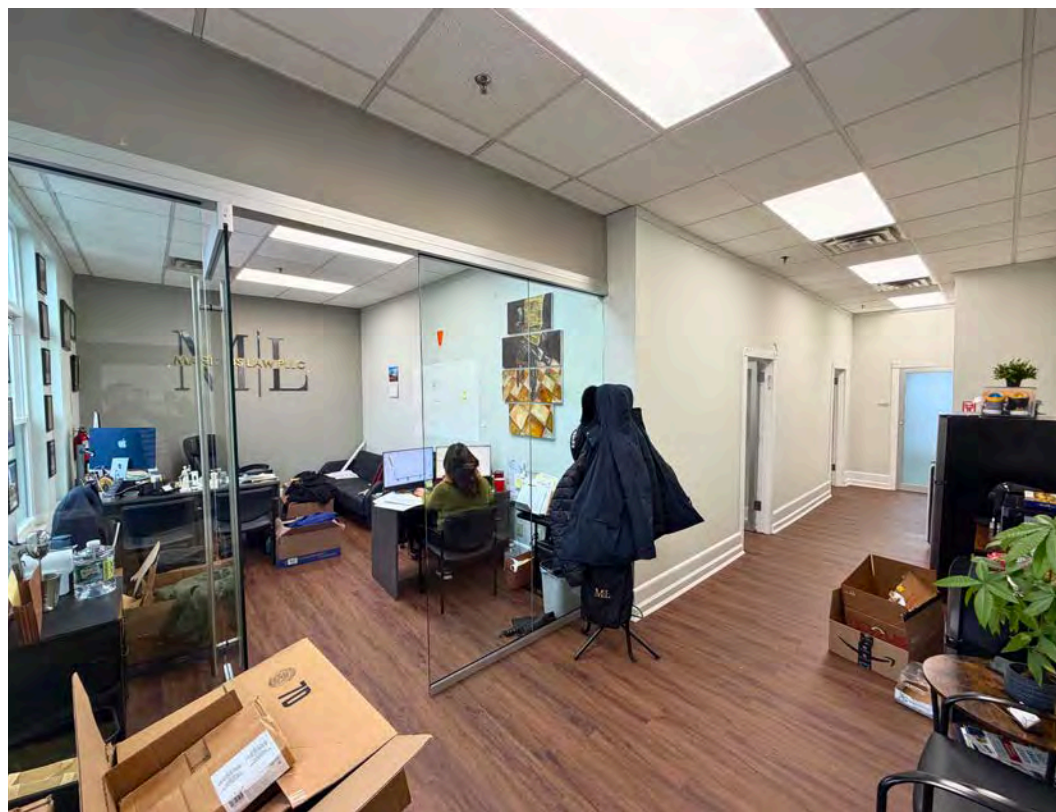
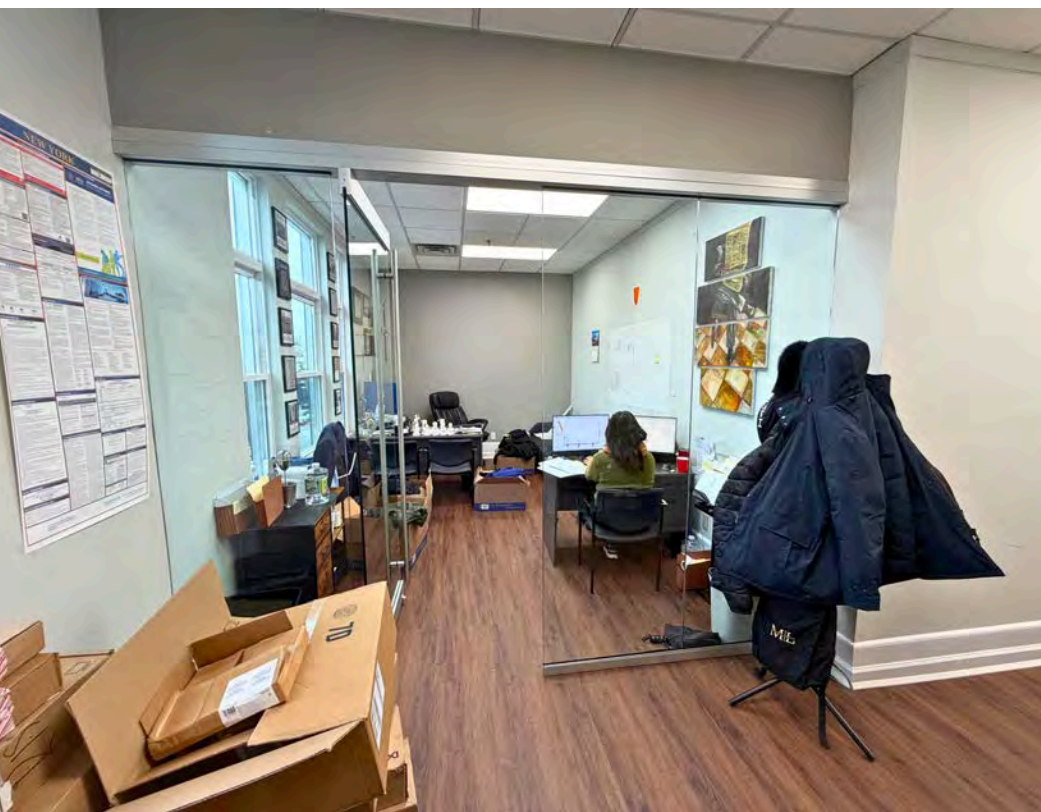
Asking Monthly Rent

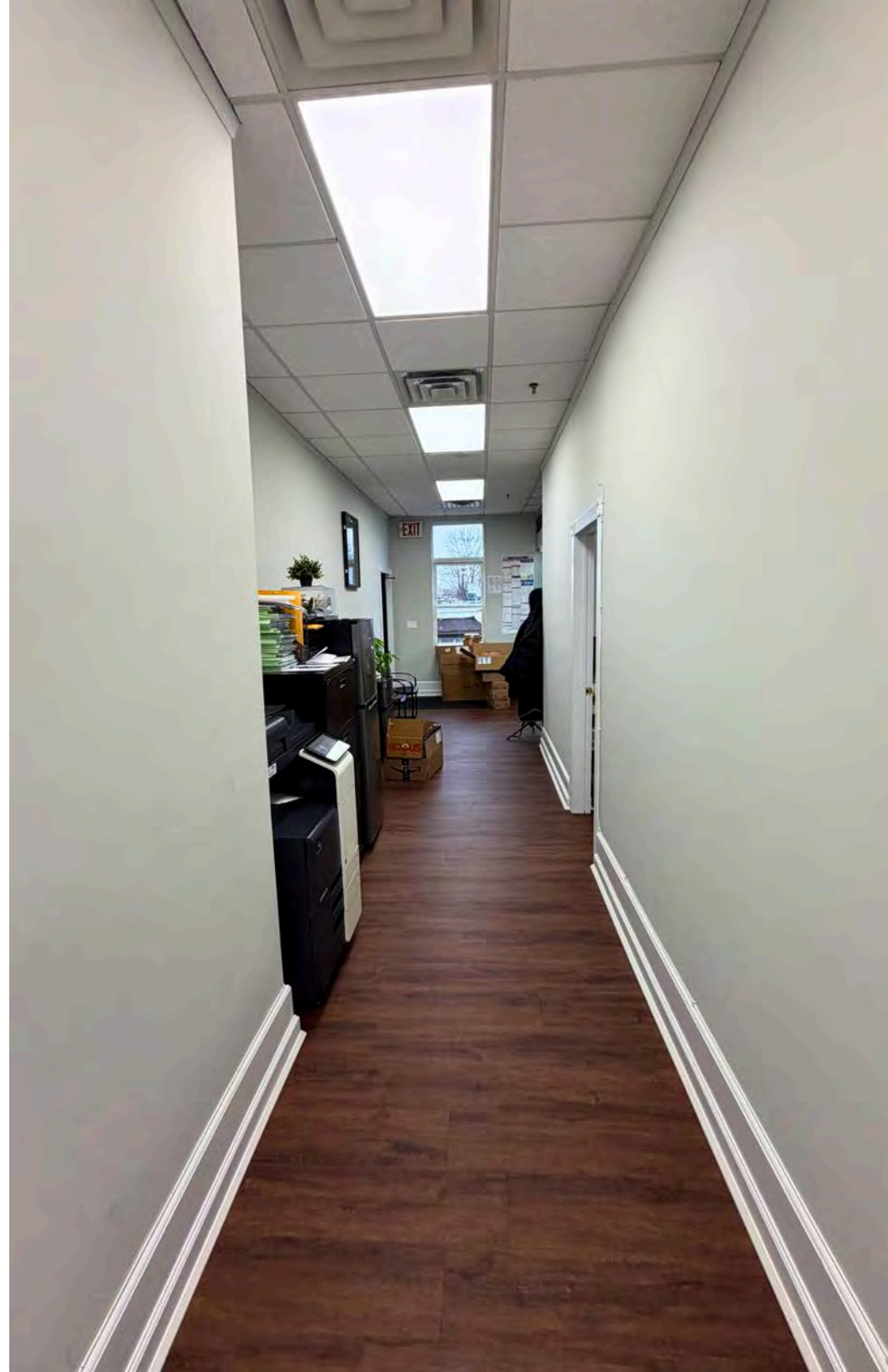


Negotiable

Term









DEMOGRAPHICS OVERVIEW



POPULATION

2024

1-Mile

42,046

3-Miles

391,857

5-Miles

1,051,665



HH INCOME

2024 AVERAGE

1-Mile

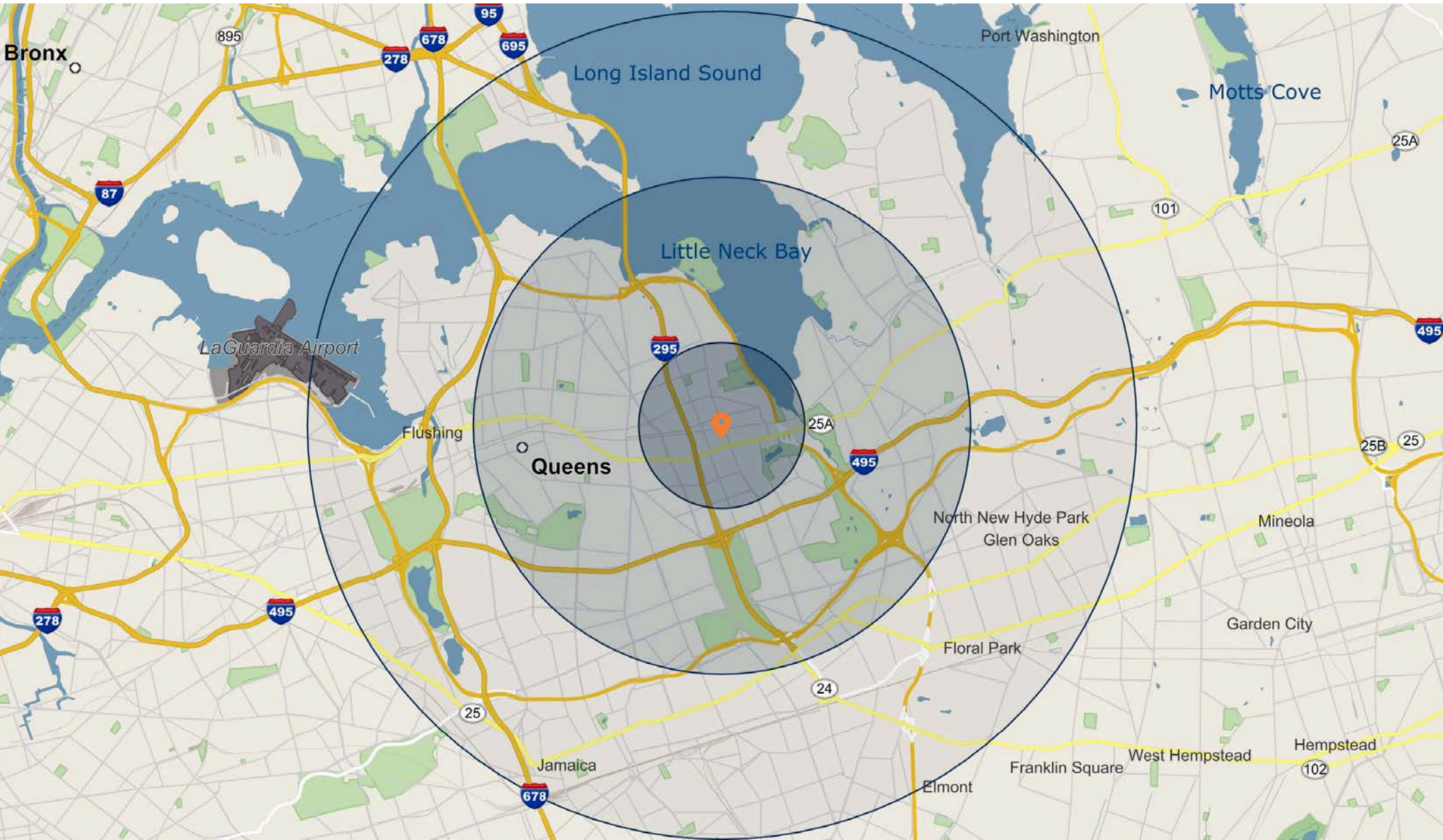
\$132,705

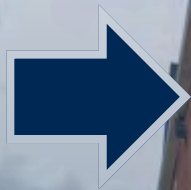
3-Miles

\$114,775

5-Miles

\$115,328





PRESENTED BY:

MICHAEL TUCCILLO

SENIOR MANAGING DIRECTOR INVESTMENTS
LICENSED REAL ESTATE BROKER
MANHATTAN OFFICE

C: 516.776.2929

O: 212.430.5196

EMAIL: MTUCCILLO@MARCUSMILLICHAP.COM

ANTHONY CERRONE

DIRECTOR INVESTMENTS
LICENSED REAL ESTATE BROKER
MANHATTAN OFFICE

C: 516.236.5273

O: 646.805.1474

EMAIL: ACERRONE@MARCUSMILLICHAP.COM