



## 18-17 42nd St

18-17 42nd St, Astoria, NY 11105



**Besim Levonja**

VORO Real Estate

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(917) 607-1420



# 18-17 42nd St

\$24.75 /SF/YR

Great Commercial/Office Space situated on the second floor of this 2-story building. It is being offered either as a Single Unit of about 4,000 SF or as 2 separate units of about 2,000 SF each. Options are endless for business tenants that could be using as office space or office + Storage depending on their needs. In the event of 2 units, each will have a private bathroom and kitchen/lounge area. Each tenant has their own private entrance and gas & electric meters.

Currently undergoing renovations and will be delivered as a shell space with finished floors, walls and ceilings, where tenant can make their own subdivisions and/or spatial adjustments according to individual business needs. There's separate rooms for each of the units, offering the choice of having a conference room, separate offices or storage rooms. High ceilings and oversized windows facing front and back of the building.

In addition each space has its own split AC unit.

Tenants...

- High ceilings and plenty of natural light



Rental Rate:	\$24.75 /SF/YR
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	B
Rentable Building Area:	8,000 SF
Year Built:	1980
Rental Rate Mo:	\$2.06 /SF/MO

1

2nd Floor

Space Available	2,000 SF
Rental Rate	\$24.75 /SF/YR
Contiguous Area	4,000 SF
Date Available	Now
Service Type	[object Object]
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

4000-SF leasing \$8250

2

2nd Floor

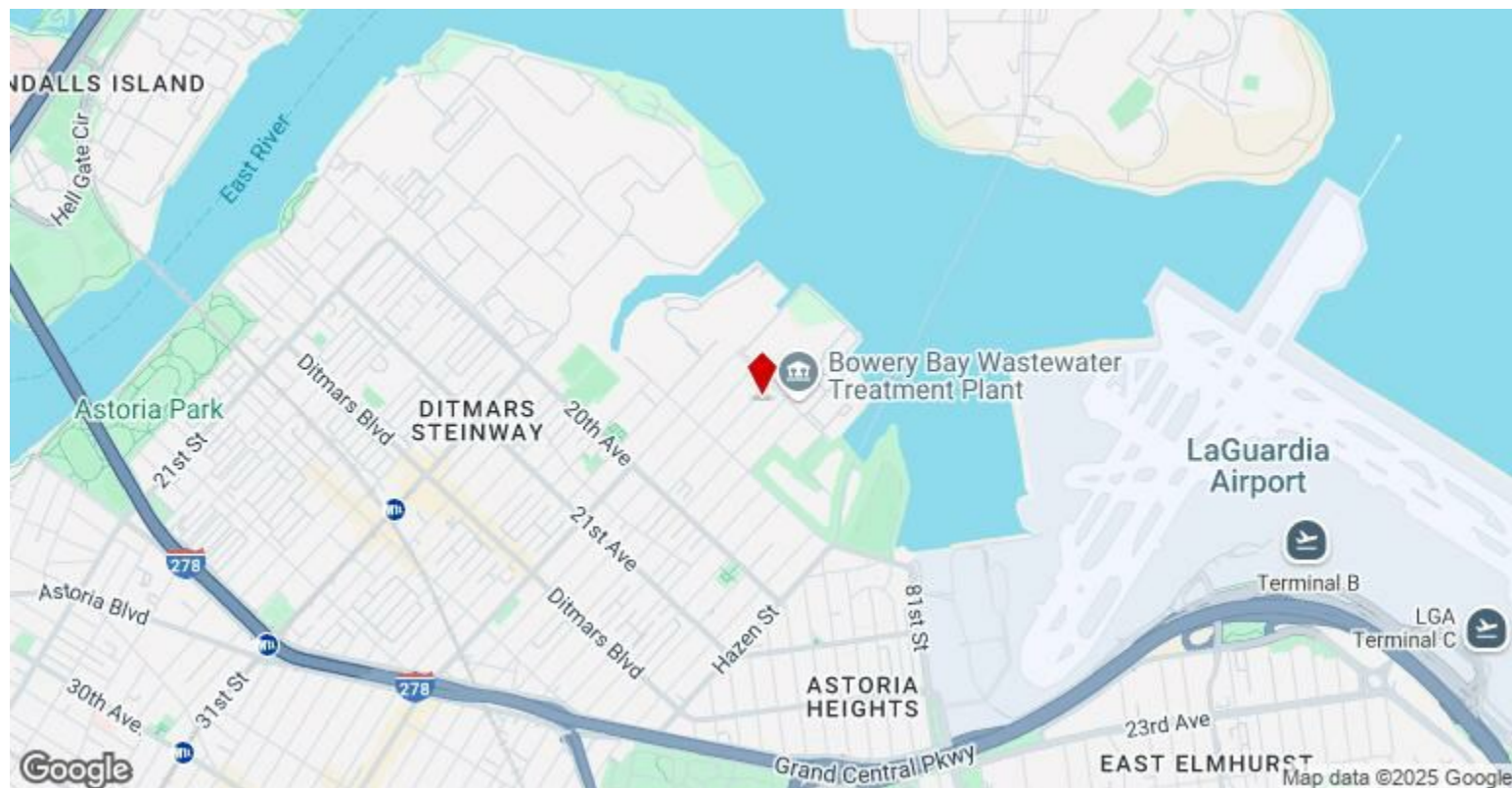
Space Available	2,000 SF
Rental Rate	\$24.75 /SF/YR
Contiguous Area	4,000 SF
Date Available	Now
Service Type	[object Object]
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
J&J	-	November 2025
Welding & Repairs Inc	-	



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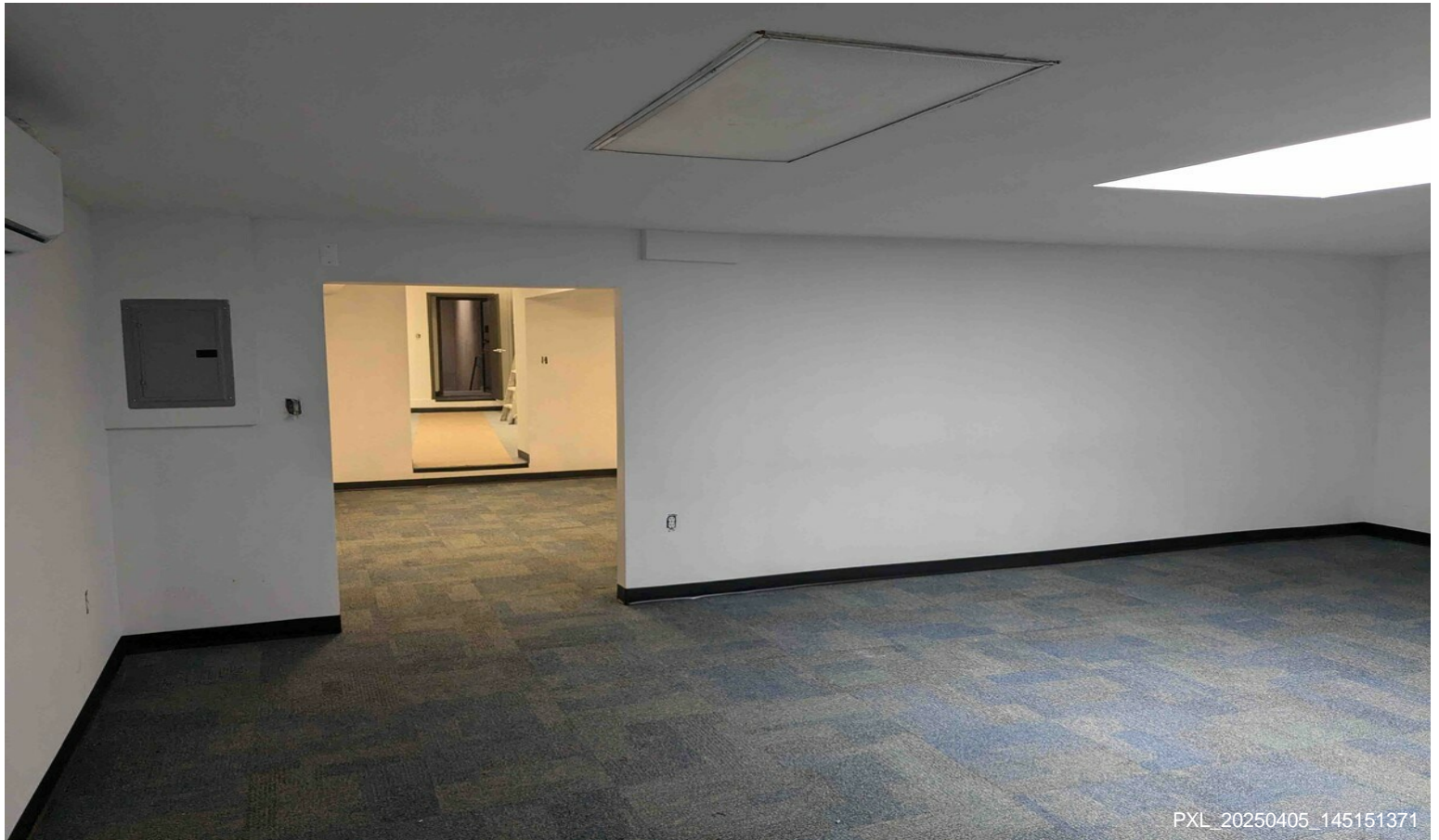
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In addition each space has its own split AC unit.

Tenants pay their own utilities and insurance with landlord as additional insured.

Strategically located in this business/industrial hub of Astoria with Grand Central & BQE a few blocks away. Shopping area on 37th St with lots of stores, restaurants and other commercial buildings as neighbors.

## Property Photos



## Property Photos



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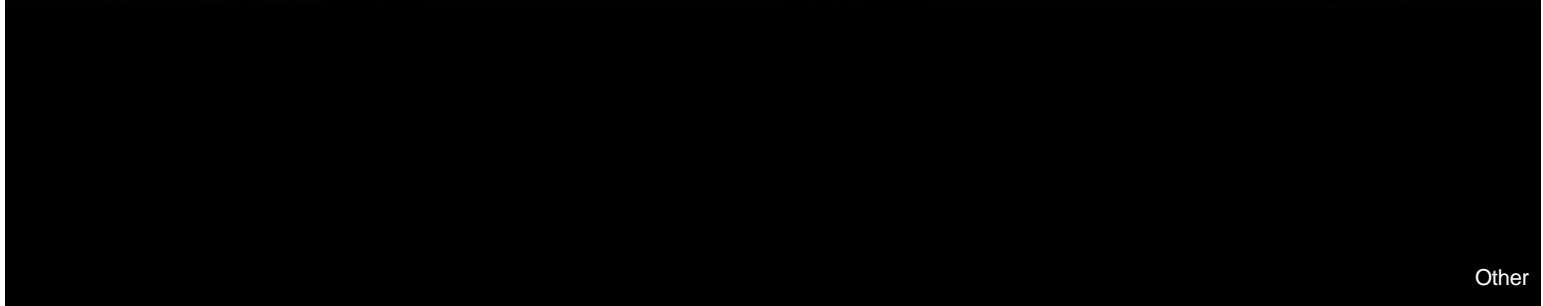


Primary Photo



Other

[REDACTED]



Other