

Your Ideal Workspace with 15 years of ICAP





WELCOME TO ALLIANCE TOWER

133-20 41ST RD FLUSHING, NY 11355

Elevate Your Business - This is more than just an office building; it's your gateway to a brighter future. An eightstory, Class A office building in the heart of Flushing. This newly constructed building is perfect for:

- Medical Practitioners
- Nonprofit Organizations
- Educational Institutions
- Community Facilities
- Professionals of All Kinds



SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICES, RENTAL, OR OTHER CONDITIONS, PRIOR SALE, LEASE SUBLEASE, AND/OR WITHDRAWAL. WITHOUT NOTICE. WHILE EVERY ATTEND IS MADE TO ENSURE ACCURACY. THE FLOOR PLANSS FOR GUIDANCE ONLY. THE MASSUREMENTS, DIMENSIONS, SPECIFICATIONS, AND OTHER DATA SHOWS ARE APPROXIMATE AND MAY NOT BE TO SCALE. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE FLOOR PLANSS OR FOR ANY ACTION TAKEN IN RELIANCE THEREON. THE FLOOR PLANSS DO NOT CREATE ANY REPRESENTATION, WARRANTY OR CONTRACT. ALL PARTIES SHOULD CONSULT A PROFESSIONAL SUCH AS AN ARCHITECT, TO VERRY THE INFORMATION CONTAINED HEBRIN THE FUNNISHING OF THIS INFORMATION SHALL NOT BE DEFINED A HIRING, A COMMISSION IN ACCORDANCE WITH OUR PRINCIPAL'S SCHEDULE OF RATES AND CONTIONOS WILL BE PAID TO THE PROCURING BROKER WHO EXECUTES OUR OR OUR PRINCIPAL'S BROKERAGE AGREEMENT, SUBJECT TO A FULLY CONSIDERATION.

HIGHLIGHTS

133-20 41ST RD FLUSHING, NY 11355

Strategically located for easy accessibility and high visibility

Situated in the heart of Flushing, Alliance Tower benefits from a vibrant community and an easy commute with the 7 train a few minutes away.

15-Year ICAP Tax abatement

Benefit from significant tax savings with a 15-year ICAP tax abatement, providing financial incentives for your business.

Luxurious lobby design with elevator access

Impress clients and visitors from the moment they step through the door with our inviting and upscale lobby, along with elevator access on every floor.

High ceiling with abundance of natural light

Each unit feature high ceilings that enhance an open and airy atmosphere, and large windows that will provide your workspace with an abundance of energizing natural light.

HVAC installed and ADA-compliant bathrooms in each unit

Your comfort and convenience are our priorities, therefore, HVAC systems are already installed and every suite is equipped with private ADA-compliant bathrooms.

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133-20 41ST RD FLUSHING, NY 11355

UNIT #1A

- High visibility storefront
- 13" ceiling height
- HVAC installed
- Two ADA-compliant bathrooms
- Multiple direct street access
- This versatile space is perfectly suited for a healthcare center, adult day care center, and other community facilities.

\$30,000/M

FOR LEASE (NNN)

4,729

TOTAL GROSS **SQFT**

\$1,678/MONTH

ESTIMATEDCOMMON CHARGE

PRICE UPON REQUEST

FOR SALE

COMUNITY FACILITY

PROPERTY TYPE

\$399/MONTH

ESTIMATED

R.E TAXES WITH 15-YEAR ICAP

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133-20 41ST RD FLUSHING, NY 11355

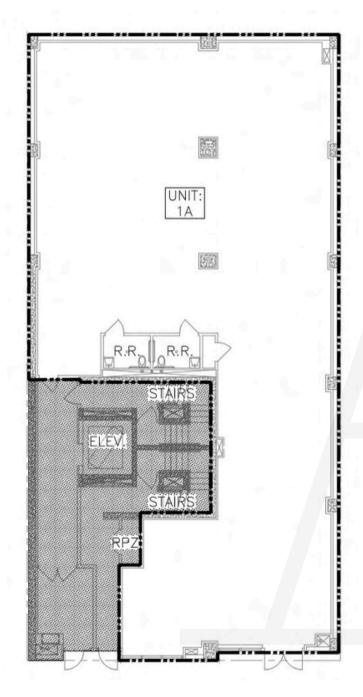
UNIT #1A

FOR LEASE/SALE

4,729 GROSS SQFT

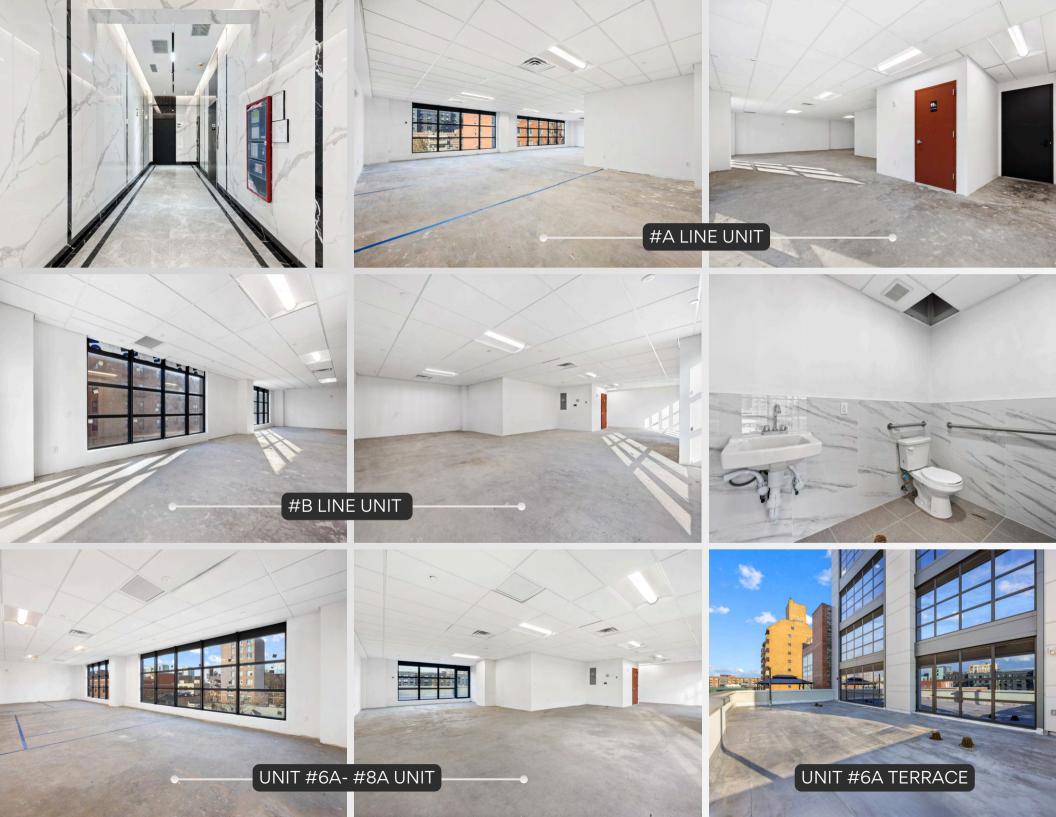
3,941 NET SQFT







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UNIT	Gross SQFT	Terrace SQFT	Estimated CAM/M	Estimated. R.E Tax with 15Y-ICAP/Yearly	ASKING PRICE
#3B	1,482		\$521	\$1,069	\$ 1,558,000
#4A	1,627		\$601	\$1,232	\$ 1,708,000
#4B	1,482		\$548	\$1,124	\$ 1,558,000
#5A	1,627		\$613	\$1,258	\$ 1,718,000
#5B	1,482		\$559	\$1,148	\$ 1,568,000
#6A	1,738	1,109	\$737	\$1,513	\$ 2,288,000
#7A	1,738		\$682	\$1,400	\$ 1,899,000
#8A	1,738		\$696	\$1,428	\$ 1,899,000



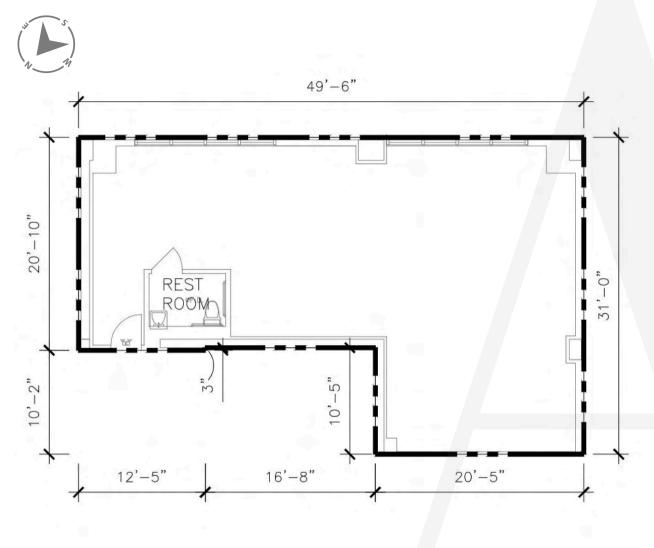


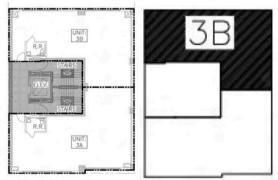
133-20 41ST RD FLUSHING, NY 11355

UNIT #3B

1,482 GROSS SQFT

1,235 NET SQFT





13RD FLOOR PLAN

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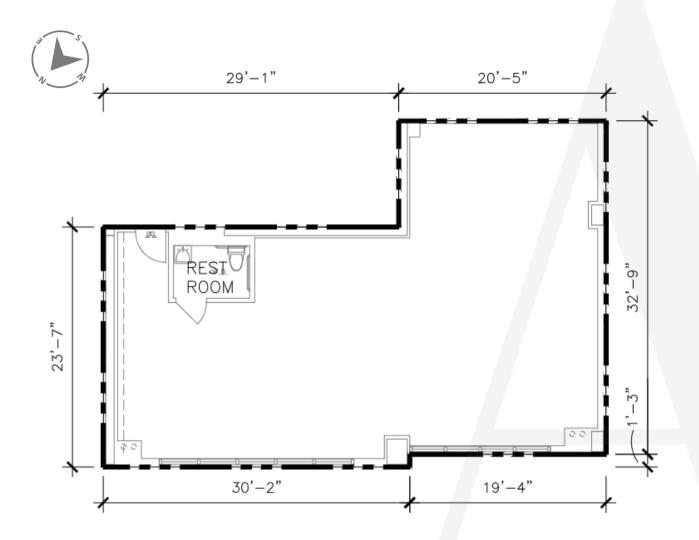
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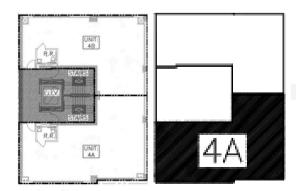
FLUSHING, NY 11355

UNIT #4AA

1,627 GROSS SQFT

1,356 NET SQFT





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14TH FLOOR PLAN

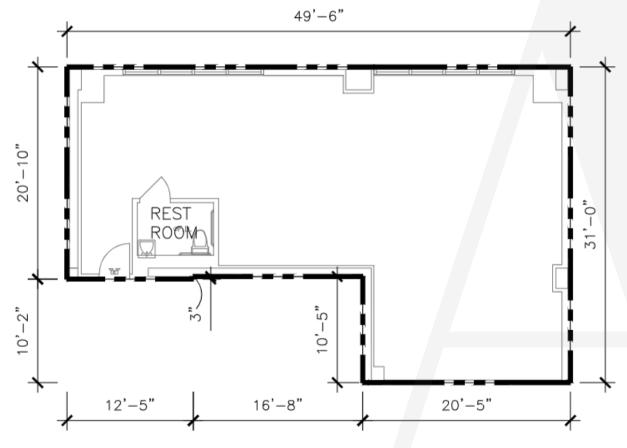
133-20 41ST RD FLUSHING, NY 11355

UNIT #4B

1,482 GROSS SQFT

1,235 NET SQFT







①4TH FLOOR PLAN

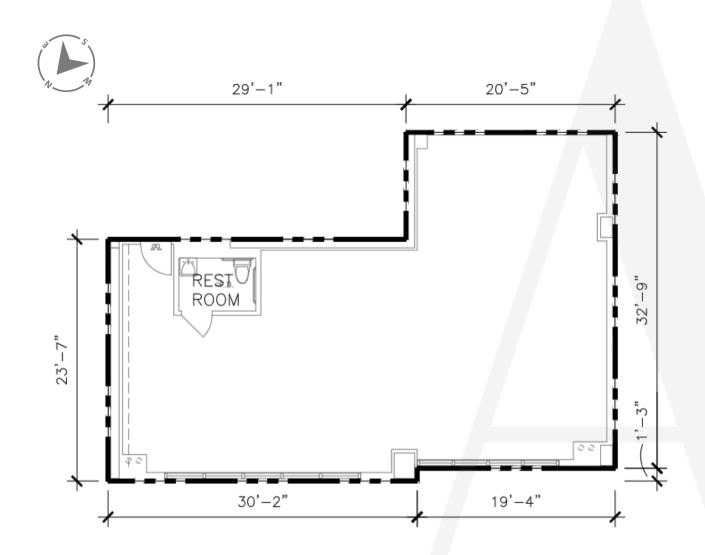
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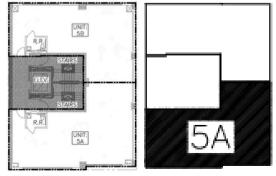
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UNIT #5A

1,627 GROSS SQFT

1,356 NET SQFT





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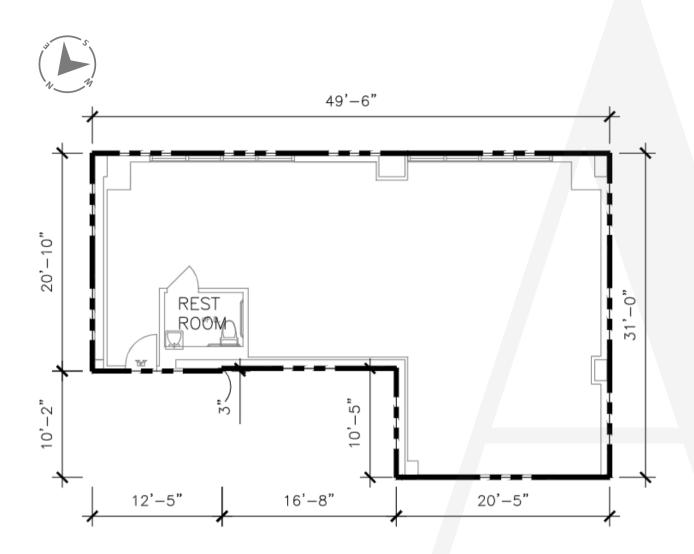
15TH FLOOR PLAN

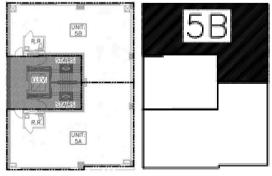
133-20 41ST RD FLUSHING, NY 11355

UNIT #5B

1,482 GROSS SQFT

1,235 NET SQFT





15TH FLOOR PLAN

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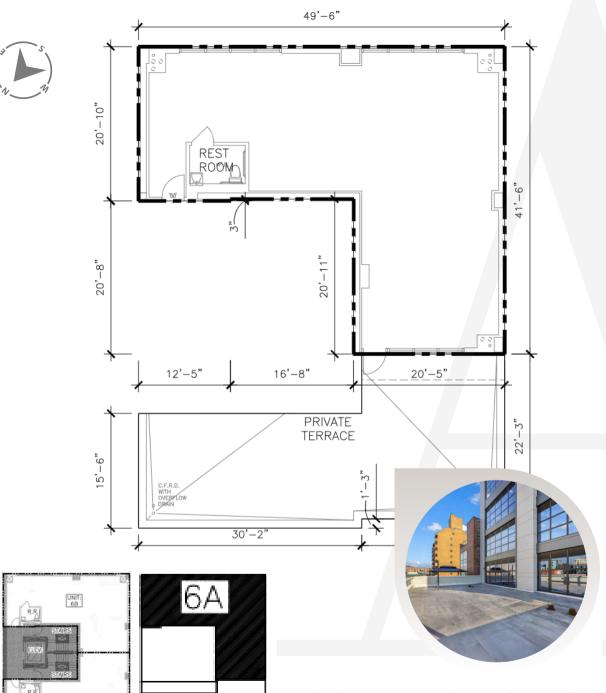
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UNIT #6A

1,739 GROSS SQFT

1,449 NET SQFT

1,109 SQFT





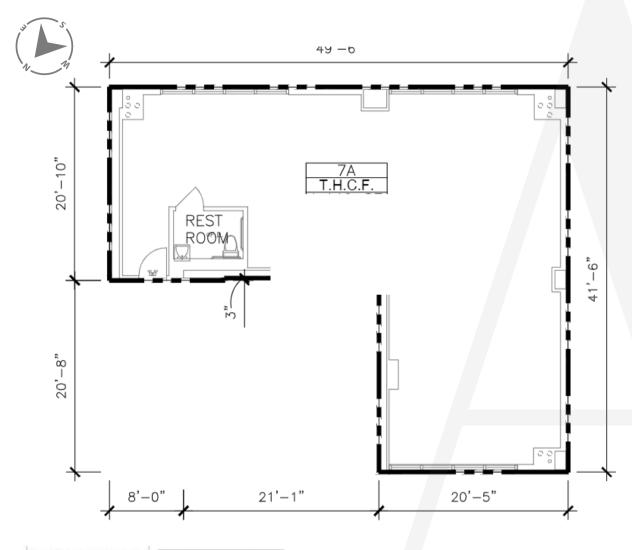
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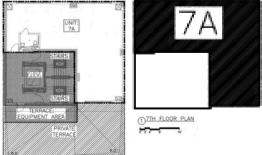
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1,739 GROSS SQFT

1,449 NET SQFT





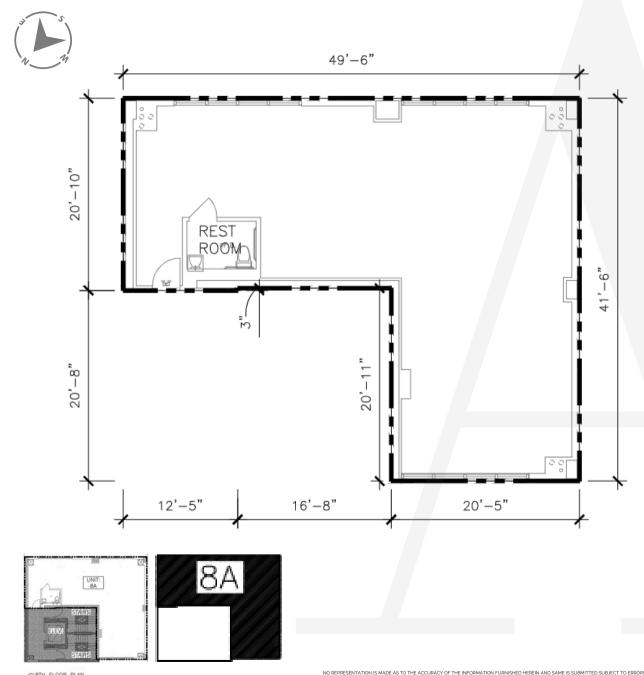
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133-20 41ST RD FLUSHING, NY 11355

UNIT #8A

1,739 GROSS SQFT

1,449 NET SQFT





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PRESENTED BY

Barbie Li

Lic. R.E Broker Team Leader of BLT Team Mentor of B2STARS

More information Email us at info@barbieliteam.com or call us at 646-889-9988

ADD OUR WECHAT ACCOUNT



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