

Now Leasing

Prime Fully Built-Out Dental Office

**Brown
Harris
Stevens** **Bold
Honest
Smart**

200-12 44th Avenue, Bayside, NY 11361



**For Further
Information Contact
Exclusive Broker:**

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

PROPERTY HIGHLIGHTS

200-12 44th Avenue, Bayside, NY

LOCATION:

- Excellent Visibility
- Just off Northern & Francis Lewis Blvd.
- Heavy traffic count and easy access from all directions
- Walk to bus, restaurants, banks, and shopping
- 2 Elevators
- Built out space to code!

USES: MEDICAL & OFFICES

REAL ESTATE TAXES:

Included in base rent-pro rata share increases over the base year.

WORKLETTER:

Negotiable

PARKING:

2 reserved spots

HVAC & ELECTRIC:

Direct meter

SPRINKLERS:

Fully sprinkled

AVAILABLE SPACE: Lower Level

- 1,250 square feet – Lower Level
- Built out space: (See attached plan)
- **OCCUPANCY:** Immediate!

and possibly Available, an add on!
an additional 2,150 sq ft,
a working DENTAL OFFICE also in Lower Level!
Possession TBD!

DESCRIPTION FOR ADD ON:

(IS A WORKING DENTAL OFFICE):

- Waiting Room for 12 to 15 people
- Reception Area for 3 staff
- 7 Exam Rooms (3 with Dental Chairs)
- 2 Bathrooms (1 Handicapped)
- Lab
- Storage Room
- X-ray room

RENTAL RATE:

Upon Request

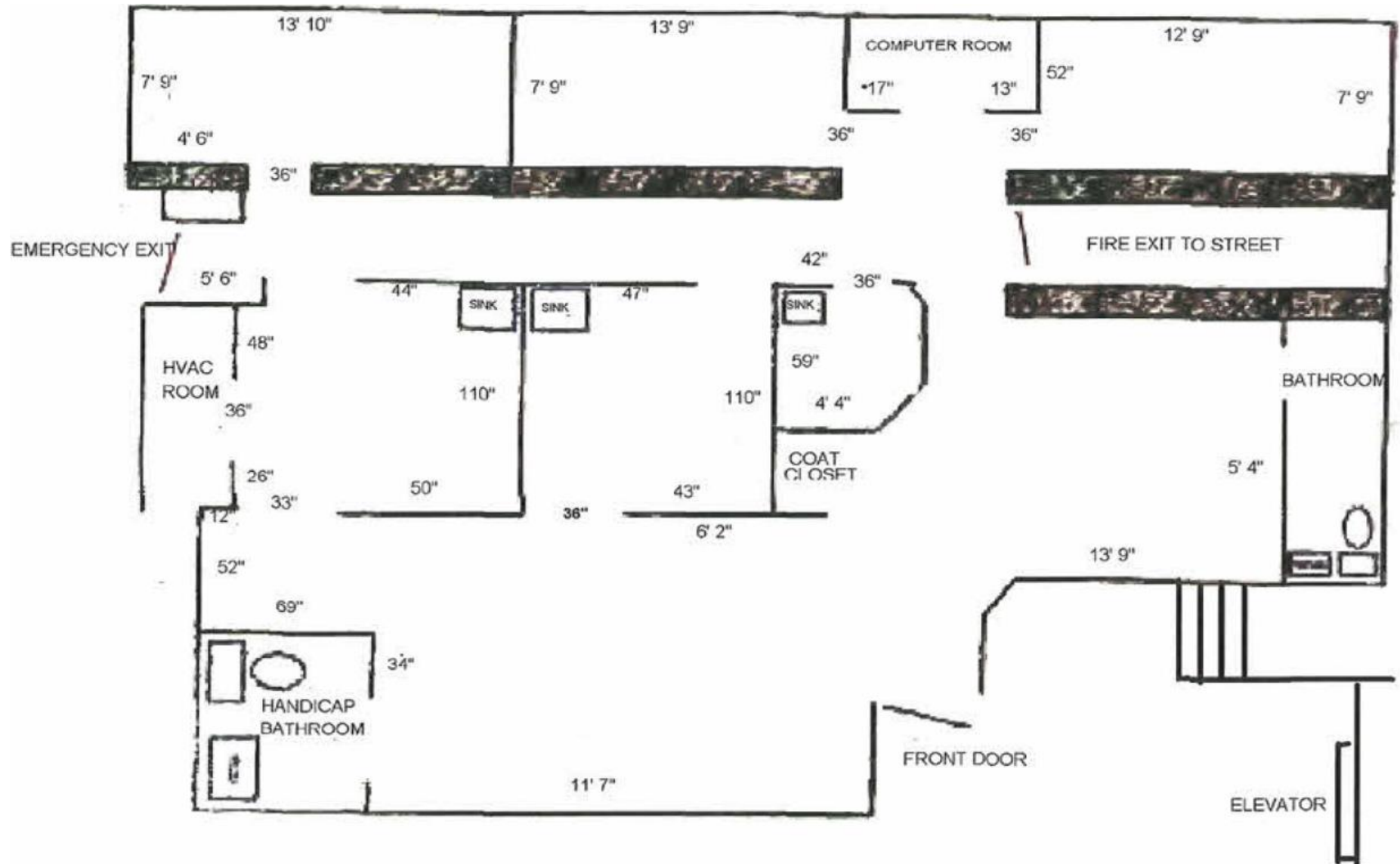
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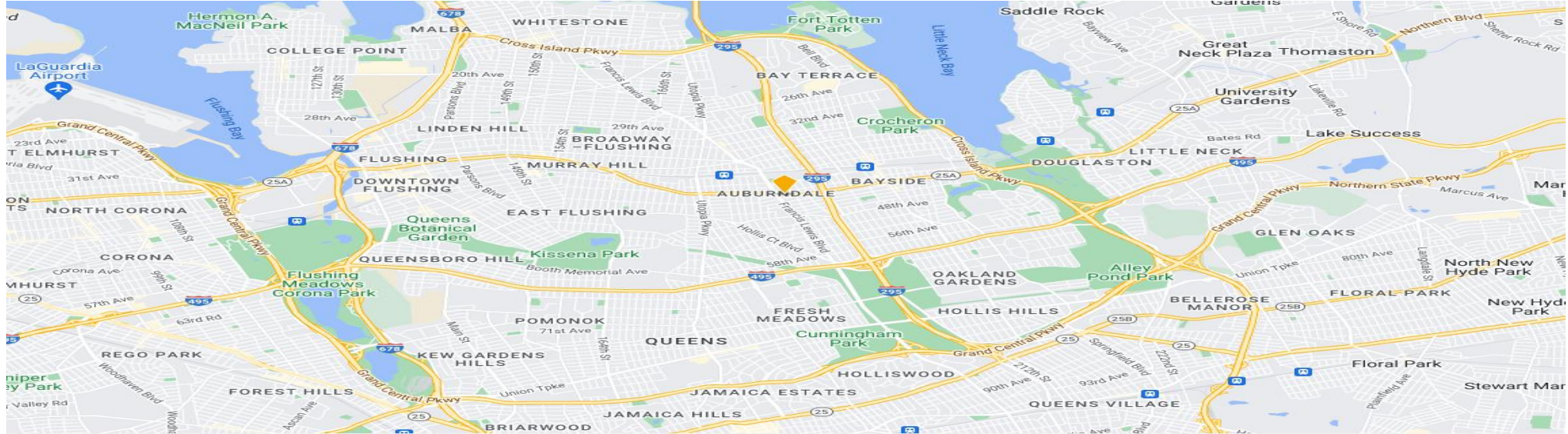


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