

EXCLUSIVE FOR LEASE

**222-40 96th Avenue
Queens Village, New York 11429**

Ideal For: Daycare, School, Medical, Office

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



**For Further
Information Contact:**

DAVID B. SARGOY

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JOLANTA SAWICKA

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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, sale prices and other variables not presently ascertainable.

Property Highlights

DESCRIPTION:

- Reception
- Waiting Room
- Conference Room
- Work Area
- Large Offices
- Kitchen
- 3 Private Bathrooms (1 with shower)
- 2 Large Men's & Women's bathrooms

PARKING:

Ample parking in fenced private building lot and street parking

HVAC:

Included in Rent

ELECTRIC:

\$3.50 per square foot

OCCUPANCY:

Spring 2022

AVAILABLE SPACE:

6,056 square feet

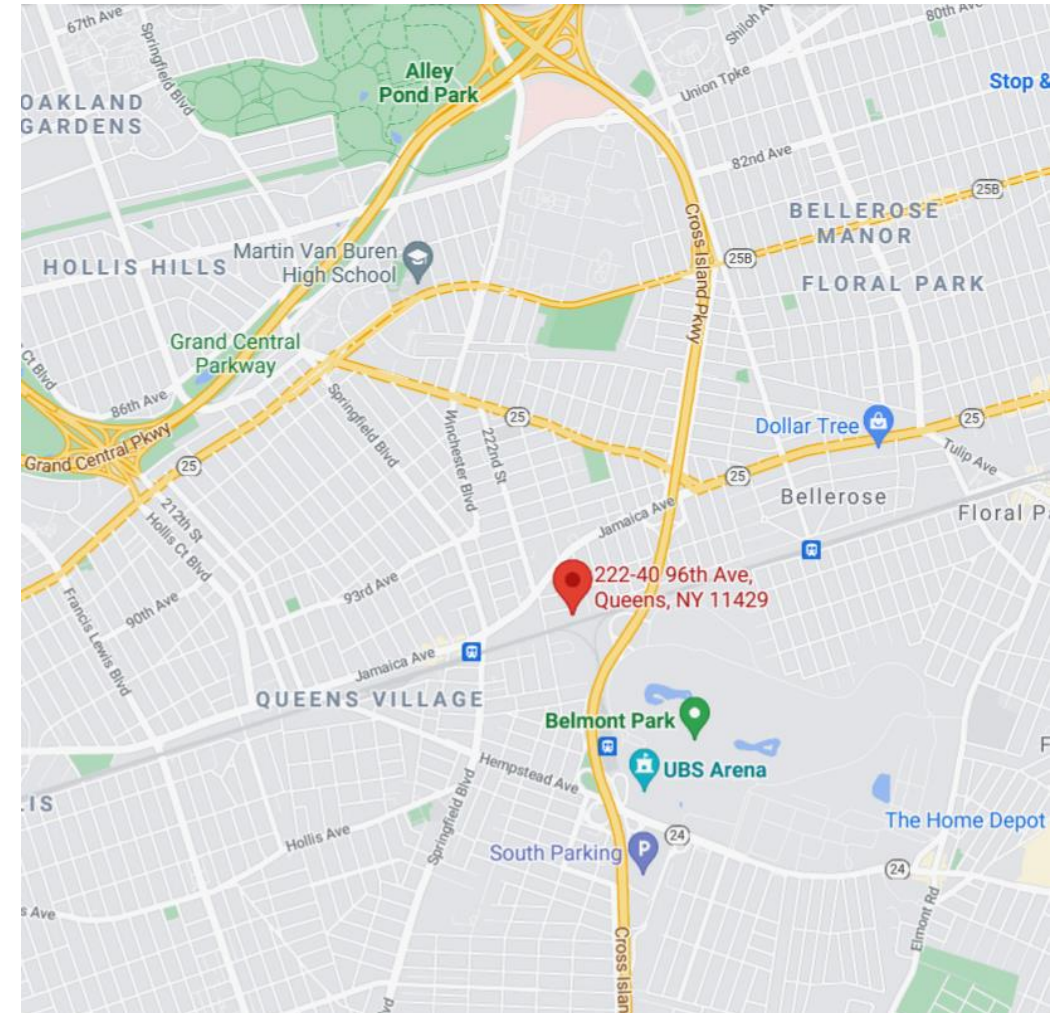
COMMENTS:

- Handicapped Accessible
- Fully built out space
- Fully sprinklered
- Walk to LIRR, Bus, Restaurants, Banks & Shopping
- Easy access off Cross Island Parkway

RENTAL RATE:

UPON REQUEST

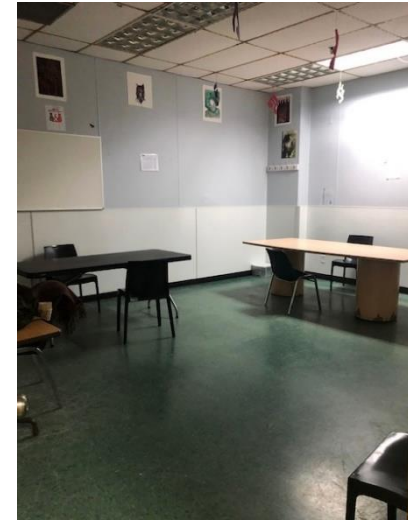
Property Location



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Property Photos

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