

For Lease

Ideal for Office/Medical/School

45-02 Ditmars Boulevard, Astoria, NY

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

Pistilli Grand Manor



**Brown
Harris
Stevens** Commercial
Services

DAVID SARGOY | 516.203.8134 | dsargoy@bhsusa.com | JOLANTA SAWICKA | 516.203.8144 | JSawicka@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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

45-02 Ditmars Boulevard, Astoria, NY 11105

AVAILABLE SPACE:

322 Square Feet
644 Square Feet
700 Square Feet
702 Square Feet
1,006 Square Feet
1,127 Square Feet
1,170 Square Feet
1,200 Square Feet
3,220 Square Feet
3,756 Square Feet
4,739 Square Feet

REAL ESTATE TAXES:

Included in base rent

PARKING:

- Ample parking in building garage and street
- 1 free spot per 1,000 square feet
- Additional monthly garage parking available

WORKLETTER:

Negotiable

HEAT:

Included in rent

A/C & ELECTRIC:

\$3.25 per square foot

CLEANING:

Included in rent

OCCUPANCY:

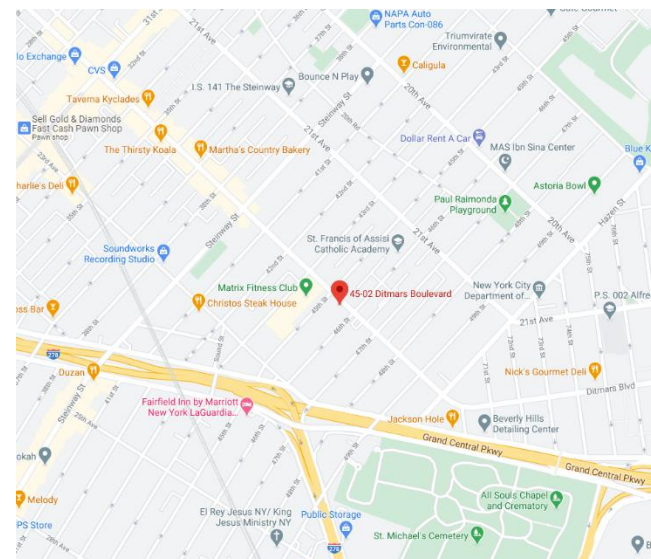
Immediate

RENTAL RATE:

Upon Request

COMMENTS:

- Building Super on premises
- Walk to Subway N & W, bus and restaurants
- Shopping center and restaurants across the street
- All windowed offices
- Telecommunications – RCN & Spectrum in building



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Interior Photos



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