



FOR LEASE

38-11 BROADWAY, ASTORIA, NY 11103

FOR MORE INFORMATION PLEASE CONTACT

Joseph Cohen | Principal

📞 917.538.5271 ✉️ Joseph@Genesisreg.com

**8,000 SF LOWER LEVEL
AVAILABLE FOR LEASE**

Genesis
Real Estate Group

PROPERTY OVERVIEW

FOR LEASE

38-11 BROADWAY, ASTORIA, NY 11103

PROPERTY HIGHLIGHTS

- ❖ Approx. 8,000 SF Legal Lower Level
- ❖ Flexible Open Floor Plan
- ❖ Medical • Fitness • Educational • Community Facility • Office • Showroom • Specialty Retail
- ❖ Elevator & Stair Access
- ❖ Highly Visible Broadway Entrance
- ❖ Excellent Infrastructure

LOCATION

- ❖ Prime corner at Broadway & Steinway
- ❖ One of Queens' busiest commercial corridors
- ❖ Dense residential population
- ❖ Heavy daytime workforce
- ❖ Exceptional neighborhood demographics

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PHOTOS

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OPEN CONCEPT OFFICE



FITNESS / WELLNESS CONCEPT



EDUCATION / COMMUNITY SPACE



WHITE BOX CONDITION



WHITE BOX CONDITION

SPACE HIGHLIGHTS



Open Layout



Versatile Use



Column Spacing

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LOCATION MAP

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