

78-07

41ST AVENUE
ELMHURST, QUEENS

Between 78th and 79th Streets

OFFICE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,000 SF
Basement 1,000 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

20 FT

COMMENTS

- Directly across from Elmhurst Hospital
- Efficiently configured professional office space
- Multiple conference rooms and storage areas
- Separate waiting/reception areas and ADA-compliant restrooms
- Opportunity for a dedicated children's play area

NEIGHBORS

Friend's Tavern • Elmhurst Pharmacy • M&M
Broadway Bakery Cafe • Louie's • Paris Baguette
• Sabay Thai Cuisine • Uptop New York • Liberty
Bagels Jackson Heights • McDonald's • Raising
Cane's • Leo's Restaurant and Sports Bar

TRANSPORTATION



NOAM AZIZ

Managing Director
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DANJEL VELAJ

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RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



INTERIOR

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