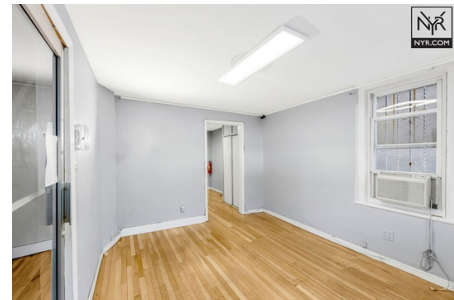




25-59 31st Street, 1st Floor

FOR RENT \$4,000

PROFESSIONAL OFFICE OR RETAIL STORE



This in-line retail space or professional office located at the base of a two-story residential building in the prime area of Astoria, located at 25-59 31st Street, just off Astoria Blvd. This highly sought after location is in the midst of residential buildings, shopping, hospitals, restaurants, and various transportation hubs.

The office or retail space is perfectly situated in the middle of various transportation choices: such as the Q19 bus, and N and W trains at the corner of Astoria Blvd. In addition, easy access to the Brooklyn Queens Express within a two-minute drive East or West depending on your direction. This provides many options for your employees and clients. Also, there is street parking available.

This professional office or retail space has an estimated 720± square feet with a solid rent of \$4,000 per month. The current configuration, as shown in the floor plan, has three separate rooms, and a private bathroom. If you maintain a similar setup, then the room upon entry into the professional space can be used as your reception and guest area. Or if you prefer, you can remove walls and have an open platform to collaborate with your staff. The entrance to the space is up the small five steps as shown in the first picture highlighting the building. There is no basement, back-yard access, or additional storage available.

This professional space or retail space has many possibilities to host your business. This includes: accounting, legal, architect, insurance brokerage, project management services, medical office, Yoga, coffee, barber shop, or a shoe store.

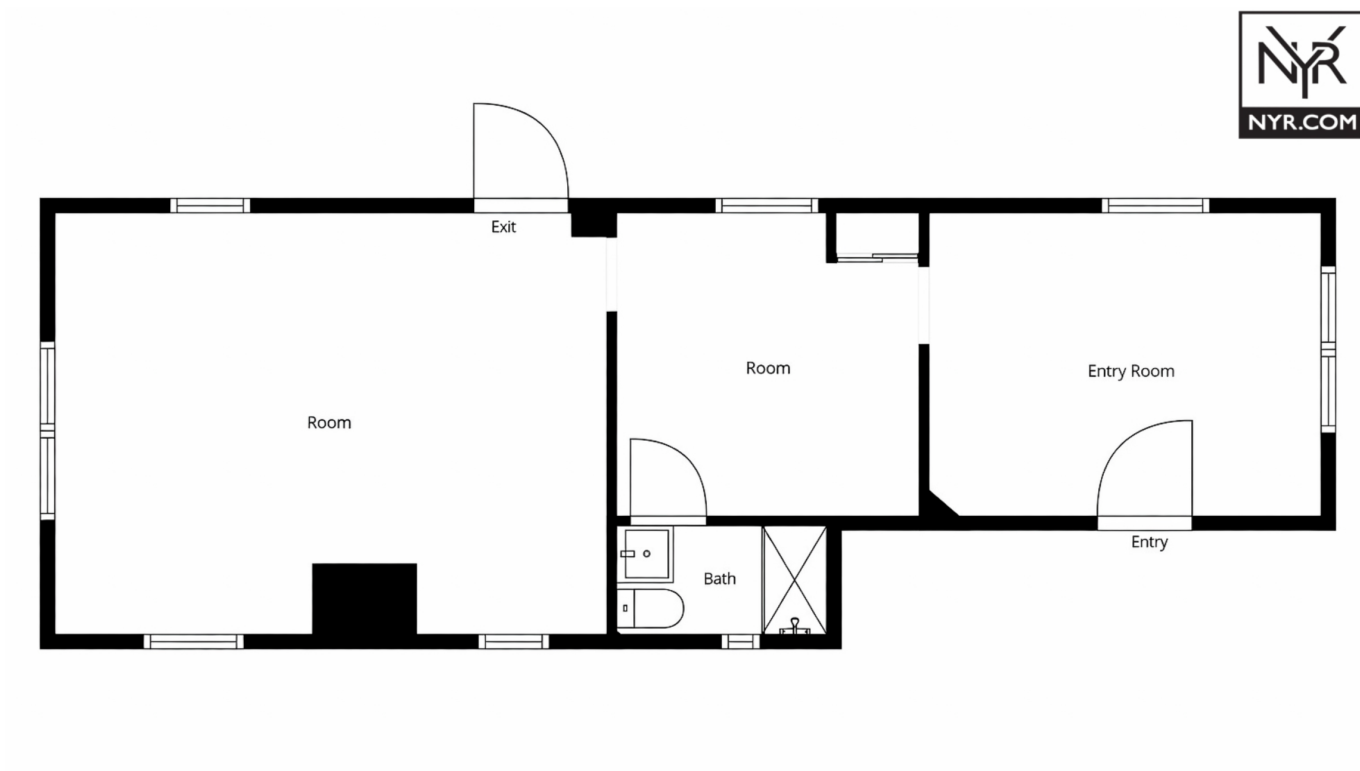
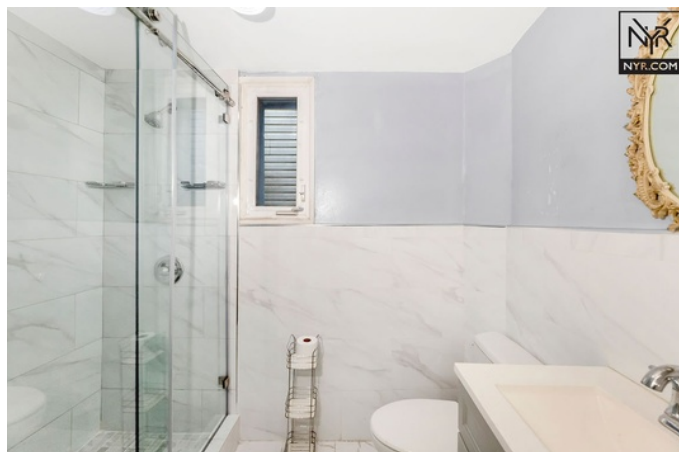
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