

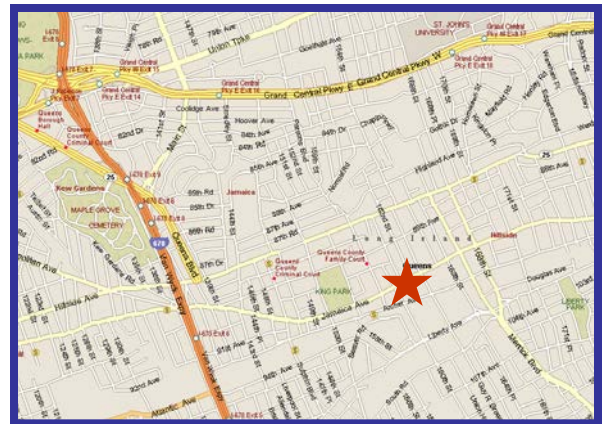
# MULTI-USE OPPORTUNITY WITH EXPOSURE



161-10 Jamaica Avenue  
Jamaica, New York

**2,518 Sq. Ft. – Portion of 4<sup>th</sup> Floor**  
*(Suites 403, 405, 409 Combined)*

- ❖ Immediate availability
- ❖ Highly maintained modern office building
- ❖ 2 passenger elevators
- ❖ Will build-to-suit
- ❖ 1 ADA restroom inside space
- ❖ Kitchenette with sink
- ❖ Flexible lease terms
- ❖ Close to government offices, parking, banks, food, shopping, schools, and medical facilities
- ❖ Multiple bus lines at door; E, J, Z subway, LIRR & AirTrain nearby



*~ Ideal Office, Community, Educational, Financial, Medical Space ~*

**\*\*\* Be At This Great Downtown Jamaica Spot \*\*\***

*For Further Information and Inspection, Please Call Exclusive Agent:*

**Melissa Grasso**

**Salesperson**

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**Sholom &  
Zuckerbrot Realty LLC**  
*Established 1962*

**Kaufman Astoria Studios**  
**35-11 35<sup>th</sup> Avenue, LIC 11106**