




Strategically located just minutes from JFK Airport, 167-10 South Conduit Avenue offers move-in-ready office spaces within a well-maintained multi-tenant building. The property features six available suites ranging from  $\pm 380$  SF to  $\pm 1,386$  SF, ideal for small businesses, startups, and service-based professionals seeking an accessible and professional setting in Southeast Queens.

### Why S. Conduit Works for Business

Located along the busy South Conduit corridor, this property benefits from high visibility and quick access to key transportation routes, including the Belt Parkway, Van Wyck Expressway, and Rockaway Boulevard. Its close proximity to JFK Airport makes it an ideal choice for businesses connected to logistics, travel, or service sectors. Surrounded by major retailers and service providers such as FedEx, BP, Dunkin', and Mobil, the area draws consistent daytime activity and commuter traffic.

 [vmaoproperties.com](http://vmaoproperties.com)

 <https://linktr.ee/vmao>

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### Property Overview & Features

|                   |  |
|-------------------|--|
| Available Spaces: | $\pm 380$ SF – $\pm 1,386$ SF                |
| Use Cases:        | Office / Professional / Service              |
| Features:         | Elevator building                            |
|                   | Flexible layouts and ample parking available |
|                   | Private HVAC systems                         |

# 167-10 S. Conduit Avenue

JAMAICA  
Office & Commercial Spaces

FOR RENT: Starting at  
\$28–30/SF Modified Gross