

47-01

QUEENS BOULEVARD  
SUNNYSIDE, NY 11104

MEDICAL OFFICE FOR LEASE



# 47-01 Queens Boulevard

SUITE: 304

## SIZE

5,181 RSF\*

## USE

Medical

## ASK

Please Inquire

## POSSESSION

Immediate

\*Subdivisions start  
at 1,500 RSF

## SPACE HIGHLIGHTS

- **Build to Suit**
- 7 Exam Rooms
- 4 Consult Rooms
- Admin Office
- Lab
- Staff Lounge
- Storage Closets
- Plumbing in Place
- Oversized Reception Area
- 2 Private Bathrooms
- QUAD A/OBS Compliant



## BUILDING HIGHLIGHTS

- Electronic Lobby Directory
- Two ADA Elevators
- ADA compliant bathrooms
- Heavy Foot Traffic
- Across from the 7 train
- In Close Proximity to NYC

## Notable Tenants

United Healthcare, Northwell Health  
NewYork Presbyterian, LabCorp  
& Confluent Health

### CONTACT PROPERTY MANAGEMENT FOR DETAILS:

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# EXISTING PLAN

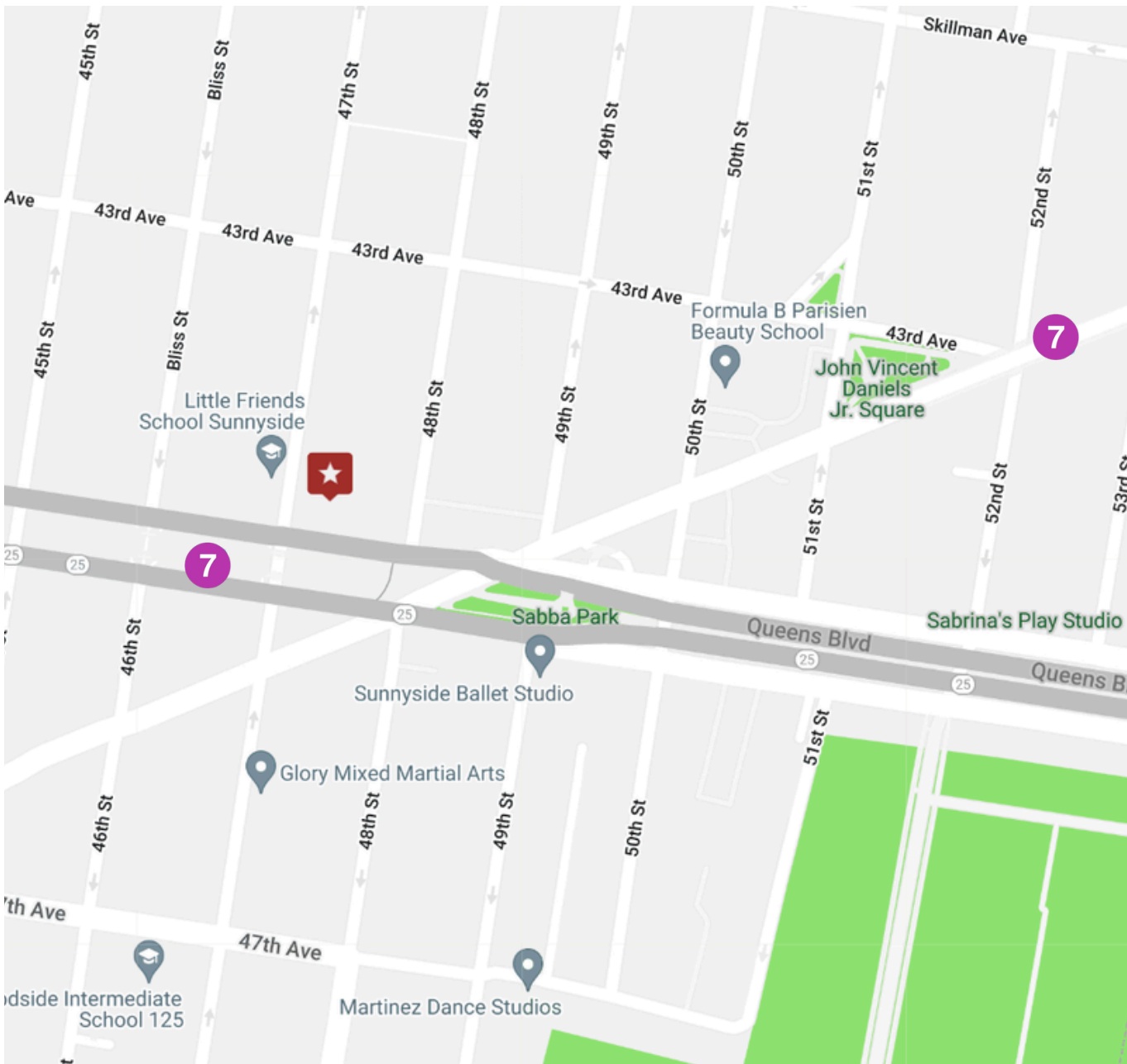


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QUEENS BOULEVARD  
Direct Access

NORTHERN BOULEVARD  
.8 Miles Away

HIGHWAY 278  
1.0 Mile Away

**7** TRAIN  
Across the Street

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