

.. 23-22 ..

30TH AVENUE

Fully-Leased Medical Building, in Astoria, Queens 11102

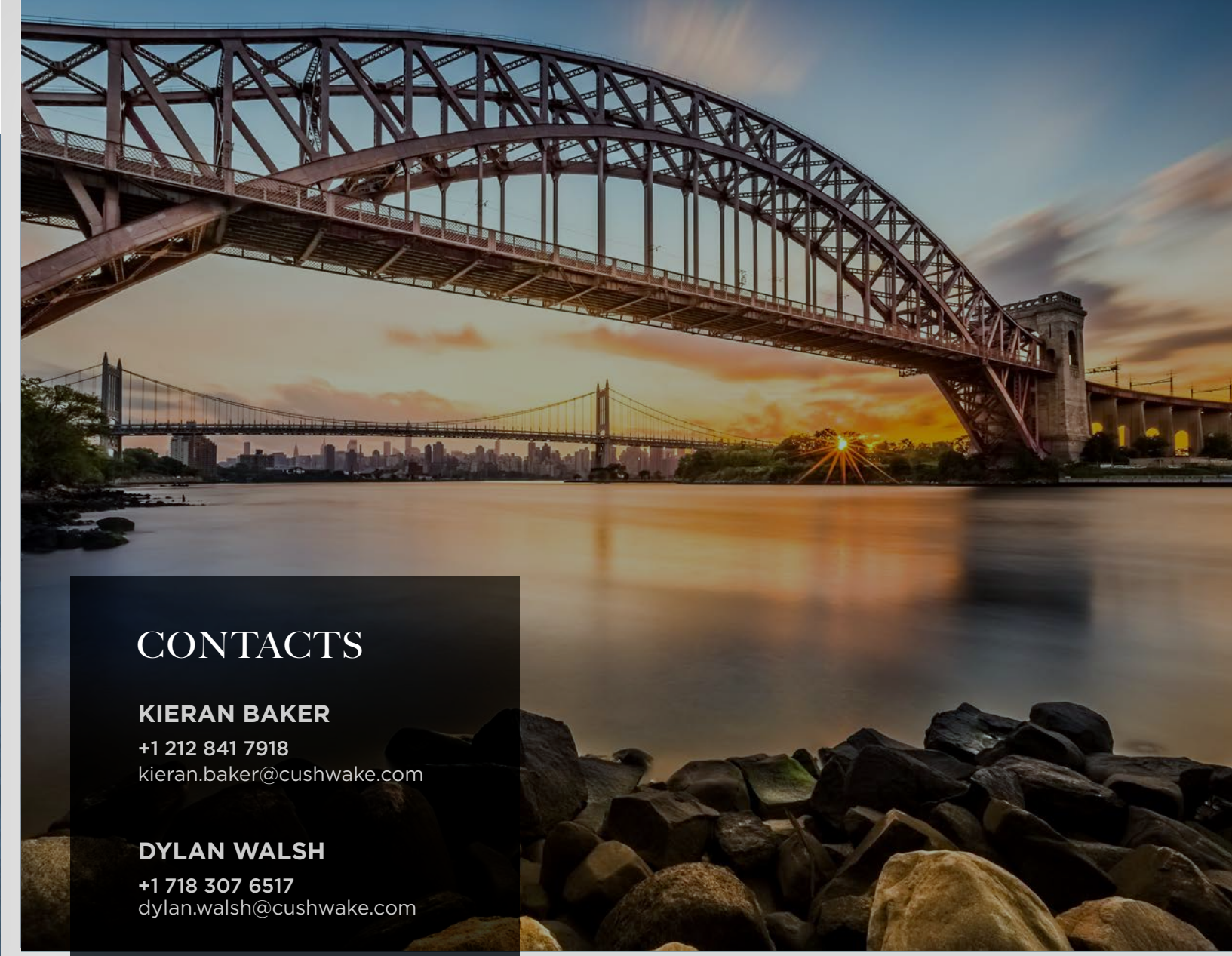
MOTION
PT Group


Mount
Sinai



TABLE OF CONTENTS

02	Executive Summary
04	Property Summary
05	Revenue
05	Income & Expenses
06	Location Overview
08	Retail Map



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Asking Price

\$6,500,000

In-place Cap Rate

7.53%

Price/SF

\$681

Executive Summary

Cushman & Wakefield has been exclusively retained to offer for sale 23-22 30th Avenue, Astoria, NY 11102 — a two-story, 9,540 SF medical office building 100% occupied by two institutional-grade tenants: Mount Sinai Hospital and Motion PT Group. Mount Sinai Hospital anchors the lower level and ground floor under a modified gross lease with two renewal options that could extend the tenancy by up to 10 additional years. The second floor is occupied by Motion PT Group — a member of Mount Sinai's Trusted Rehab Network operating across 60 locations in four states — under a modified gross lease with an additional renewal option. Together, these leases deliver a long-duration, low-management income stream for investors.

Located one block from Mount Sinai Hospital in one of Astoria's most medically dense corridors, the property underwent a comprehensive renovation in 2023 — including a new roof, façade, and canopy — substantially reducing deferred maintenance risk and near-term capital requirements. The property is offered at \$6,500,000, reflecting a current NOI of approximately \$489,161 and an in-place cap rate of 7.5%.

Please direct all inquiries to Cushman & Wakefield.

INVESTMENT HIGHLIGHTS

- Institutional Occupancy
- 7.53% In-Place Cap Rate
- Prime Medical Corridor
- One block from Mount Sinai Queens
- Steps from the N/W subway access and a 15-minute commute to Midtown
- Turnkey Asset
- Fully renovated in 2023 (roof, façade, canopy)
- 100% Occupied
- Built Out MRI Room



PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	23-22 30th Avenue Queens, NY 11102	
SUBMARKET:	Astoria	
BLOCK & LOT:	572-35	
LOT DIMENSIONS:	37.08' x 138.33' Irregular	
LOT SF:	5,100	SF (approx.)

BUILDING INFORMATION

PROPERTY TYPE:	Medical Office	
BUILDING DIMENSIONS:	30' x 119'	Irregular
STORIES:	2	
TOTAL GROSS SF:	9,540	SF (approx.)
TOTAL UNITS:	2	

ZONING INFORMATION

ZONING:	69% R6A / 31% R6B		
RESIDENTIAL FAR (SPLIT ADJUSTED):	2.69	*3.43 City of Yes UAP Split Adjusted FAR	
TOTAL BUILDABLE SF (AS-OF-RIGHT):	13,719 SF (approx.)	17,518 SF (approx.)	
LESS EXISTING STRUCTURE (ABOVE GRADE):	7,000 SF (approx.)	7,000 SF (approx.)	
AVAILABLE AIR RIGHTS (AS-OF-RIGHT):	6,719 SF (approx.)	10,518 SF (approx.)	

NYC FINANCIAL INFORMATION (25/26)

TOTAL ASSESSMENT:	\$852,300
ANNUAL PROPERTY TAX:	\$92,458
TAX CLASS:	4
TAX RATE:	10.848%

RENT ROLL

..23-22..
30TH AVENUE

Revenue

UNIT	TENANT	RSF	LEASE EXP.	OPTIONS	RENT INC.	BASE RENT (MONTHLY)	BASE RENT (ANNUAL)	\$ / SF	PRO RATA SHARA	BASE YEAR	TAX CONTRIB.	TOTAL ANNUAL REVENUE	\$ / SF
Lower Level & Ground	Mount Sinai	6,662	Oct-27	(2) 5-Year	2.50%	\$32,451	\$389,415	\$58	66.67%	Current	\$61,641	\$451,056	\$68
2nd Floor	Motion PT	2,878	Aug-29	(1) 5-Year	3.00%	\$12,020	\$144,240	\$50	33.33%	22/23	\$4,310	\$148,550	\$52
Total / W.A.		9,540				\$44,471	\$533,655	\$56	100.0%		\$65,952	\$599,607	\$63

INCOME & EXPENSES

Revenue

	SF	\$ / SF	ANNUAL INCOME
Gross Annual Income	9,540	\$55.94	\$533,655
Tenant Reimbursements / Contributions		\$6.91	\$65,952
Gross Annual Income	9,540	\$62.85	\$599,607
Less General Vacancy / Credit Loss (3.0%)		\$1.89	\$17,988
Effective Gross Annual Income	9,540	\$60.97	\$581,618
Total Effective Gross Annual Income			\$581,618

Expenses:

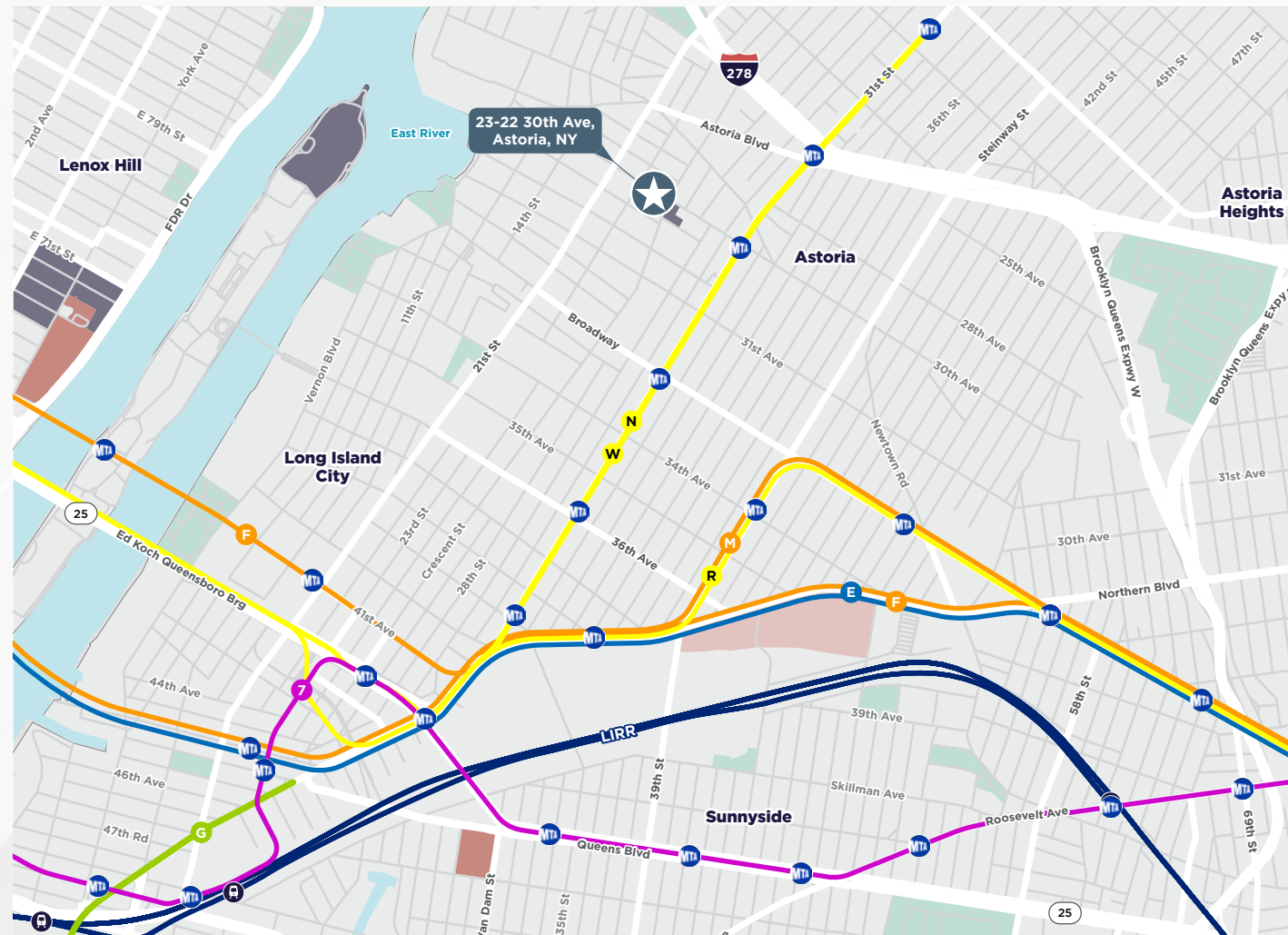
Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	15.90%	\$9.69	\$92,458
Operating Expenses	NNN	0.00%	\$0.00	\$-
Management Fee	3% Reimbursed	0.00%	\$0.00	\$-
Total Expenses		15.90%	\$9.69	\$92,458
Net Operating Income				\$489,161

LOCATION OVERVIEW

Astoria, located along the East River in northwestern Queens, is one of New York City's most vibrant and enduring neighborhoods. Its tree-lined streets, rich cultural heritage, and thriving culinary scene reflect a community that has successfully balanced old-world character with modern urban energy. With direct access to Manhattan, a robust local economy, and a diverse residential base, Astoria continues to attract long-term residents and investors seeking stability and long-term value. The neighborhood offers an exceptional quality of life anchored by world-class cultural institutions, expansive green space, and a dining scene that is among the most diverse in Queens. The Museum of the Moving Image, Kaufman Astoria Studios, Socrates Sculpture Park, and the Noguchi Museum collectively cement Astoria's reputation as a cultural destination. Astoria Park, spanning nearly 60 acres along the East River, provides residents with waterfront promenades, athletic facilities, and sweeping views of the Manhattan skyline and the Triborough Bridge.

The N and W subway lines, multiple bus routes, the RFK Bridge, and nearby ferry service provide seamless access to Midtown Manhattan — reachable in approximately 15 minutes — and the broader New York City area, making Astoria an accessible and well-connected enclave in Queens.

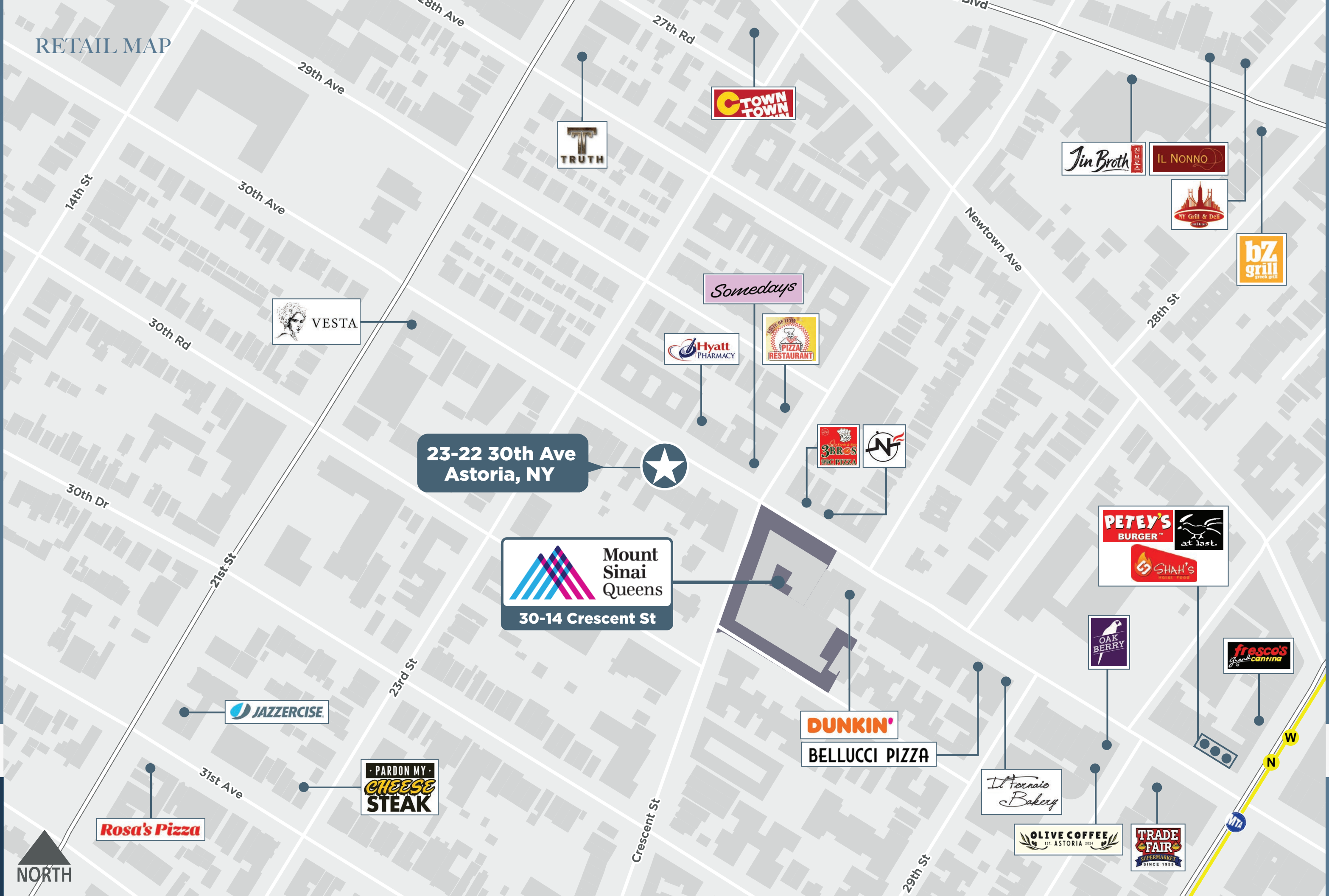
TRANSIT MAP



TAX MAP

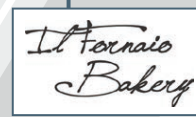


RETAIL MAP



**23-22 30th Ave
Astoria, NY**

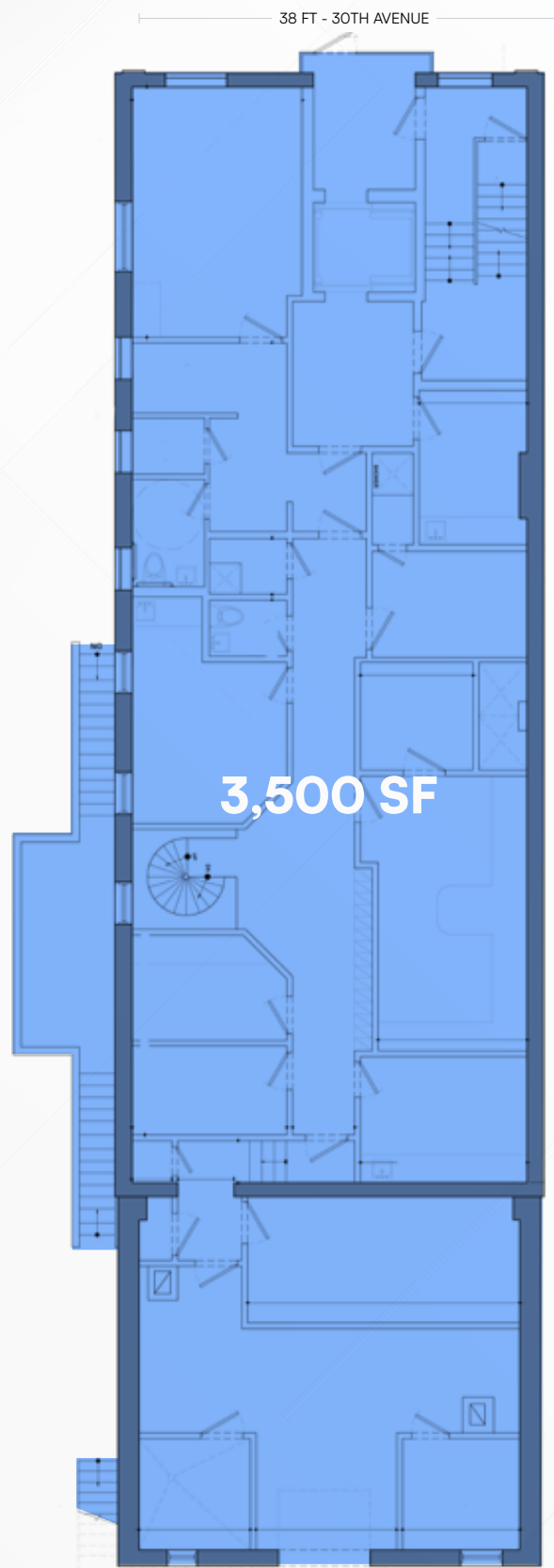
**Mount Sinai
Queens
30-14 Crescent St**







BASEMENT



FIRST FLOOR



SECOND FLOOR

.. 23-22 ..

30TH AVENUE

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