

**FOR LEASE**

Former Starbucks Available

# 31-44 Steinway Street

Astoria • Queens • New York • 11103



<b>LOCATION</b>	West block between 31st Avenue and Broadway	
<b>SIZE</b>	Ground Floor	1,875± SF
	Basement	700± SF
<b>STATUS</b>	Former Starbucks	
<b>FRONTAGE</b>	25 FT	
<b>TERM</b>	Negotiable	
<b>POSSESSION</b>	Arranged	
<b>RENT</b>	Upon Request	

## SPACE HIGHLIGHTS

- Fully Built QSR Space (Former Starbucks)
- Upgraded Plumbing, Electrical and Mechanical
- Adjacent to the Municipal Parking Lot (±45 Spaces)
- Neighbors include Chipotle, Maspeth Federal Savings Bank, TD Bank, Bank of America, Diamond Braces, Doner Kebab, Dermatology Specialists, FedEx

## Contact Exclusive Agents

### THEO E. KONTIS, SIOR

646.772.2945

theo@tekrany.com

### VINCENZO AMATO

718.309.8342

vincenzo@tekrany.com

### WILLIAM THEODOROPOULOS

516.502.8061

william@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

**FOR LEASE**

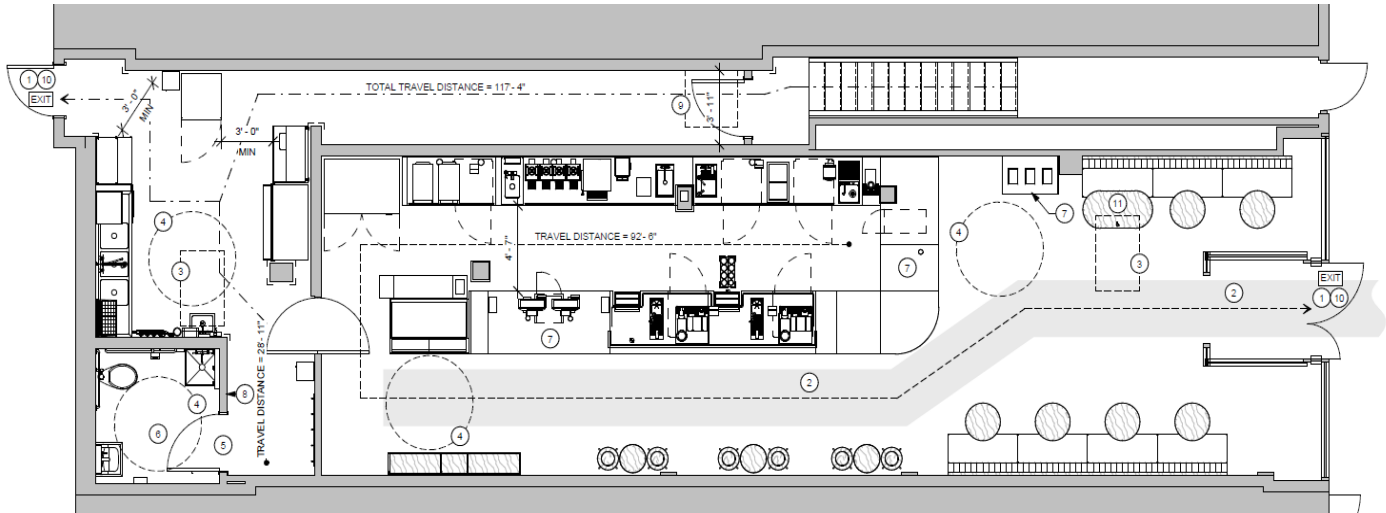
Former Starbucks Available

# 31-44 Steinway Street

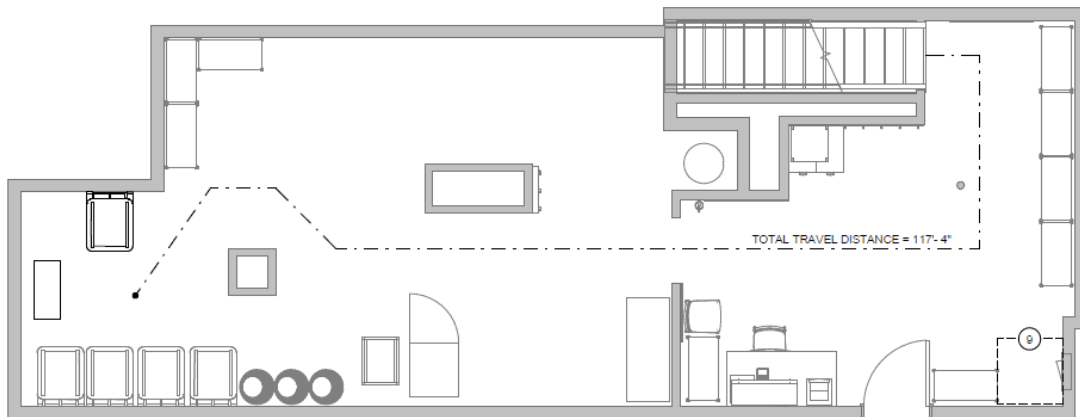
Astoria • Queens • New York • 11103



## Floor Plan - Ground Floor



## Floor Plan - Storage Basement



## Contact Exclusive Agents

**THEO E. KONTIS, SIOR**

646.772.2945

theo@tekrany.com

**VINCENZO AMATO**

718.309.8342

vincenzo@tekrany.com

**WILLIAM THEODOROPOULOS**

516.502.8061

william@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

**FOR LEASE**

Former Starbucks Available

# 31-44 Steinway Street

Astoria • Queens • New York • 11103



Interior Photograph



Interior Photograph



Former Counter Area



Main Entry

## Contact Exclusive Agents

**THEO E. KONTIS, SIOR**

646.772.2945

theo@tekrany.com

**VINCENZO AMATO**

718.309.8342

vincenzo@tekrany.com

**WILLIAM THEODOROPOULOS**

516.502.8061

william@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

**FOR LEASE**

Former Starbucks Available

**31-44 Steinway Street**

**Astoria • Queens • New York • 11103**



Storage Basement



Storage Basement



Restroom



Preparation Area

**Contact Exclusive Agents**

**THEO E. KONTIS, SIOR**

646.772.2945

theo@tekrany.com

**VINCENZO AMATO**

718.309.8342

vincenzo@tekrany.com

**WILLIAM THEODOROPOULOS**

516.502.8061

william@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.