



FOR SALE

131-07 40th Rd,  
Suite E20  
Flushing, NY 11354

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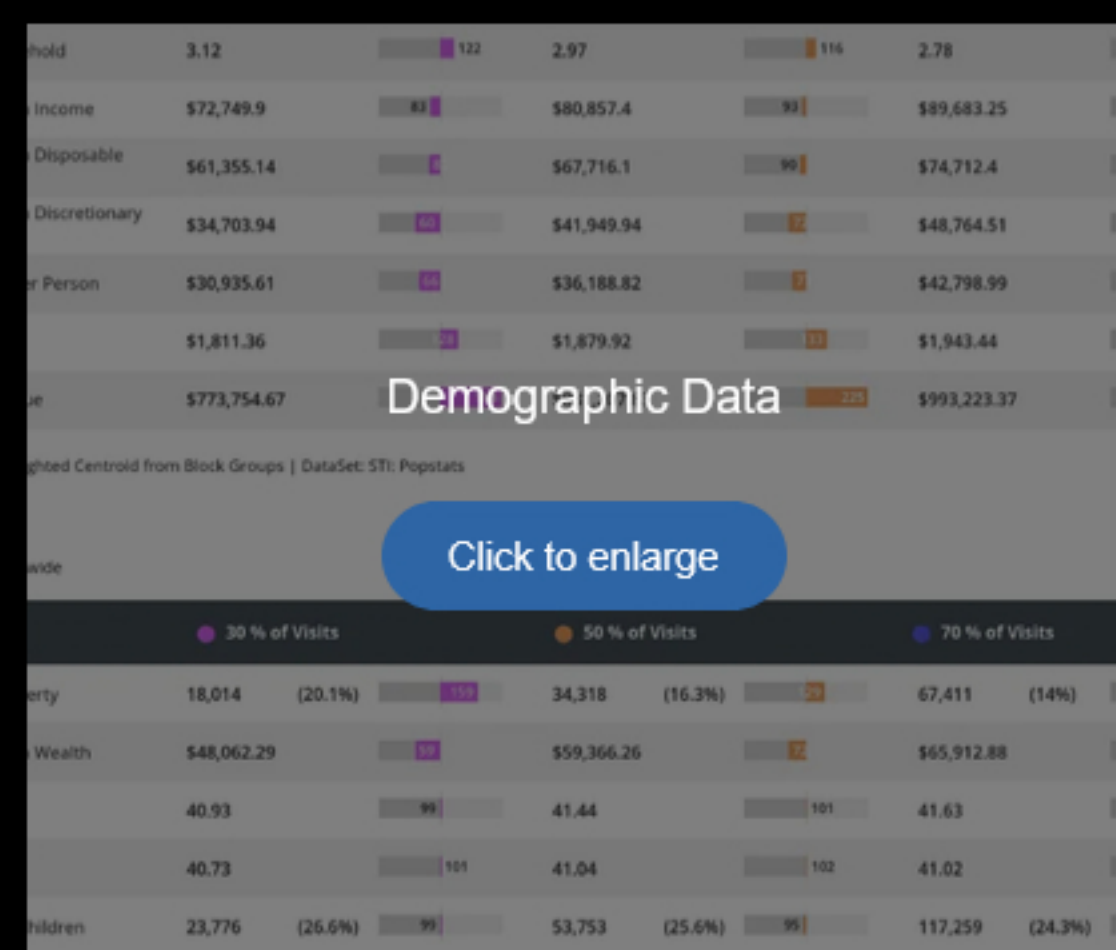
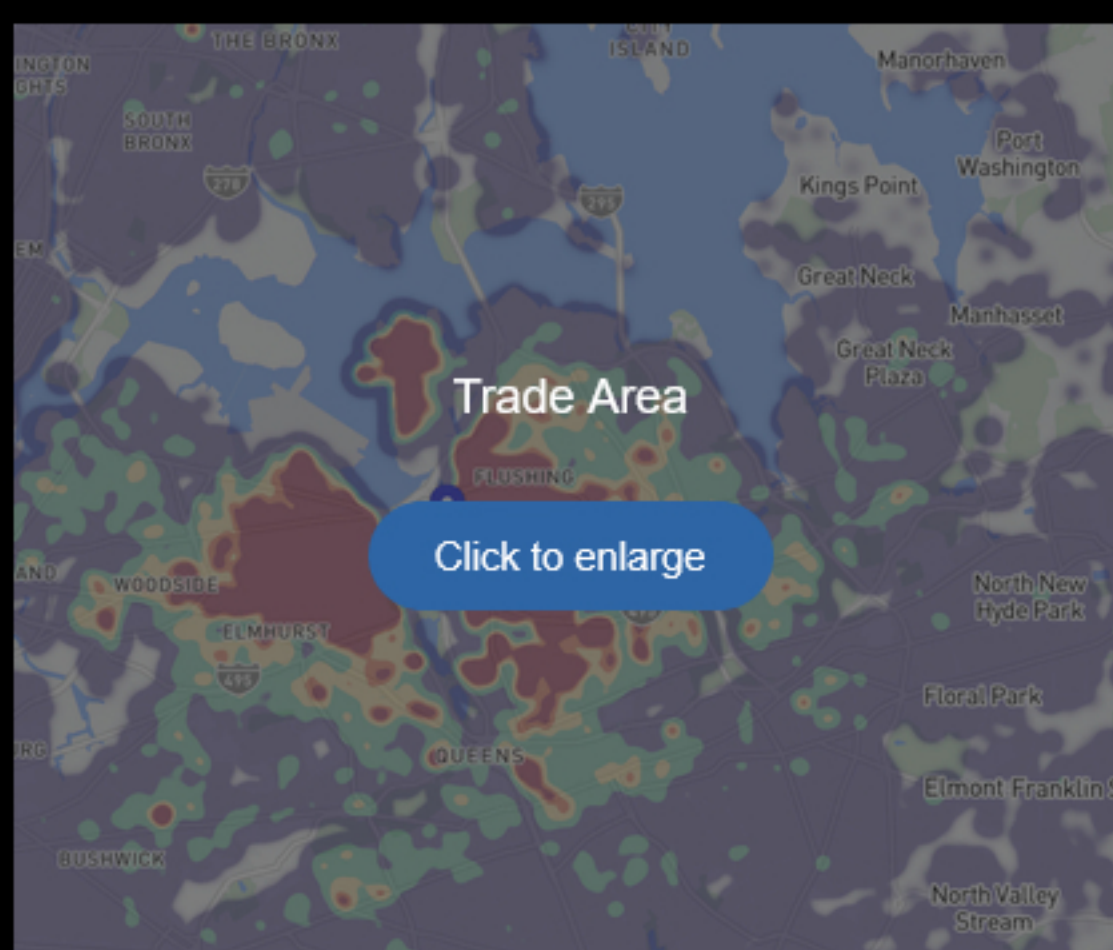
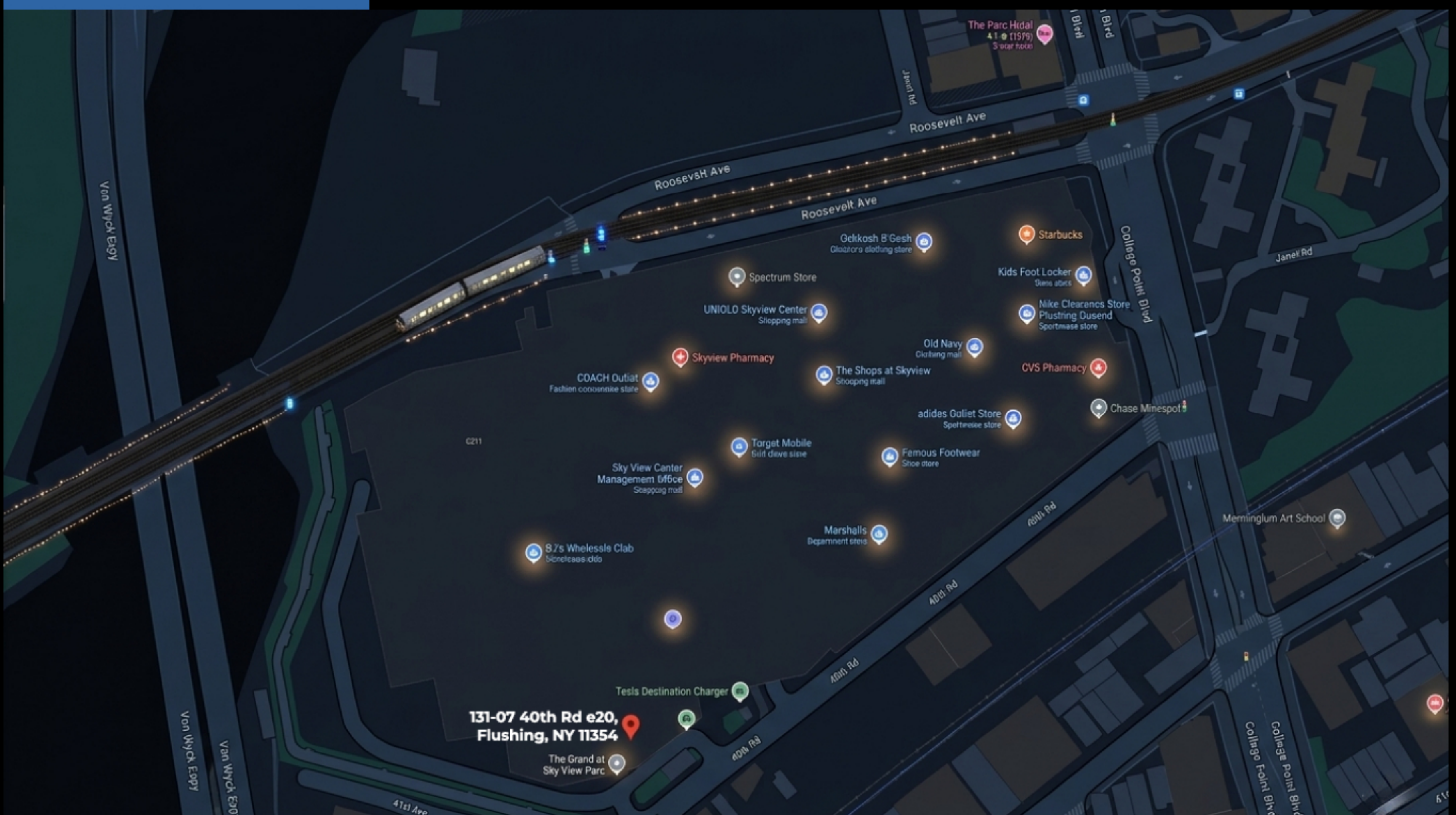
Highlights

**The Location Edge:** The property sits directly alongside The Shops at SkyView and right beneath the Grand at SkyView Parc, which houses over 1,200 luxury residential condos.

**The Advantage:** You aren't just leasing an office; you're gaining immediate access to a high-density, built-in community. The heavy, non-stop daily foot traffic of the area guarantees high visibility for your practice from day one.

**The Parking Perks:** While parking in Flushing is usually a competitive sport, this complex features a massive 2,450-space covered parking garage.

Notable Neighbors & Transportation



Space Information

<b>Space Type</b>	<b>Current Condition</b>
Office	Turnkey medical office
<b>Square Feet</b>	
1,515 SF	
<b>Parking</b>	
2,500 spaces	



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