

**CF OFFICE FOR LEASE
DOWNTOWN FLUSHING**

**136-82 39TH AVENUE,
FLUSHING, NEW YORK 11354**



CF OFFICE FOR LEASE

- 2,974 SF contiguous (2nd floor + basement rec space)
- +1,329 SF storage available
- Elevator building, steps from 7 train & LIRR
- Medical office / adult day care / community facility
- Turnkey, flexible terms, prime Downtown Flushing

THE OPPORTUNITY

Medical office · Adult day care · Community facility



ASKING RENT:

2,974 SF CONTIGUOUS (2ND FLOOR + BASEMENT REC SPACE)

\$18,680/MONTH GROSS

1,329 SF STORAGE BASEMENT SPACE)

\$4,430/MONTH GROSS

136-82 39TH AVENUE OFFERS A RARE BLOCK OF CONTIGUOUS SPACE IN THE CORE OF DOWNTOWN FLUSHING — ONE OF THE MOST ACTIVE AND DENSELY TRAFFICKED COMMERCIAL CORRIDORS IN THE NEW YORK METRO. SET WITHIN A SIX-STORY ELEVATOR BUILDING, THE OFFERING COMBINES THE ENTIRE SECOND FLOOR WITH DEDICATED BASEMENT RECREATION SPACE TO DELIVER APPROXIMATELY 2,974 SF AS A SINGLE, EFFICIENT UNIT. AN ADDITIONAL 1,329 SF OF STORAGE IS AVAILABLE FOR TENANTS SEEKING ROOM TO EXPAND.

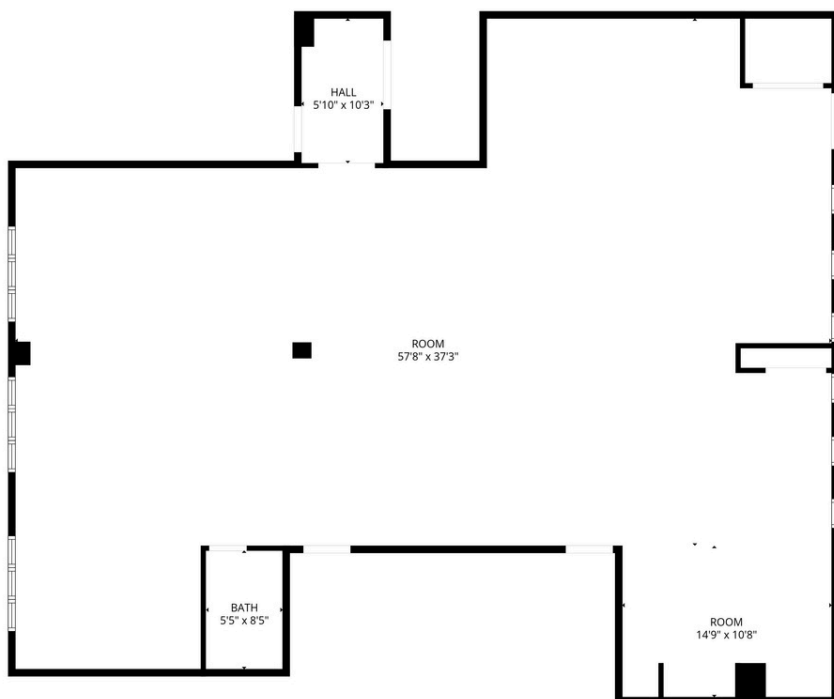
THE LAYOUT IS TURNKEY AND ELEVATOR-SERVED, WELL-SUITED TO MEDICAL OFFICE, ADULT DAY CARE, OR COMMUNITY FACILITY USERS WHO NEED SCALED, FLEXIBLE SPACE IN A LOCATION THEIR CLIENTS CAN REACH WITH EASE. WITH FLEXIBLE LEASE TERMS AND IMMEDIATE ACCESSIBILITY, THE PROPERTY PRESENTS A STRONG PLATFORM FOR A TENANT LOOKING TO ESTABLISH OR GROW A PRESENCE AT THE CENTER OF FLUSHING.

SECOND FLOOR SPACE

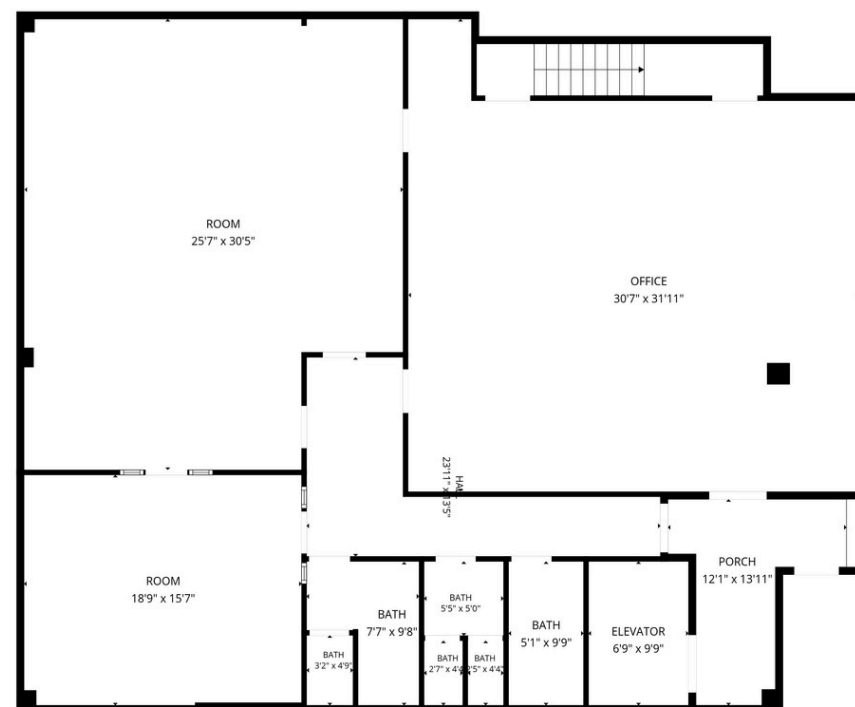


BASEMENT SPACE





SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

AVAILABLE SPACE

- **Second Floor + Basement Recreation – approx. 2,974 SF, contiguous**
- **Additional Storage – approx. 1,329 SF, available for expansion**
- **Six-story elevator building | Turnkey layout | Flexible lease terms**

THE LELING TAKEAWAY

A high-visibility Flushing address, scaled contiguous space, and unmatched transit access – a rare opportunity to secure room to operate and grow in the center of the submarket.

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CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION

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