

35-30

Francis Lewis Boulevard

Flushing, NY

Queens Office/Medical for Lease



Property Details

Available: Suite 120: 4,194 SF
Suite 110: 2,220 SF

Occupancy: Immediate

Asking Rent: Available Upon Request

Highlights

- Ground Floor retail/medical space
- Suites are contiguous
- On-site parking garage for employees
- ADA compliant elevator
- Signage exposure
- Heavily trafficked area
- Transportation: Q76 (Francis Lewis Blvd. and 194 St.) bus stop directly in front

First Floor Tenants

- QMMS USA and Northeast Dermatology

Second Floor Tenants

- Advanced Urology, Gentle Dental World, Family Speech Language Pathology P.C., Huntington Learning Corporation, All County Oral & Maxillofacial Surgery

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.



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Floor Plan & Exterior Photos



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 Francis Lewis Boulevard / Suite 205
 Flushing, NY
 Queens Office/Medical for Lease

Demographics

Estimated Daytime Population

1 Mile:	52,385
2 Miles:	194,040
3 Miles:	384,657

Average Household Income

1 Mile:	\$111,989
2 Miles:	\$100,460
3 Miles:	\$99,291

Total Households

1 Mile:	20,062
2 Miles:	78,359
3 Miles:	148,702

133,885
VPD

157,745
VPD

173,678
VPD

136,309
VPD

164,702
VPD

137,103
VPD

136,007
VPD



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