

**NOW LEASING**

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**

**222-40 96th Avenue, Queens Village, New York 11429**

Ideal For, Medical, Offices, R&D, School or Gym



**For Further  
Information Contact:**

**DAVID B. SARGOY**  
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Brown Harris Stevens  
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**JOLANTA SAWICKA**  
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516.203.8144  
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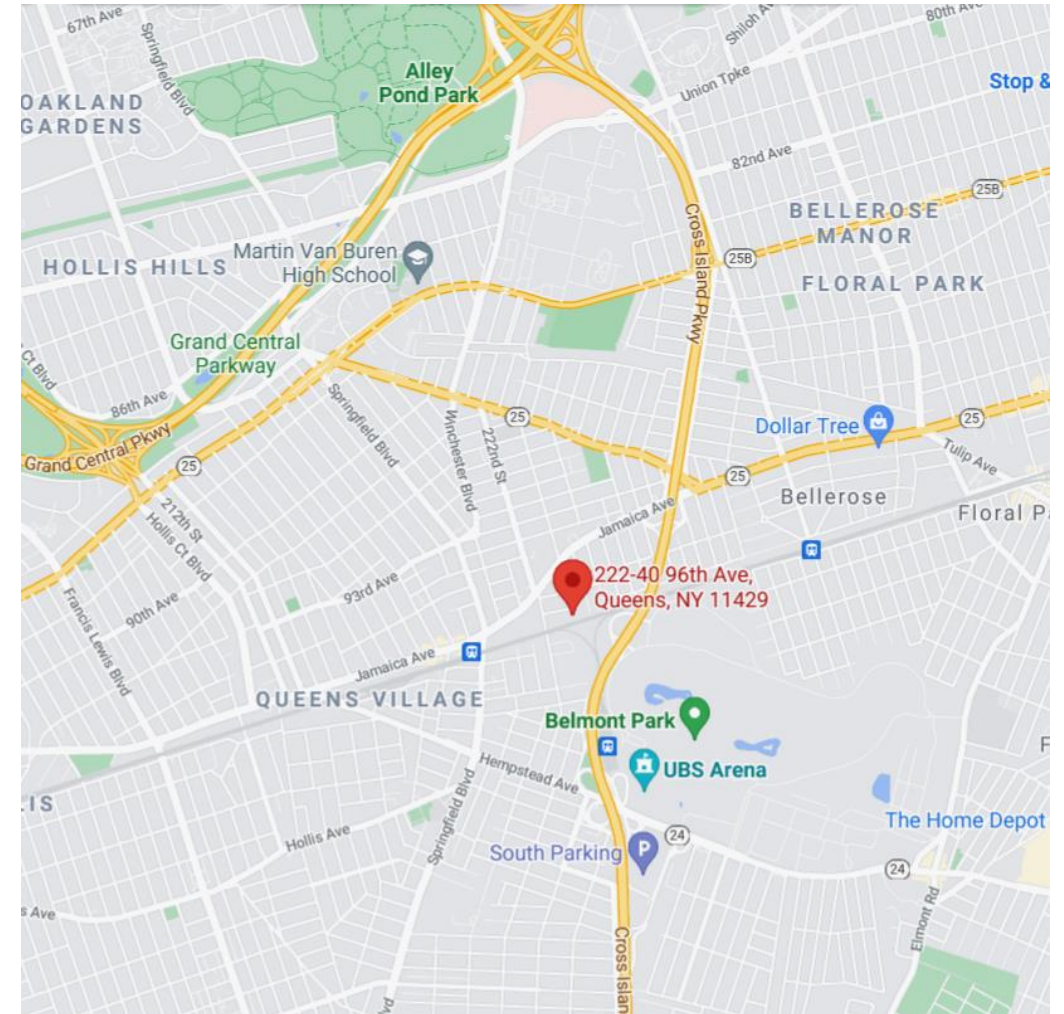
**585 Stewart Avenue-Suite 790, Garden City, NY 11530**  
**Office: 516.203.8100 Fax: 516.203.8199**

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## Property Highlights

<b>AVAILABLE SPACE:</b>	<p><u>Space 1:</u> Ground Floor – 6,056 SF – Presently used for Adult Daycare</p> <p><u>Space 2:</u> Ground Floor – 3,400 SF - Presently a Gym</p> <p><u>Space 3:</u> Ground Floor – 9,450 SF – fully built-out office space Can combine Spaces 2 &amp; 3 plus expand to approx. 20,000 SF</p>
<b>PARKING:</b>	Ample parking in fenced private building lots and street parking
<b>OCCUPANCY:</b>	TBD
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>-Walk to LIRR, Bus, Restaurants, Banks &amp; Shopping</li><li>-Easy access off Cross Island Parkway</li></ul>
<b>RENTAL RATE:</b>	UPON REQUEST

## Property Location



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## Space 1 – Dayhab Center

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- Reception
- Waiting Room
- Conference Room
- Large Offices
- Kitchen
- 3 Private Bathrooms (1 with shower)
- 2 Large Men's & Women's bathrooms

**PARKING:** Ample parking in fenced private building lots and street parking

**HVAC & HEAT:** Pro rata share

**ELECTRIC:** Pro rata share

**COMMENTS:**

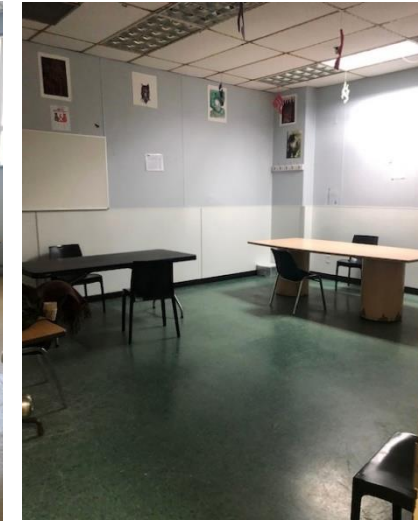
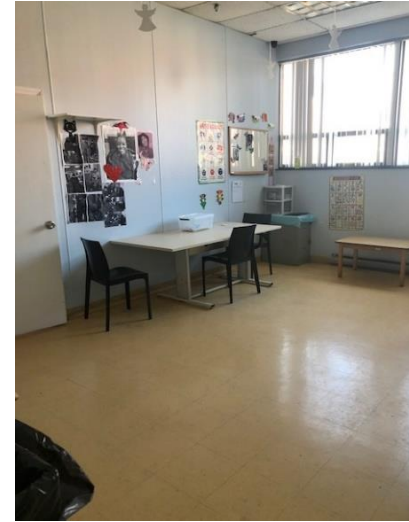
- Handicapped Accessible
- Fully built out space
- Fully sprinklered
- Walk to LIRR, Bus, Restaurants, Banks & Shopping
- Easy access off Cross Island Parkway

**RENTAL RATE:** UPON REQUEST

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## Property Photos

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## Space 2 – Fully Built-out Offices –9,450 SF on 2 levels

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### **DESCRIPTION:**

- Elevator plus internal staircase
- Fully built-out space

#### Lower Level

- Offices
- Large open bullpen area
- Large kitchen/ dining area
- Storage
- Bathrooms

#### Floor 1

- Reception
- Conference room
- Large storage room
- bathrooms

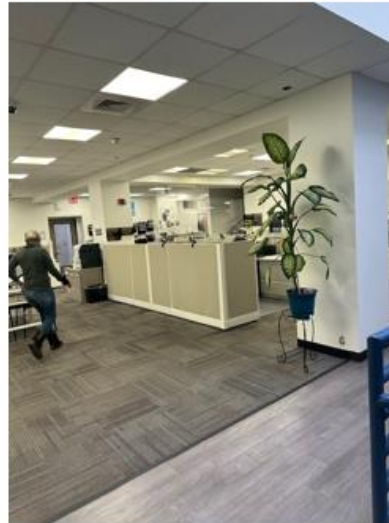
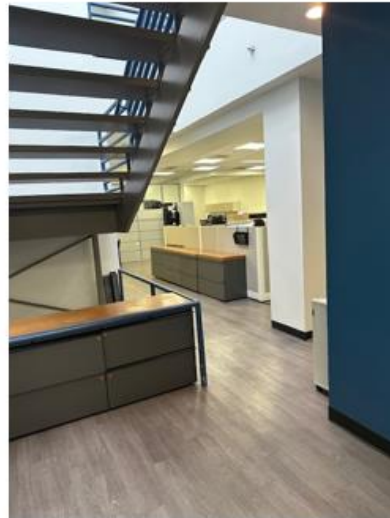
**UTILITIES:** Metered

**PARKING:** Private lot for 14 ± cars plus ample street parking

**OCCUPANCY:** Immediate

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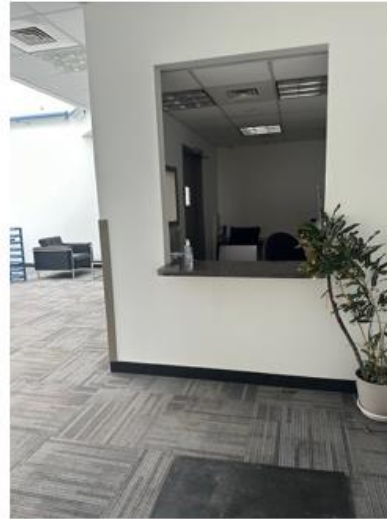


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## Space 3 – Gym – 3,400 SF

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**DESCRIPTION:**

- Presently used as a gym and personal training
- Fully built-out
- Reception
- Classroom
- Lounge
- Office
- Sales Area
- Men's & Women's bathrooms

**HEAT:** Pro rata share

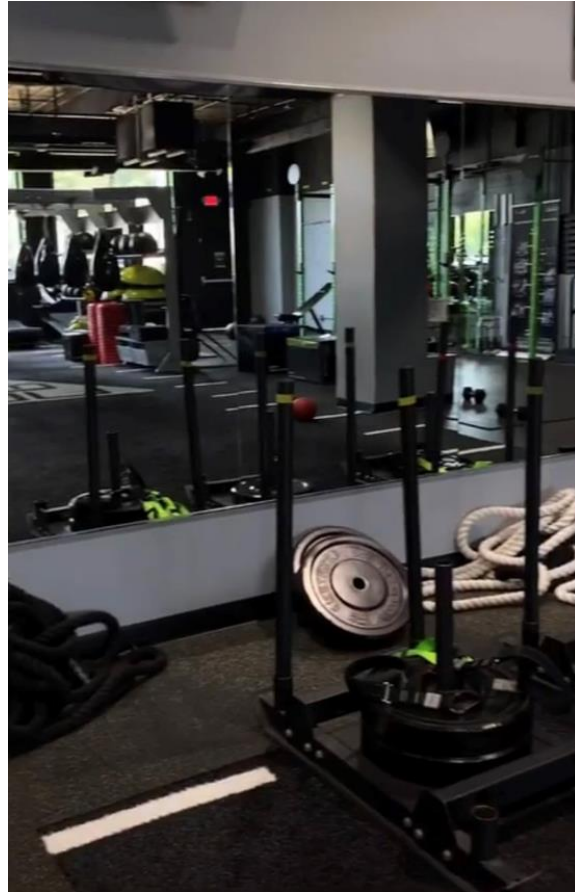
**ELECTRIC:** Pro rata share

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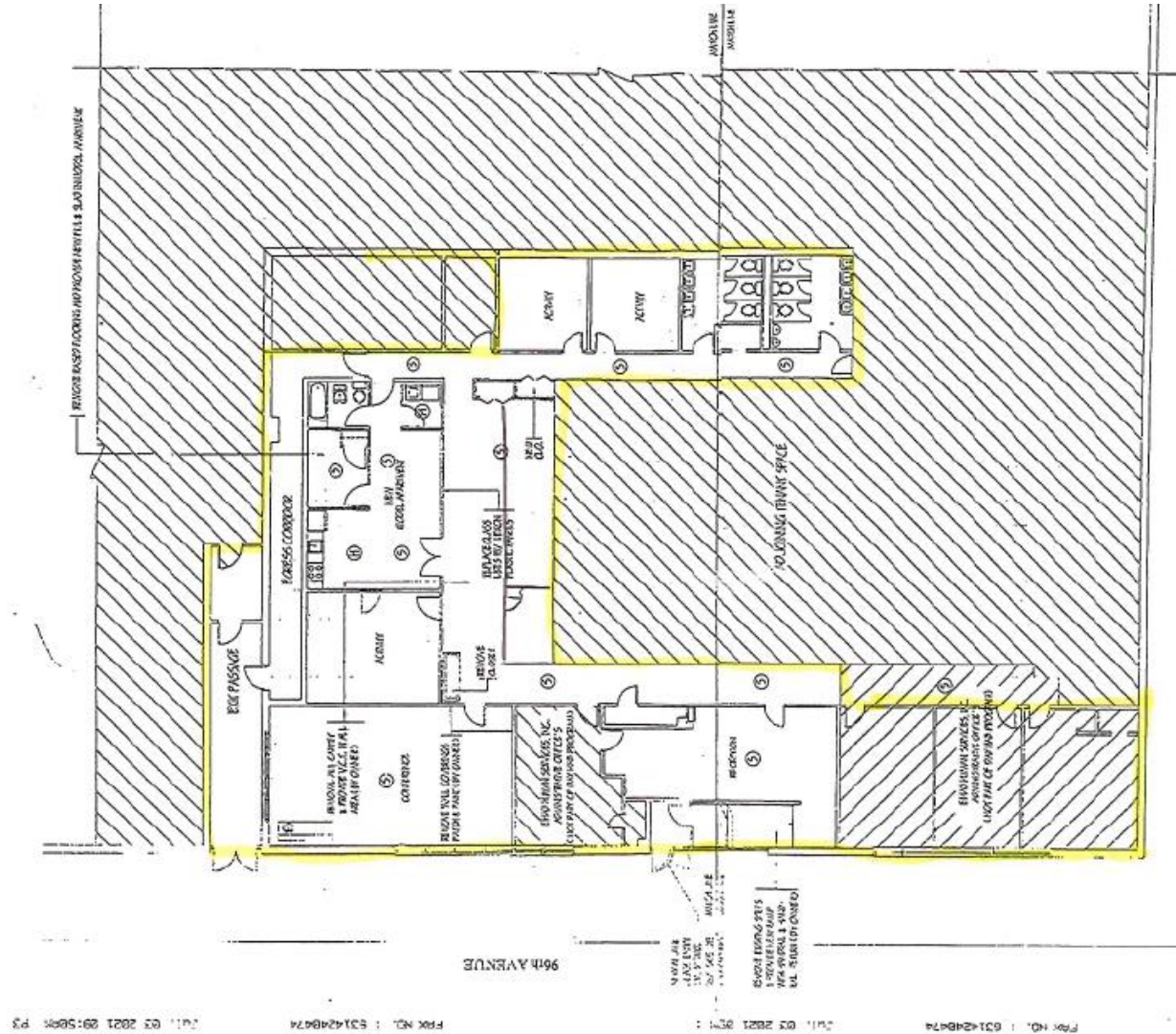


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FIRST FLOOR PLAN - PROPOSED  
 222-40 96TH AVENUE  
 QUEENS VILLAGE, NEW YORK

FOR NO. : 021424874 DATE: 07/2021 05:11  
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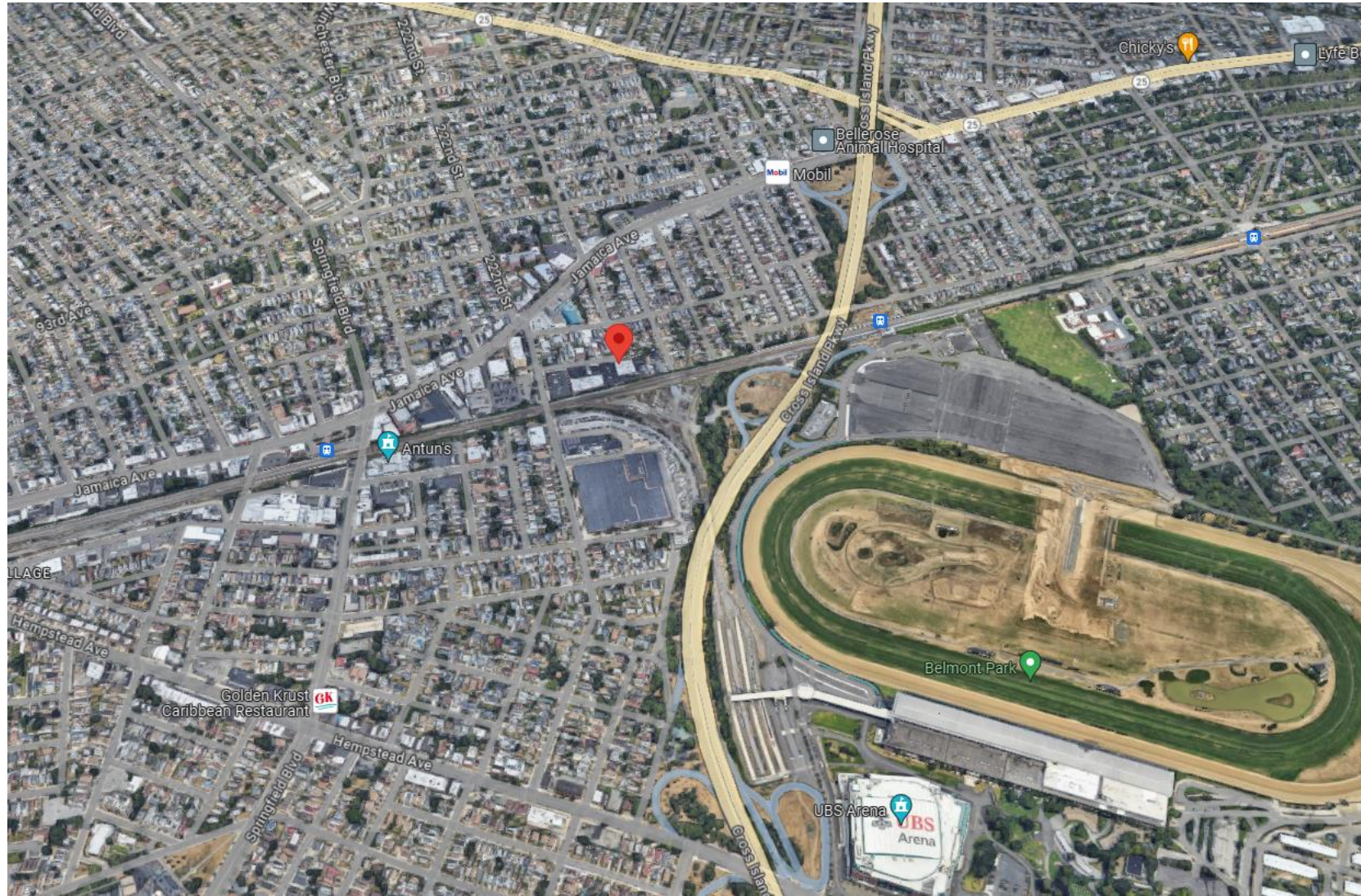
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