

**89-18 63rd Drive, Rego Park, New York**

**EXCLUSIVE  
FOR LEASE**

**Ideal For Medical/Office**



**585 Stewart Avenue-Suite 790, Garden City, NY 11530  
Office: 516.203.8100 Fax: 516.203.8199**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

**For Further  
Information Contact:**

**Jolanta Sawicka**  
Lic. Assoc. Dir. Comm'l RE Division  
**Brown Harris Stevens**  
516.203.8144  
jsawicka@bhsusa.com

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

## Property Highlights:

### **Available Space-Cellar:**

- 2,150 Square Feet
- 2 means of egress (Street & Back entrance)
- New floors and new glass partitions
- Semi-spiral staircase from street level
- Skylight & window in cellar

### **A/C:**

- New Air Conditioning system
- New plumbing system
- 2 Private Restrooms both Men's and Women's

### **Utilities:**

All Paid By Tenant as per separate meters

### **Parking:**

Street parking

### **RE Taxes:**

Tenant responsible for any increases, if any

### **Occupancy:**

Immediate

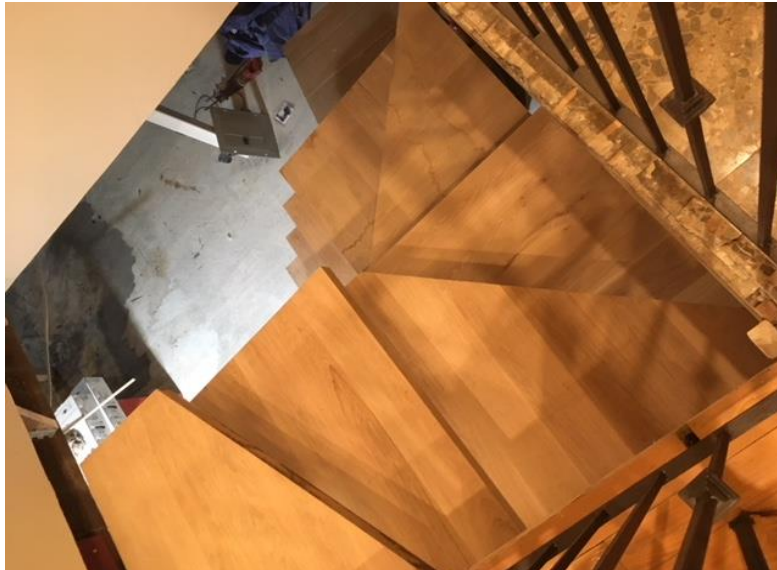
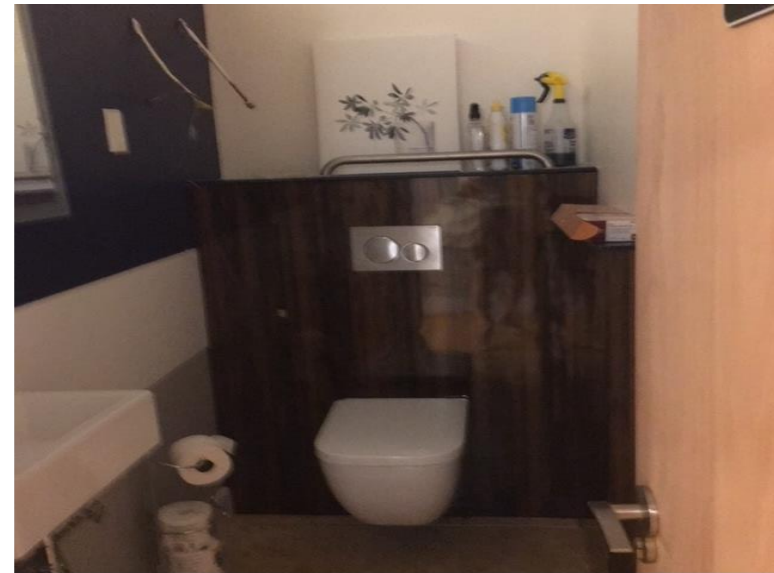
## **Rental Rate: Upon Request**

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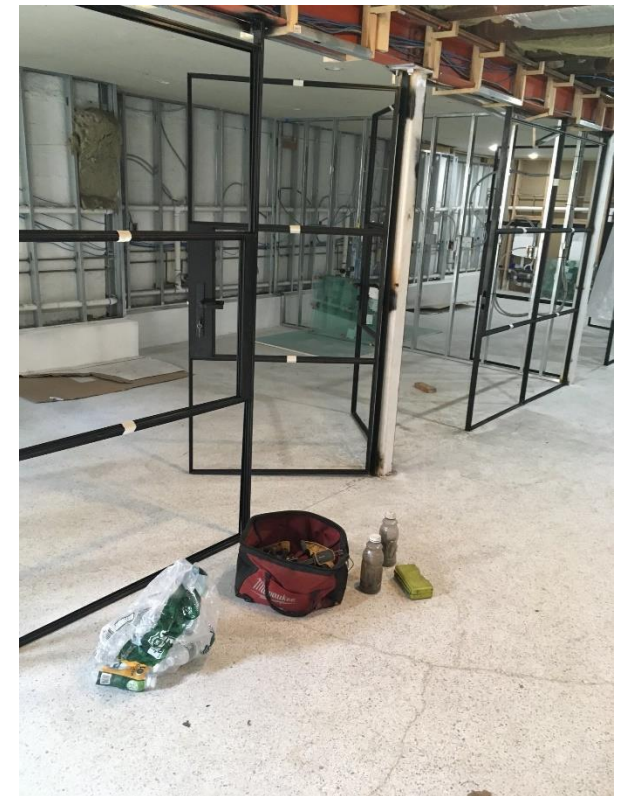
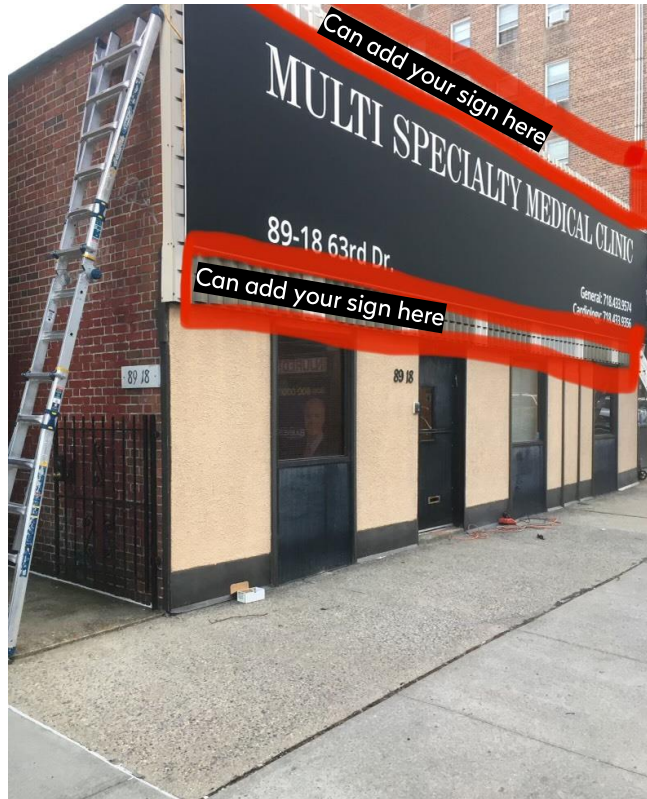


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