

31-19 Newtown Avenue, Astoria, NY 11102

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

For Lease

Ideal for Office or Medical

PISTILLI TOWER



**For Further
Information Contact:**

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Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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, sales prices and other variables not presently ascertainable.

PROPERTY HIGHLIGHTS

HEAT: Included in Rental Rate

CLEANING: Included in Rental Rate

A/C & ELECTRIC: \$3.75 per square foot

WORKLETTER: Negotiable

PARKING: Garage plus street

BUILDING INFORMATION:

- Building has panoramic views from all sides with exterior glass elevators.
- 2 levels of garage parking
- Exterior buzzer system for after hour security

AVAILABLE SPACE:

- Floor 4 – 2,529 SF ~ Will Divide
- Floor 5 – 1,702 SF
- Floor 9 – 2,500 SF ~ Fully Built-Out Medical space

COMMENTS:

- Concierge in lobby
- 2 Elevators
- Fully Handicapped Accessible
- Fully Sprinklered
- Walk to Subway (N&W), Bus, Banks, Restaurants and Shopping.

RENTAL RATE: Upon Request

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AVAILABLE SPACE:

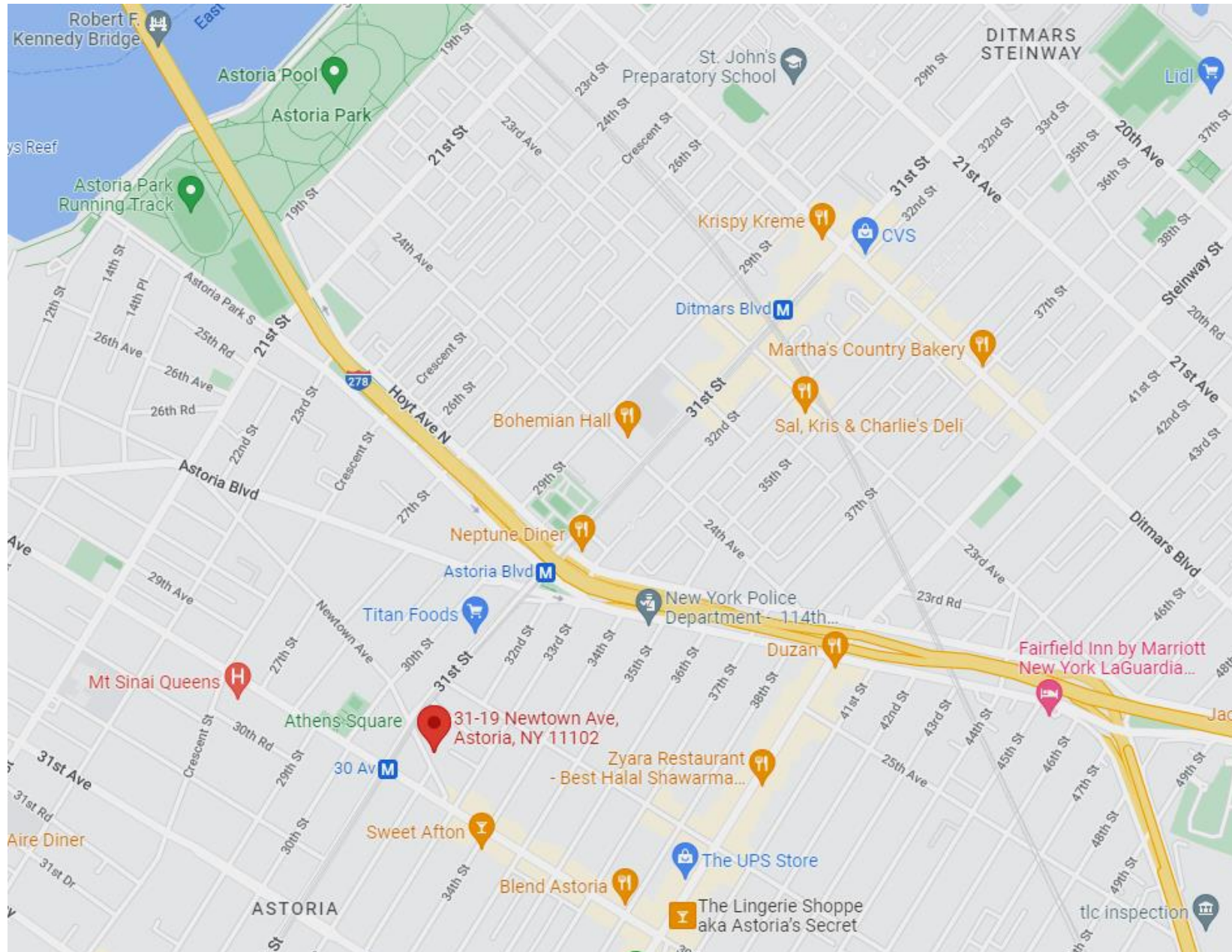
Floor 4



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MAP VIEW



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