

Now Leasing

Prime Medical & Office Space Available – Pistilli Grand Plaza

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

35-01 30th Ave, Astoria, New York 11103



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**Brown
Harris
Stevens**

Commercial
Services

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

35-01 30th Ave, Astoria, New York 11103

AVAILABLE SPACE:

Suite 405 – 1,180 square feet

UTILITIES:

Included in Rent

REAL ESTATE TAXES:

Included in Rent

WORKLETTER:

Negotiable

OCCUPANCY:

Immediate

RENTAL RATE:






Upon Request

LOCATION:

Office/Medical Building Located on 30th Ave in the heart of Astoria. Plenty of shopping, banking, dining, and culture. A perfect location to place your new office space or medical practice.

TRANSPORTATION:

TRANSIT/SUBWAY

30 Avenue Transit Stop 	5 min walk	0.2 mi
Astoria Boulevard Transit Stop 	10 min walk	0.5 mi
Broadway 	13 min walk	0.6 mi
Steinway Street Transit Stop 	14 min walk	0.7 mi
46 Street Transit Stop 	16 min walk	0.8 mi

COMMUTER RAIL

Woodside Station Commuter Rail (Ronkonkoma Branch, Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Montauk Branch, Port Washington Branch, Far Rockaway Branch, Babylon Branch)

 Long Island Rail Road

Hunterspoint Avenue Station Commuter Rail (Oyster Bay Branch, Hempstead Branch)

 Long Island Rail Road

AIRPORT

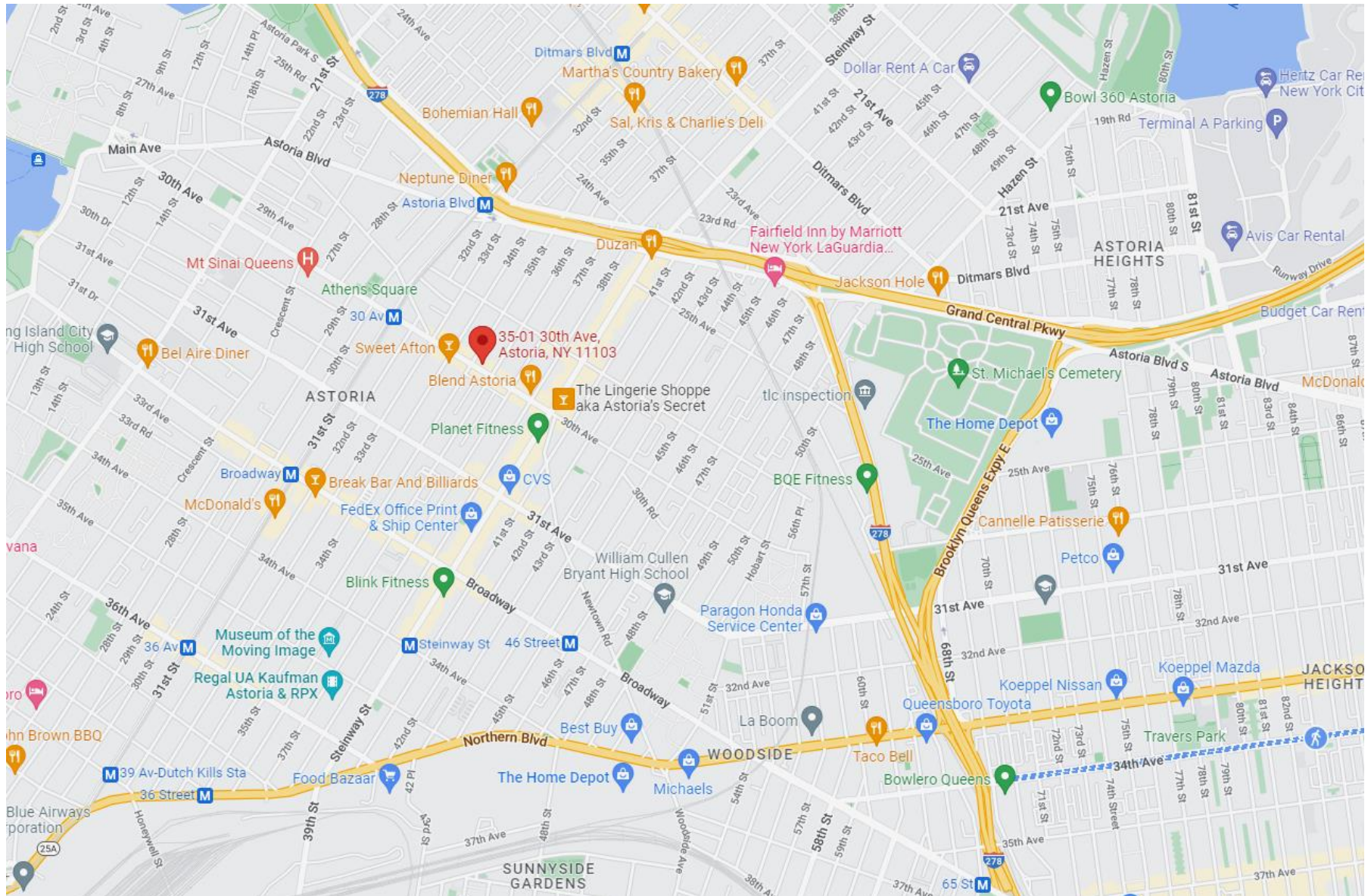
La Guardia Airport	7 min drive	3.0 mi
John F. Kennedy International Airport	20 min drive	14.1 mi
Newark Liberty International Airport	39 min drive	20.5 mi

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