

23-22 30TH AVENUE, ASTORIA, NY 11102

FOR LEASE

6,500 SF TURNKEY 2ND GENERATION MEDICAL FACILITY

Between 23rd Street & Crescent Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located on the Astoria neighborhood of Queens.

HIGHLIGHTS

- Located One Block From Mount Sinai Queens
- Convenient Access to the N & W Subway Lines, Major Highways, and Bridges
- Dense Residential Area With Strong Pedestrian and Vehicle Traffic

SPACE DETAILS

- Turnkey 2nd Generation Medical Facility Built Out to Hospital Standards Across 2 Floors
- Stand-Alone Building With 30 FT of Frontage and Prominent Signage Opportunity
- High-Visibility Storefront With Excellent Street Frontage Ground Floor Entry With Dedicated Reception Area and Vestibule
- ADA-Compliant With Passenger Elevator Access Between Levels
- Existing Plumbing, HVAC System, and Sprinklers in Place
- Renovated in 2023 With a New Roof, Updated Facade, and Modern Canopy
- Full-Service Landlord Maintenance Including HVAC, Electricity, Water, Pest Control, and Landscaping
- Functional Medical Layout With Exam Rooms,
- Private Offices, Staff Areas, and Specialized Medical Infrastructure
- Lower Level Includes Additional Medical Rooms, Utility Areas, and Support Space

TRANSPORTATION

W N Trains at 30th Avenue

Q18 Q69 Q100 Q19 Bus Lines

NEIGHBORS

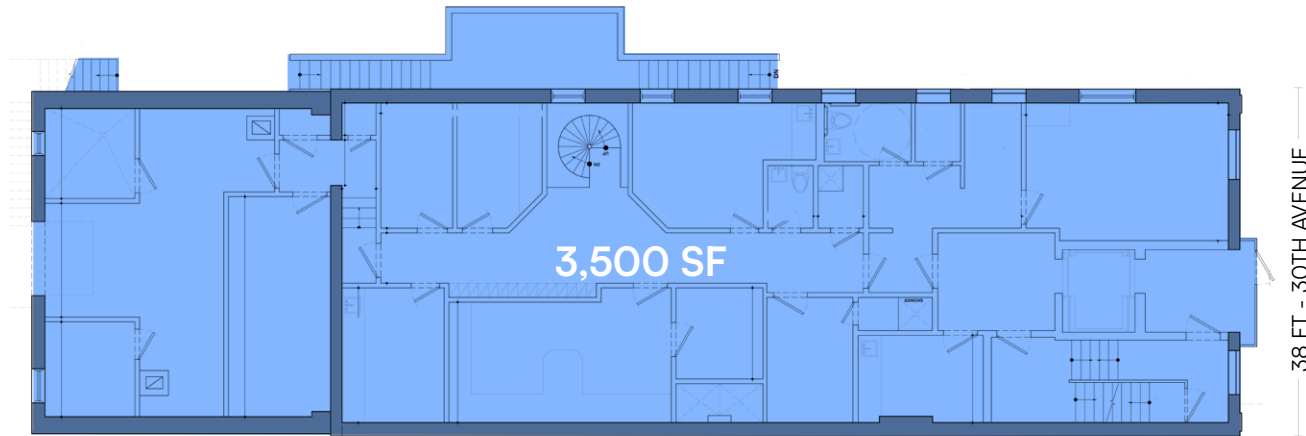
Dunkin's, New York Spine Specialist, Mt Sinai Queens Hospital, Centers Urgent Care of Astoria, Hyatt Pharmacy, Rite Aid, McDonald's, City Fresh Market, Rosa's Pizza, CTown Supermarkets, Astoria Coffee, Chase Bank, Crescent Kitchen, and more!



FLOOR PLANS



BASEMENT



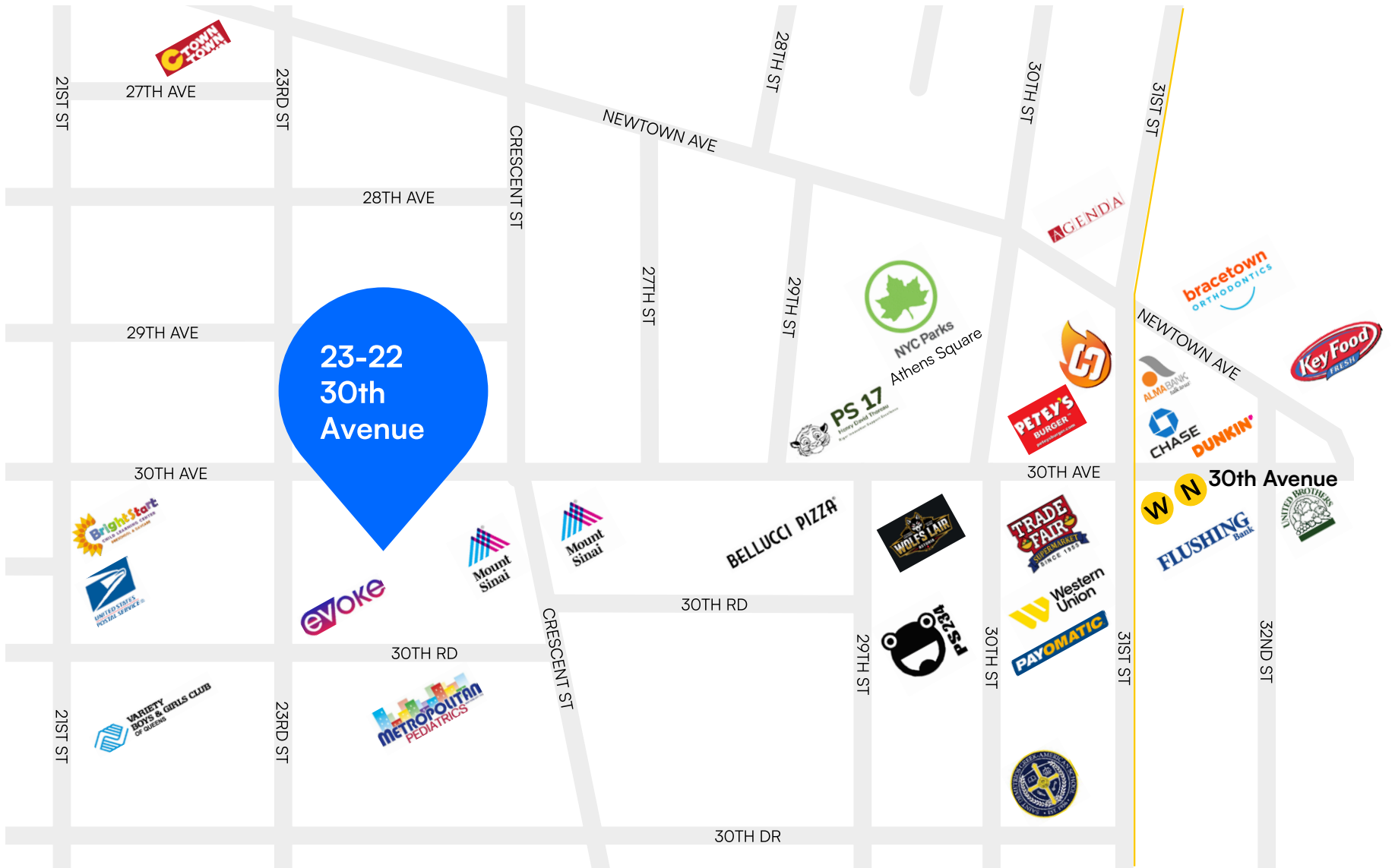
FIRST FLOOR

All square footages are approximate

PROPERTY PHOTOS



RETAIL MAP



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