



# 132-61 41ST ROAD FLUSHING, NY 11354



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## EXECUTIVE SUMMARY

Politan Real Estate is pleased to present 132-61 41st Road, Suite 102, Flushing, NY 11354. The offering consists of 1,460 square feet of prime office space, located in the heart of Downtown Flushing. The space itself includes two separate offices, a large common area, a large reception area and two private bathrooms. The space is already built out and in excellent condition.

This is the heart of Flushing, the 3rd most foot trafficked location in all of New York City. The last stop of the 7 subway line, Flushing Main Street station, is less than a block away. It is the 13th most frequented subway stop out of the city's 400+ stops! Additionally, the Q12, Q13, Q15, Q17, Q20, Q27, Q28, Q44, Q48 and many other bus lines are all within a one block radius.

Downtown Flushing is a business district home to many service professionals from every field. This offering presents an opportunity to open a professional office, perfect for Attorney's, CPA's, Insurance, Financial, and many other service companies that would benefit from the heavy foot traffic of Main St. Flushing.





## PROPERTY OVERVIEW

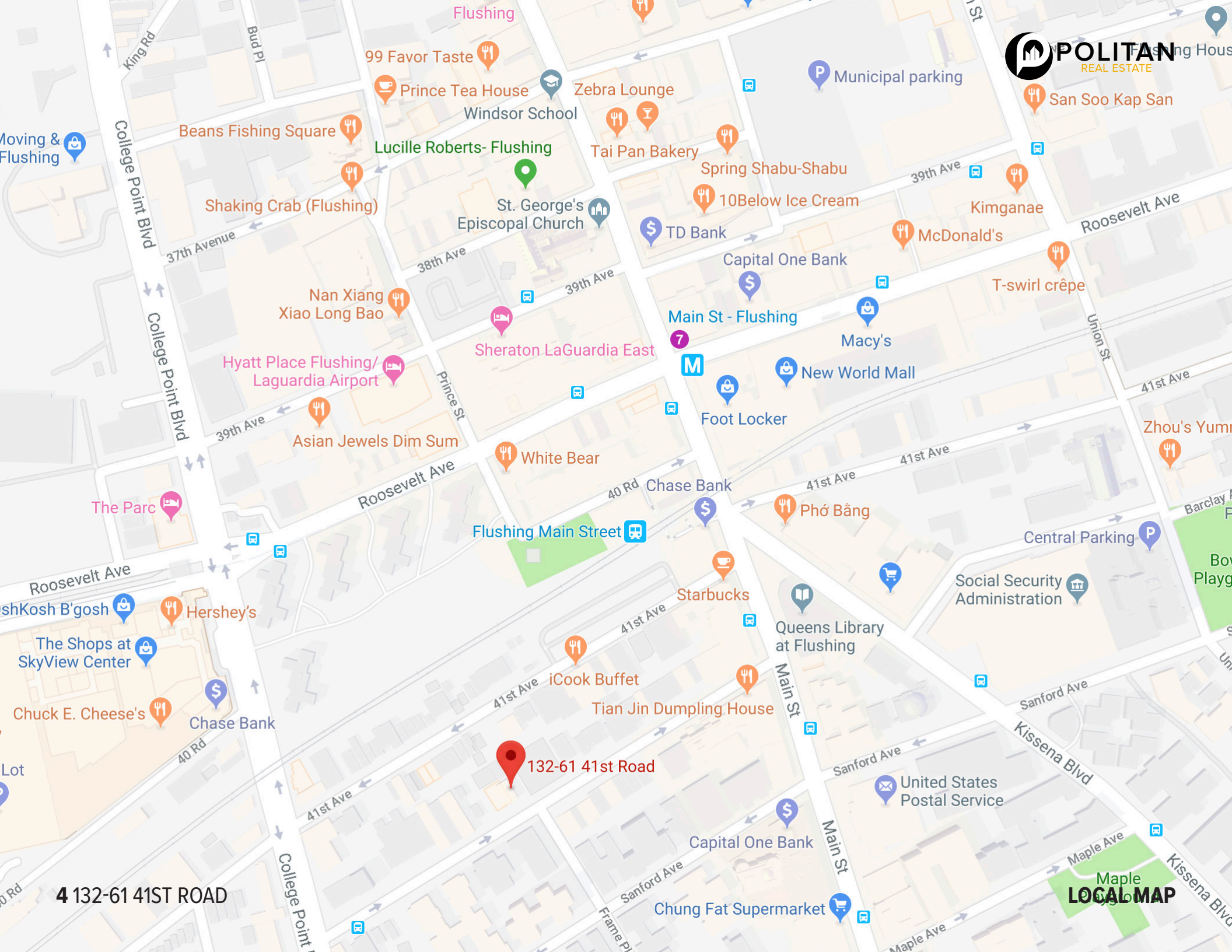
<b>Address</b>	132-61 41st Road, Suite 102, Flushing, NY 11354
<b>Location</b>	Downtown Flushing
<b>Block &amp; Lots</b>	05039/7508
<b>Use</b>	Office
<b>Space Sq. Ft</b>	±1,460 Sq. Ft
<b>Term</b>	5+ Years

<b>Taxes</b>	None
<b>CAM Charges</b>	None
<b>Utilities</b>	Pay by Separate Meter
<b>Zoning</b>	R6
<b>Year Built</b>	2006
<b>Transportation</b>	7 Subway Line, LIRR, 10+ Bus Lines

**BASE RENT/MO**

**\$5,500**

For surveys, additional pictures and detailed financials, please contact the listing agent.



4 132-61 41ST ROAD

132-61 41st Road

Maple LOCAL MAP