

BEYOND CAPITAL

31-05 BROADWAY FOR LEASE



31-05 Broadway, Astoria, NY 11106

Ground Floor Retail Space | 2500 SQ FT | \$ 88 NNN

Beyond Capital is pleased to present a leasing opportunity in the heart of the Astoria commercial district. 31-05 Broadway is a 2500 SF ground floor retail space with an additional cellar level for storage. Currently configured as the Ground Floor of Quontic Bank, Astoria Loan Office.

The ground floor contains 5 teller stations, ATM machine located in the front foyer with 24/7 access, as well as private offices and open seating areas for customers. The space dimensions are 28 ft X 93 Ft deep. The rear of the space is currently configured for private rooms for meetings as well as storage. Current tenant is expected to vacate in August.

The subject property is situated in the C4-2A, C4-3 zone group on the north side of Broadway, which benefits south-facing exposures. Within the commercial complex, anchor tenants include Starbucks (next door), Capital One Bank, Investors Bank, and Club Fitness NY.

Accessibility to the N & W train station on 31st Street and Broadway is steps away with private and public parking available within walking distance.

Rental Rate:	\$88.00 /SF/Yr
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	8,421 SF
Year Built:	1921
Walk Score ®:	97 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$7.33 USD/SF/Mo



Currently configured as a Quontic Bank with 28 FT of Frontage. Ceiling height 11 FT

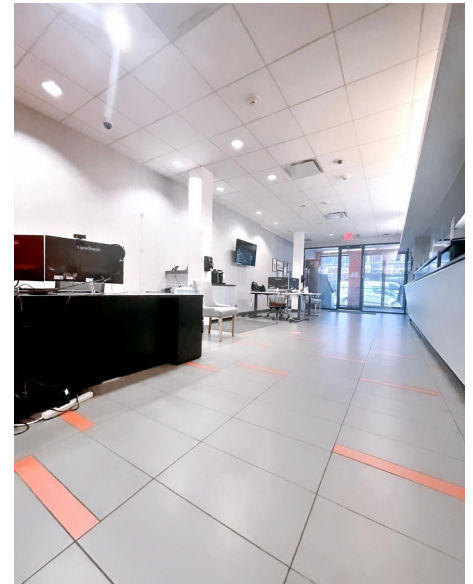
For More Information Please Contact Our Exclusive Agents

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