



 OTHER

41-12 77th St

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📍 41-12 77th St, #FLOORS#2-#5, Queens, NY 11373

Upon Request

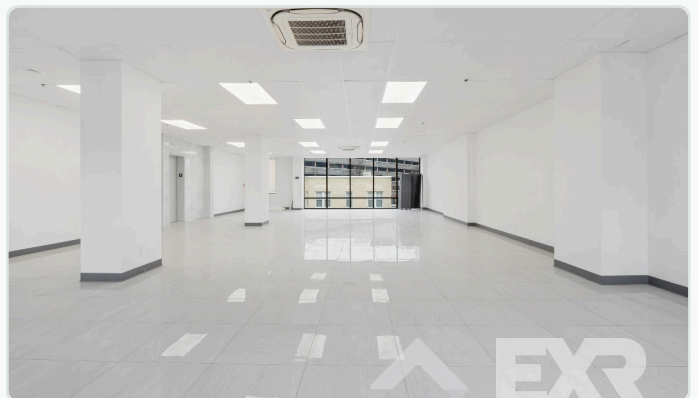
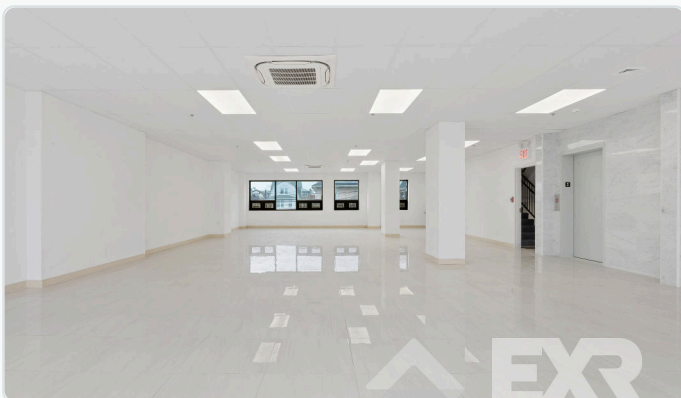
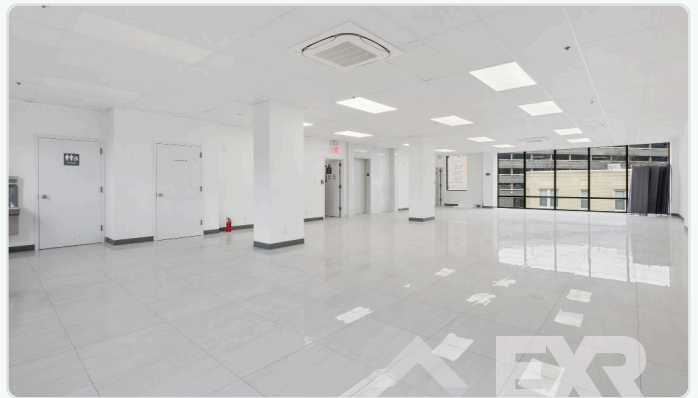
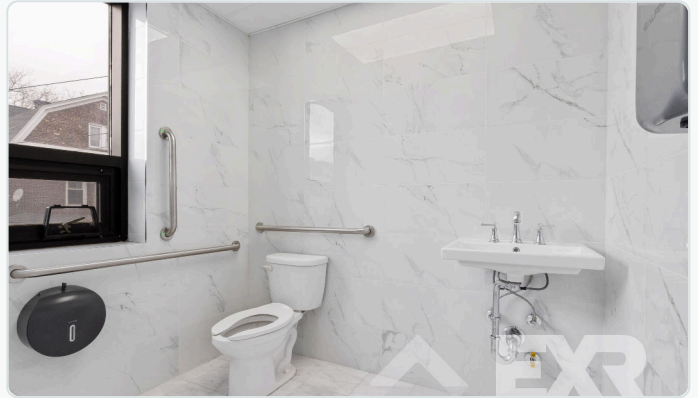
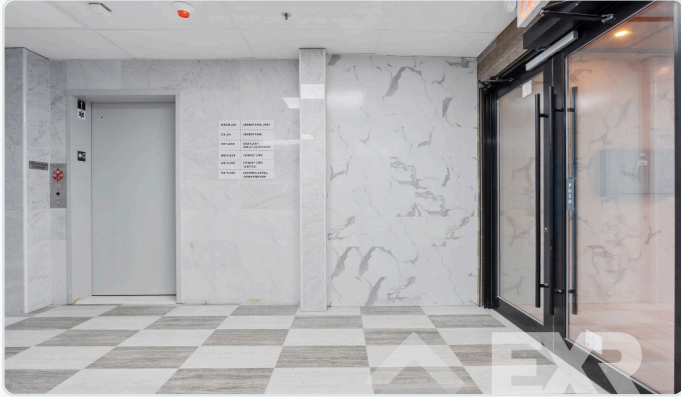
Property Description

This newly constructed, high-end medical and office building offers 7,840 SF of flexible space, located directly across from Elmhurst Hospital. The entire building can be leased or subdivided by floor, with each level featuring its own metered gas, heating, and electric utilities. The property is ADA-compliant with an elevator and features floor-to-ceiling windows, a 480-volt utility system capable of supporting a wide range of medical machinery, and four on-site parking spaces. A 15-year ICAP tax abatement is in place. The location benefits from high foot traffic, and is situated near major subway lines (7, E, F, M, R), providing easy access for patients and staff.

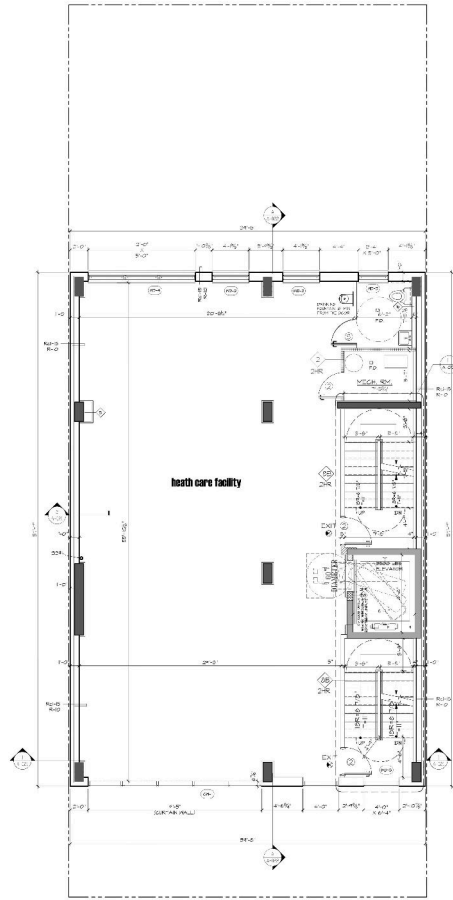
BUILDING HIGHLIGHTS:

- Newly constructed, across from Elmhurst Hospital
 - Flexible space, lease entire or by floor
 - ADA-compliant with elevator and utilities
 - Open to all community facility and medical uses
 - Four parking spaces on-site
 - 15-year ICAP tax abatement in place
-

Gallery



Floor Plans



3 TYPICAL FLOOR PLAN (ST. THRU BRD.)
A.10 SCALE 3/8" = 1'-0"

Commute Mode Share

Subway	56.1%
Bus	6.6%
Walked	6.9%
Drove alone	16.5%
Worked from home	8.2%
Bicycle	0.9%

Borough Workforce Q2 2024

Total employment	764,409
Net job change	+13,389
Avg monthly earnings	\$5,365
All sectors · Queens	

Top Employer Sectors of 253,564 total establishments in Queens

Retail Trade	7,392 (2.9%)
Construction	6,157 (2.4%)
Other Services	6,085 (2.4%)
Health Care & Social Assistance	6,050 (2.4%)
Accommodation & Food Services	5,697 (2.2%)

Source: U.S. Census Bureau (ACS 5-year, CBP, QWI). Race and ethnicity data is intentionally not retrieved.

CONFIDENTIALITY & DISCLAIMER

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

By proceeding, you acknowledge that you have read, understood, and agree to be bound by the terms set forth above.

CONFIDENTIAL LEASING LISTING
EXR Commercial