



## **45-52 a/k/a 45-64 Francis Lewis Blvd., Bayside, NY 11361**

1,950 SF of Prime Ground Floor Retail / Medical Space Available in a two-story modern building with parking at both grade and garage at lower level in building.



**Bruce Pollack**

First Development Corp.

1328 Motor Pky, Hauppauge, NY 11749

[bp@fdcrealty.com](mailto:bp@fdcrealty.com)

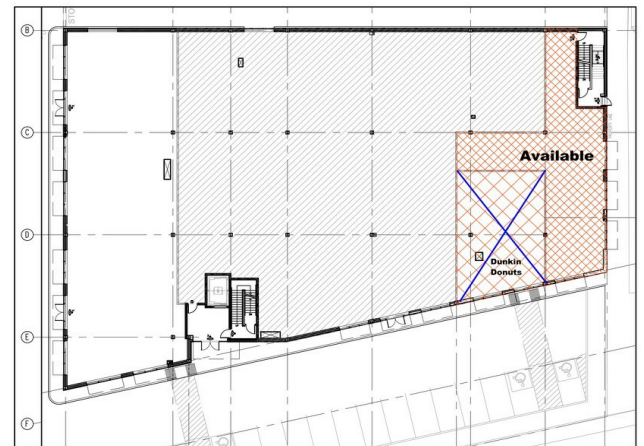
(631) 234-3200 Ext: 104 or mobile: (516) 382-2220



**45-52 Francis Lewis Blvd.,  
Bayside, NY 11361**  
**Prime end-cap space:  
1,950 SF Available - Ideal  
for both Retail and Medical**  
 \$75.00 /SF/YR

This is a two story 40,000 sq ft building with a parking garage at the lower level with approximately 90 parking spaces. The entire second floor is occupied by Mount Sinai Medical Center and on the ground floor we have Dunkin Donuts, NewBank and DaVita Dialysis Center.

The newly constructed building located in prestigious Bayside, Queens is conveniently located to both public transportation and the Long Island Expressway, which is approx. less then 1 mile away....



Rental Rate: \$75.00 /SF/YR (NNN)

Property Type: Office

Building Class: B

Rentable Building Area: 61,410 SF

Year Built: 2014

Walk Score ®: 87 (Very Walkable)

Transit Score ®: 69 (Good Transit)

Rental Rate Mo: \$6.25 /SF/MO

## 1st Floor

Space Available	1,950 SF
Rental Rate	\$75.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Medical/Retail
Lease Term	20 Years

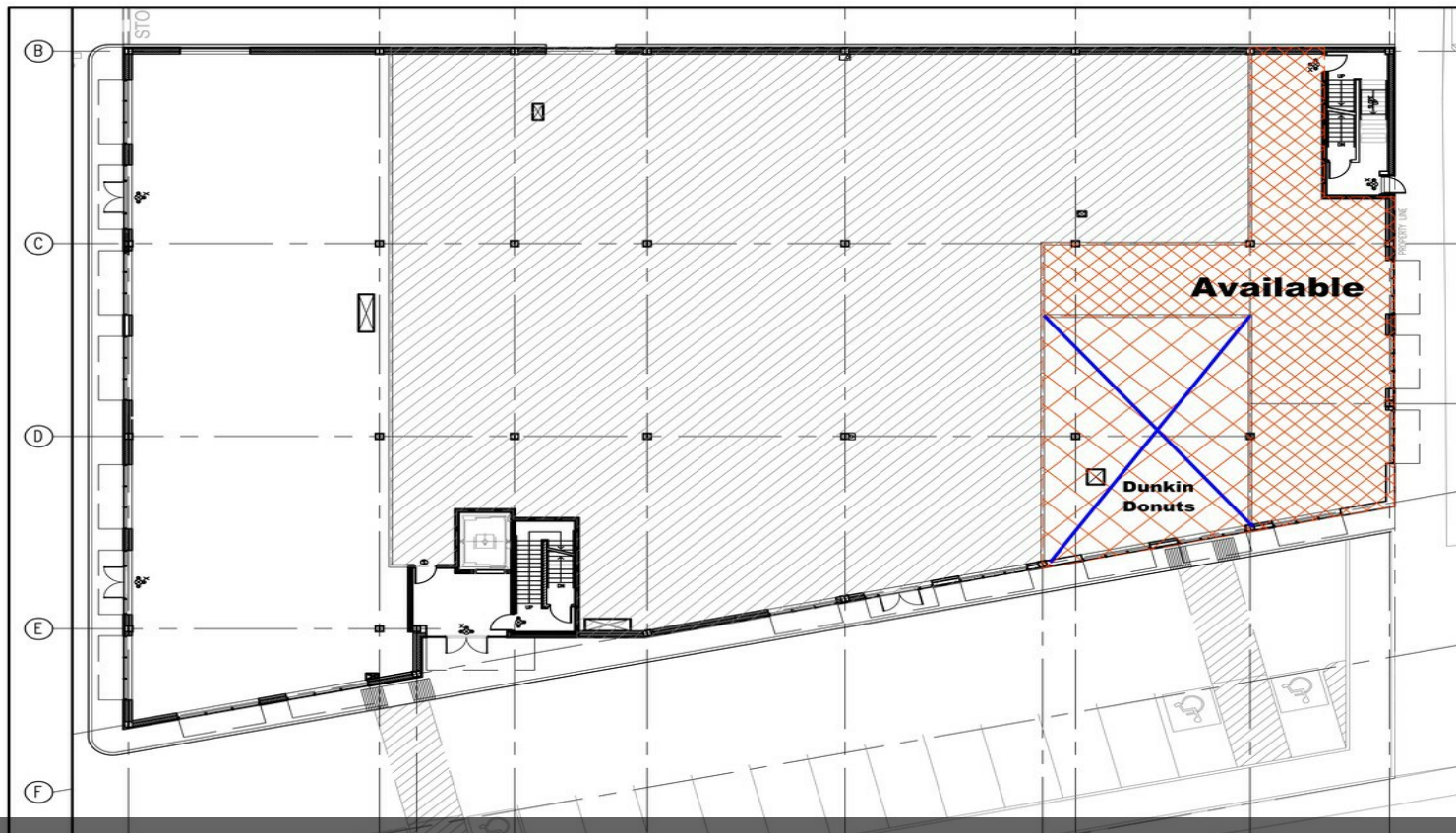


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Contact:

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# Property Photos



45-64 AKA 45-52 Francis Lewis Blvd, Bayside, NY 11361 - Available Space