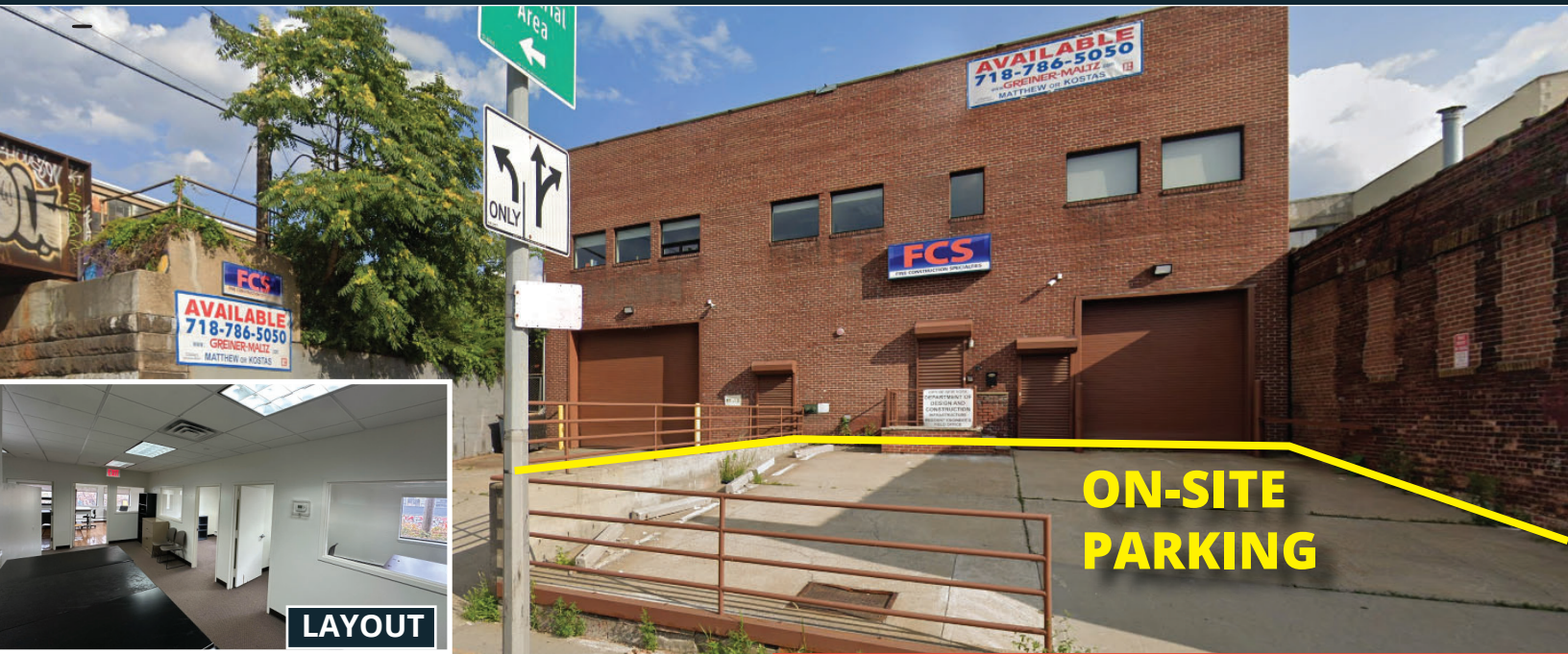


EXCLUSIVE

FOR LEASE: 4,000 SF CLASS "A" OFFICES WITH PRIVATE PARKING!

57-12 GRAND AVENUE


MASPETH, NY 11378



FEATURES:

- 4,000 SF CLASS-A OFFICE
- NATURAL LIGHT
- FULLY AIR CONDITIONED
- 5 PARKING SPACES
- WET SPRINKLER SYSTEM
- 1,600 AMPS, 3-PHASE
- OFFICE LAYOUT CAN BE RECONFIGURED
- EXCELLENT SIGNAGE OPPORTUNITY

ACCESS:

- MINUTES TO  
- WALK TO Q39, Q59 BUS ROUTES

MINUTES TO L.I.E / B.Q.E / QUEENSBORO BRIDGE AND ALL OF NYC!

Key Distances

Greenpoint	1.9 miles
Long Island City	2.2 miles
Midtown Manhattan	4.8 miles
LaGuardia Airport	5.4 miles
Downtown Manhattan	6.1 miles
Hunts Point, Bronx	9.7 miles
Jersey City, NJ	10.1 miles
JFK Airport	10.8 miles

CONTACT EXCLUSIVE AGENTS:

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INTERIOR OFFICE PHOTOS



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