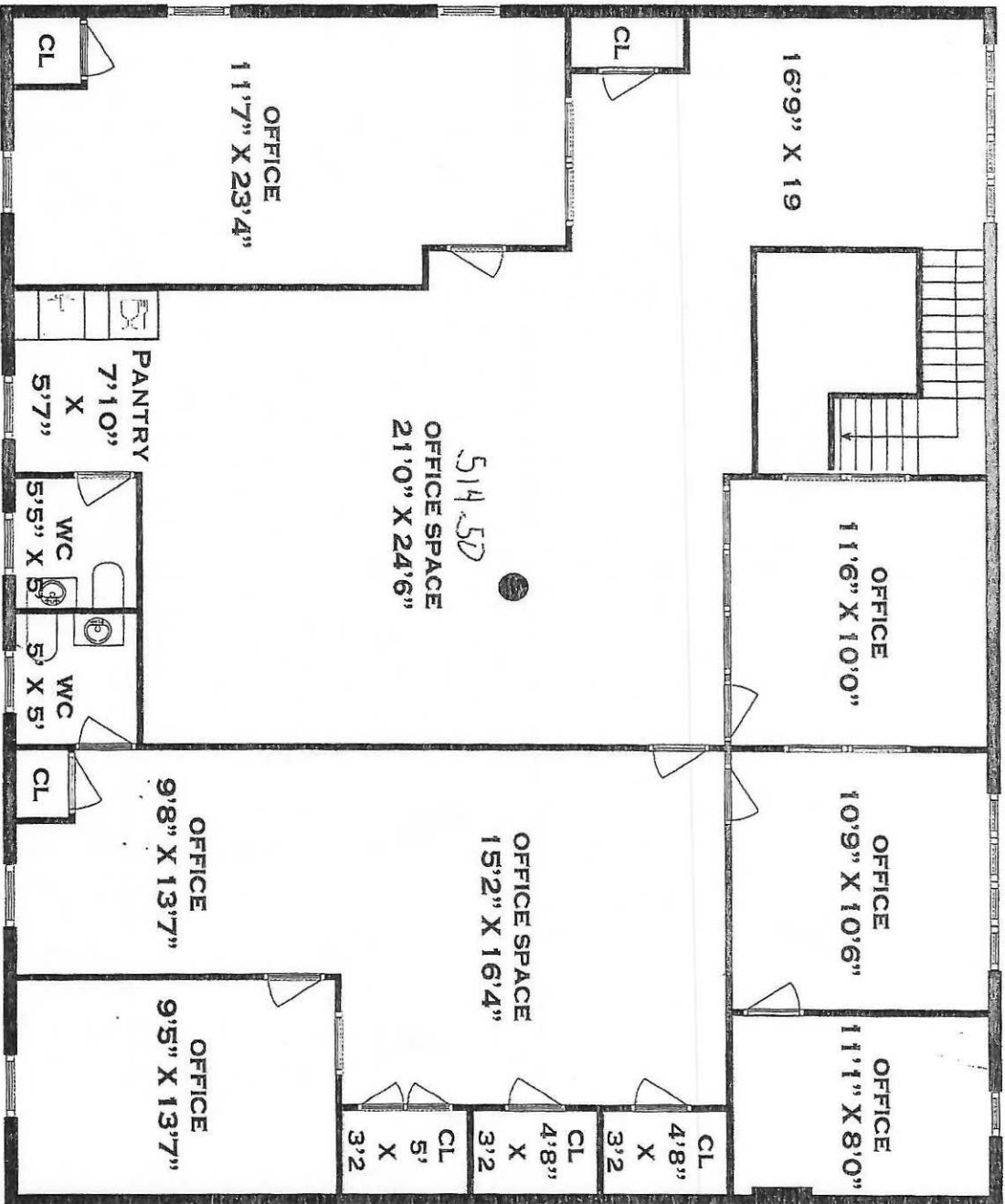
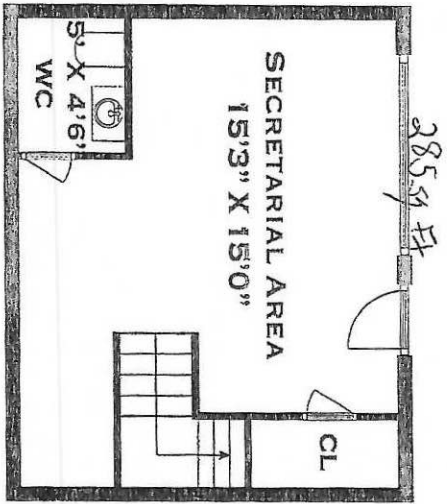


# 45-57 BELL BOULEVARD

## FIRST FLOOR

FIRST FLOOR AND SECOND FLOOR HAVE SIMILAR SQ. FT.



PRIME BELL BLVD. COMMERCIAL OFFICE SPACE FOR  
LEASE

45-57 BELL BLVD, BAYSIDE, NY 11361

TOTAL SPACE: AVAILABLE UP TO 4,800 SF. (2 FLOORS)

FLOOR SIZE: APPROX. 2,400 SQ FT EACH

\*\*\*Ideal space for: Medical, Insurance, Law Firm,  
Accounting or other Professional Use.

The entire 2 spaces can be rented together or  
individually. \*\*\*

LEASE TYPE: TRIPLE NET (NNN).

RENT: \$40 PER SQ FT.

PARKING INCLUDED.

ACCESSIBILITY: WALKING DISTANCE TO LIRR, AND  
CLOSE TO ALL HIGHWAYS, AND NORTHERN BLVD.

FOR INQUIRIES OR TO SCHEDULE A VIEWING,

PLEASE CONTACT: PETER ORISSES 718-578-8452