

31-75 23rd Street Astoria, Queens

CBRE



CBRE, Inc., as exclusive sublease agent, is pleased to offer the following prime space for sublease:

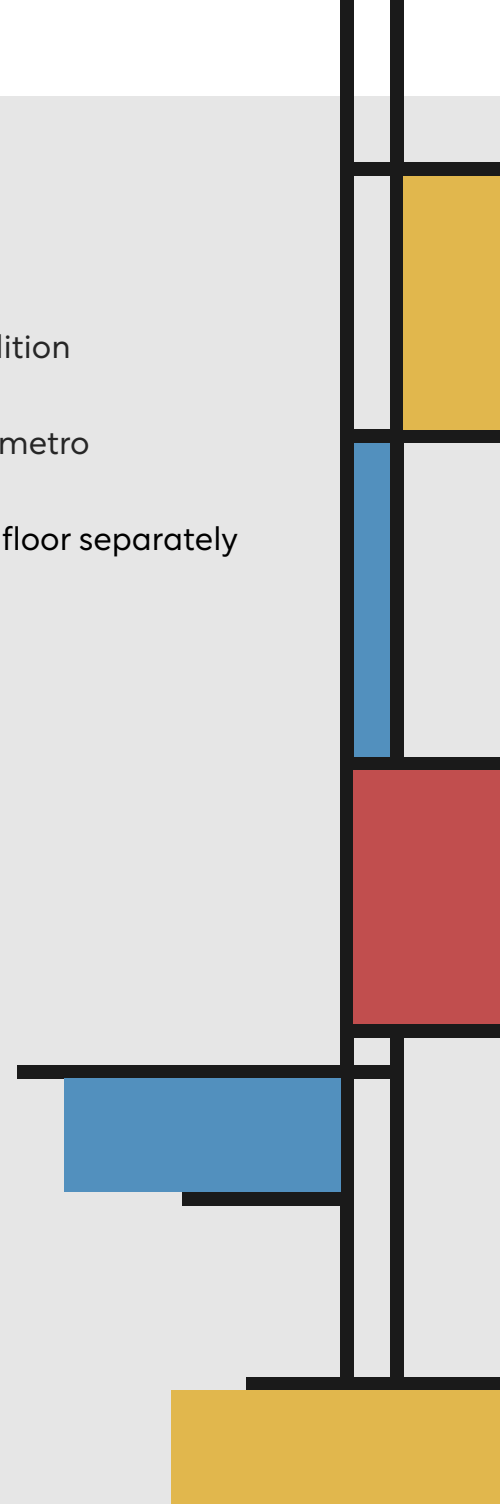
Second + Third Floors 25,284 RSF

Possession:
Immediate

Term:
12/31/2033

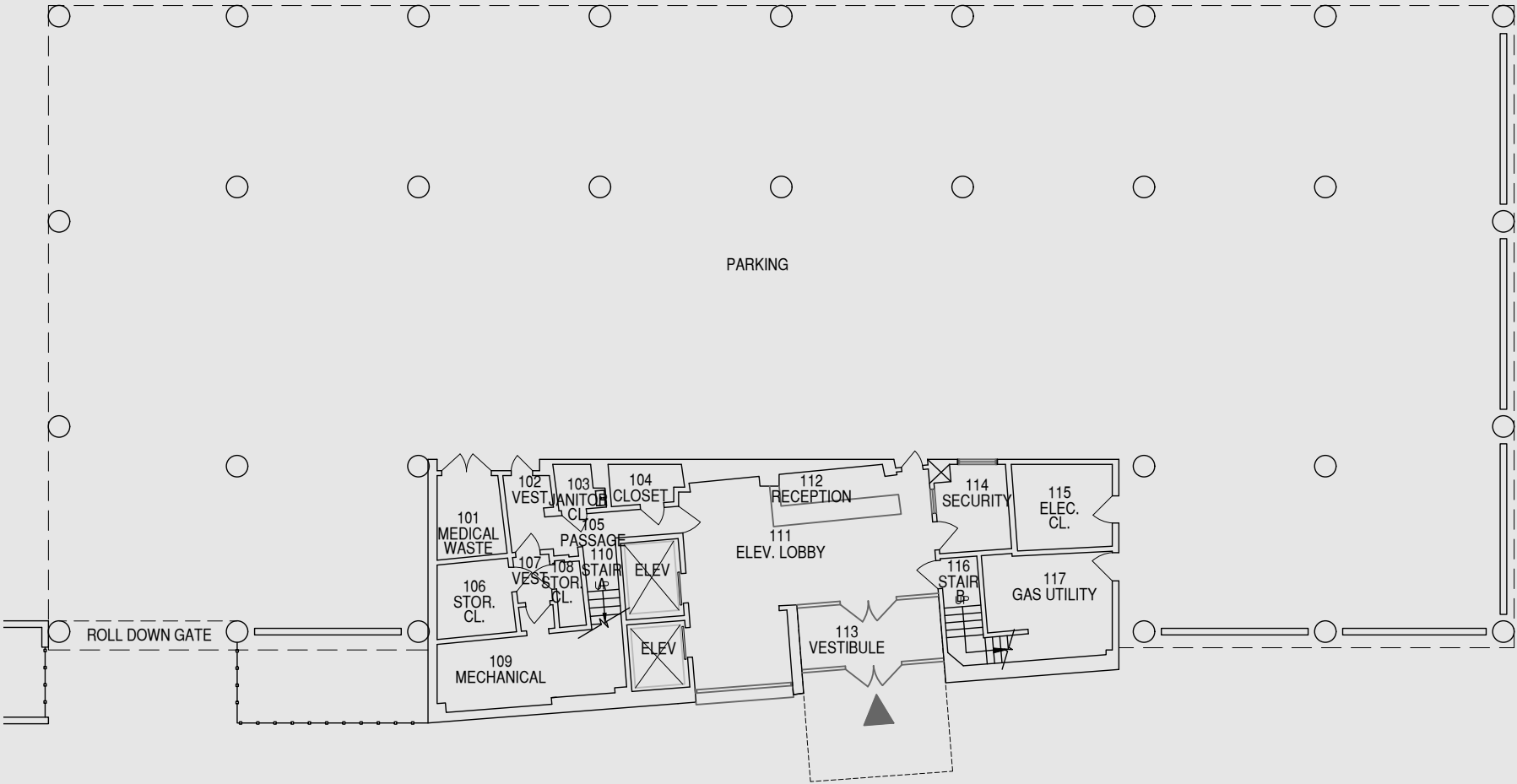
Comments:

- Ground Floor Entrance/Lobby
- Bright corner property in move-in condition
- Ample parking on property
- Walking distance to public transit and metro
- 12,642 sq. ft. per floor
- Sublandlord will consider renting each floor separately
- Furniture can be made available

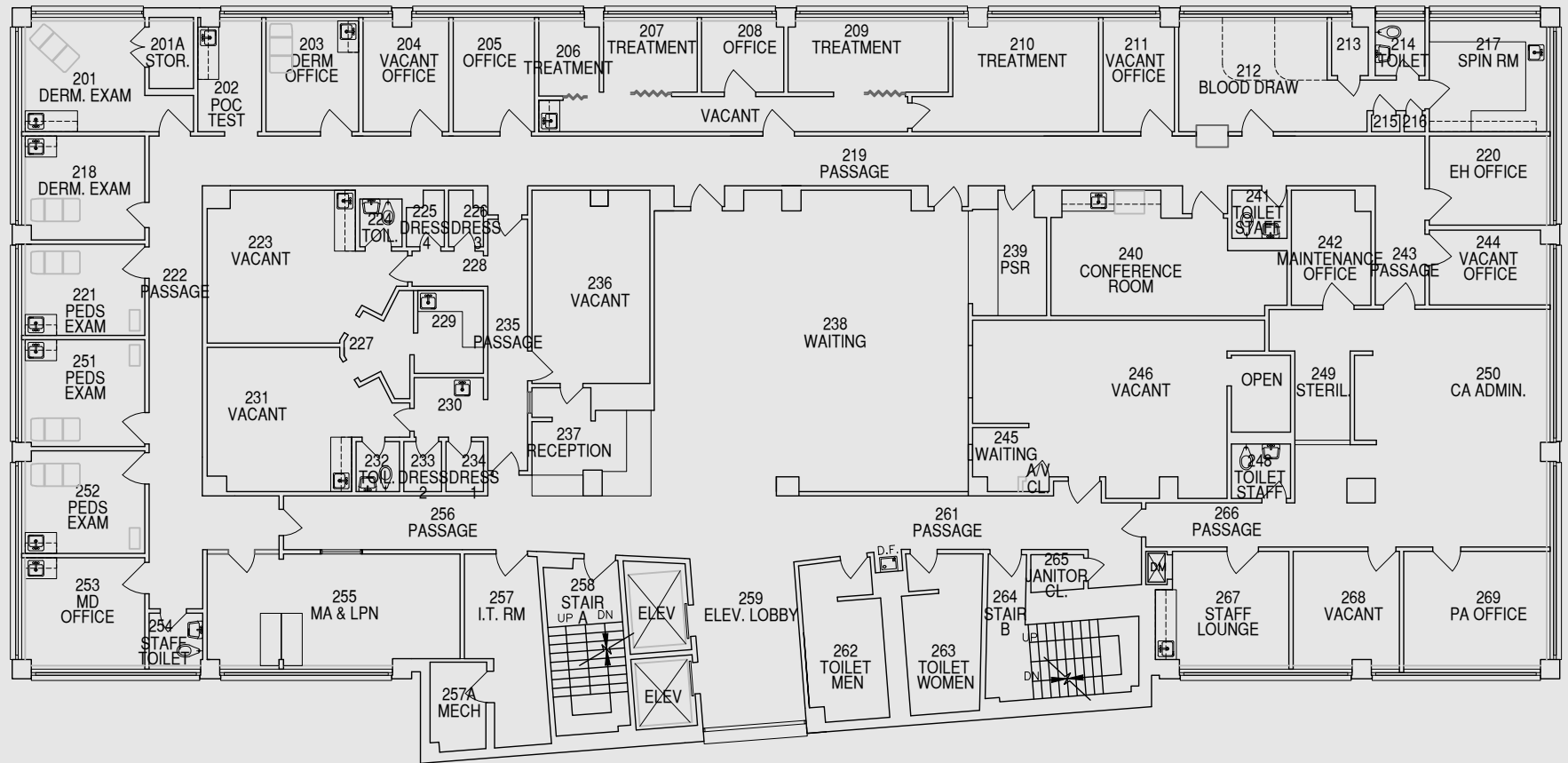




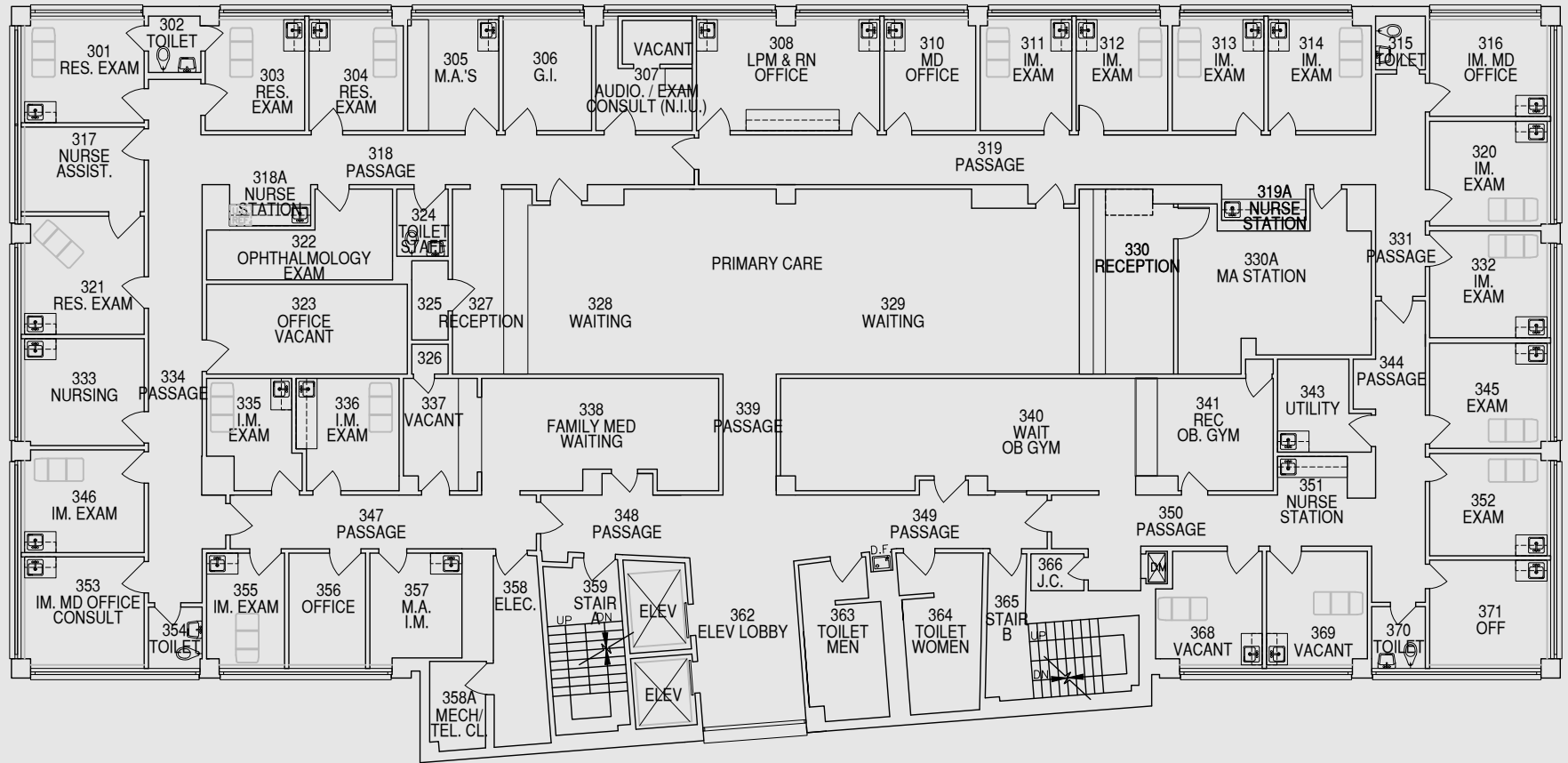
Ground Floor Lobby + Parking Garage



Second Floor: 12,642 SF



Third Floor: 12,642 SF

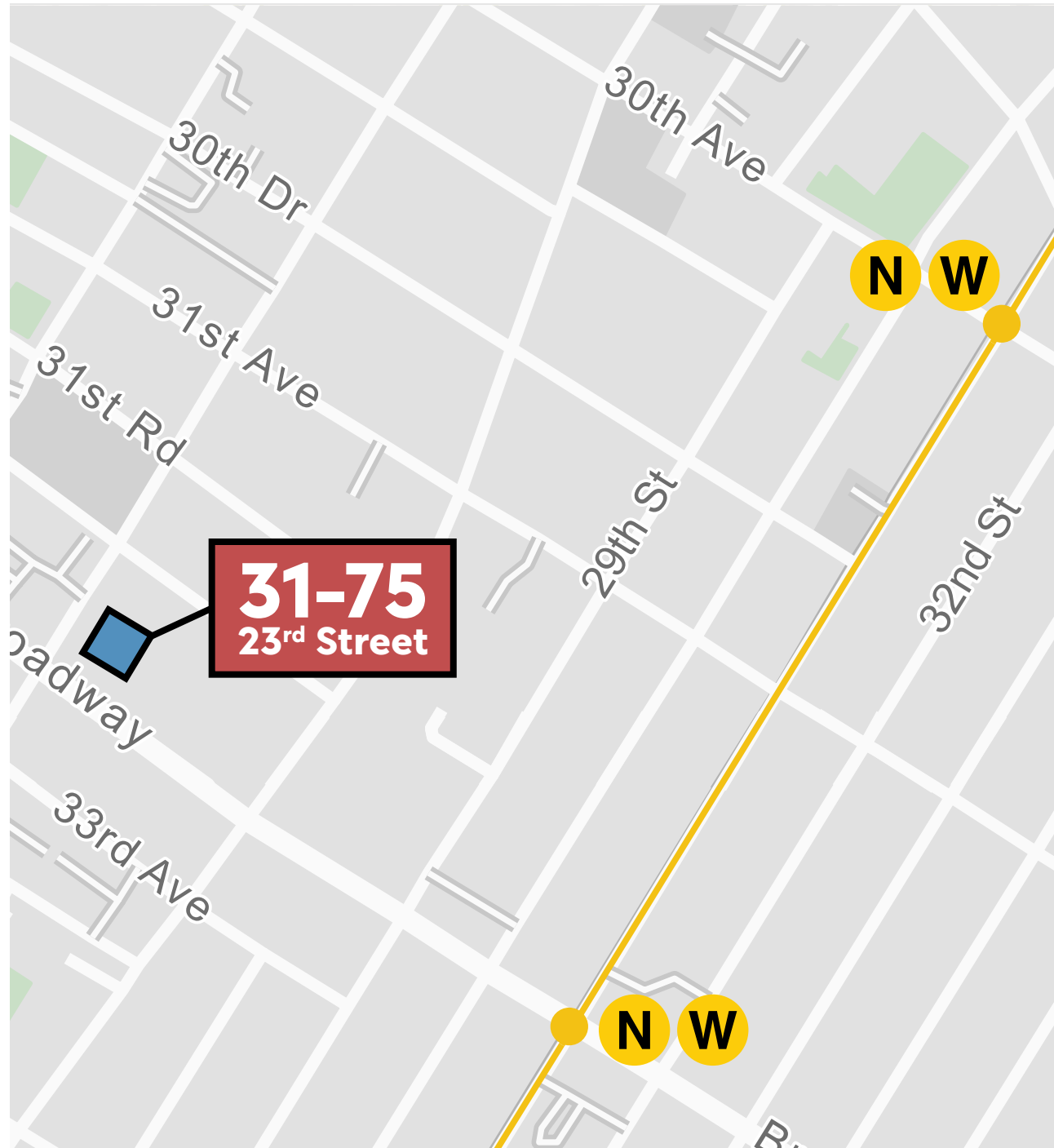


Excellent Accessibility to Public Transportation

Centrally positioned just 0.3 miles from the 30th Avenue N/W subway station and 0.6 miles from the Astoria Ferry Terminal, the property offers exceptional accessibility to Manhattan, Brooklyn and the greater Queens area.

A Vibrant Community

Astoria thrives on its strong community. This accessible and authentic neighborhood welcomes everyone, from longtime residents to newcomers. With easy access to Manhattan and a vibrant local scene, Astoria is the ideal destination for businesses seeking a thriving, deeply rooted community.





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