

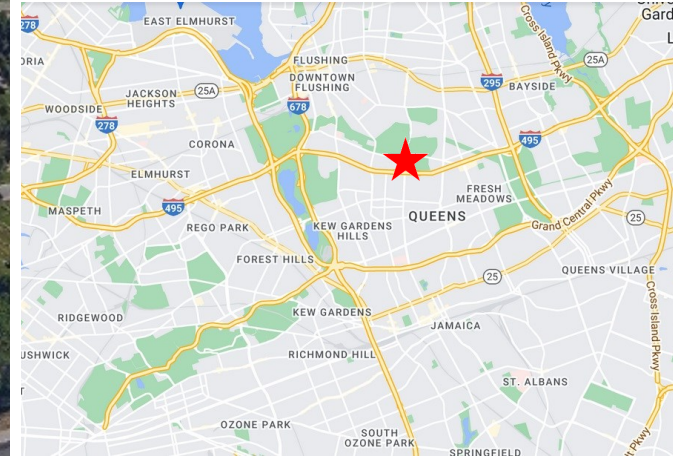
161-05 HORACE HARDING EXPY

FLUSHING, NEW YORK 11365



MODERN SPACES
Commercial + Investment Division

6,000 SQUARE FT NEWLY RENOVATED FLEX OFFICE SPACE FOR LEASE AT \$20 PSF



CONTACT

MICHAEL ELLIS

Licensed RE Salesperson

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MODERN SPACES COMMERCIAL + INVESTMENT DIVISION HAS BEEN EXCLUSIVELY RETAINED TO LEASE THIS 2ND FLOOR SPACE AT 161-05 HORACE HARDING EXPRESSWAY. THIS IS A HIGHLY DESIRABLE LOCATION WITH SIGNAGE VISIBLE FROM THE LONG ISLAND EXPRESSWAY. THE SPACE IS SUITABLE FOR MANY USES, INCLUDING BIO-TECH OR LAB SPACE, MEDICAL OR ATTORNEY'S OFFICES, AFTERSCHOOL PROGRAMS OR CLASSROOMS. THE POSSIBILITIES ARE ENDLESS. THIS SPACE COMES WITH A DEDICATED PRIVATE LOBBY ENTRANCE AND TENANT CONTROLLED ELEVATOR WITH 24/7 ADA ACCESS, PLUS A PRIVATE GARAGE FOR 3-4 CARS.

161-05 HORACE HARDING EXPY

FLUSHING, NEW YORK 11365



MODERNSPACES
Commercial + Investment Division

- Newly Renovated Upscale Professional Offices
- Immediate Occupancy
- Just off of Long Island Expressway
- Dedicated Private Lobby Entrance with Tenant Controlled Elevator and 24/7 ADA Access
- Private Parking Garage for 3-4 Cars with Private Elevator Access to Office Space
- Well Appointed Reception Area
- Tenant Controlled HVAC
- 24/7 Remotely Accessible Tenant Controlled Wi-Fi Video Security System Covering both Interior and Exterior Spaces
- Tenant Signage visible from Long Island Expressway
- Tenant has right to sublet individual office spaces
- Equipped with 4 Recently Remodeled Bathrooms
- Sprinkler System Throughout
- High Ceilings
- Bicycle Storage
- Easy Access to & from NYC & Long Island
- Near Multiple Bus Stops
- Corner Lot



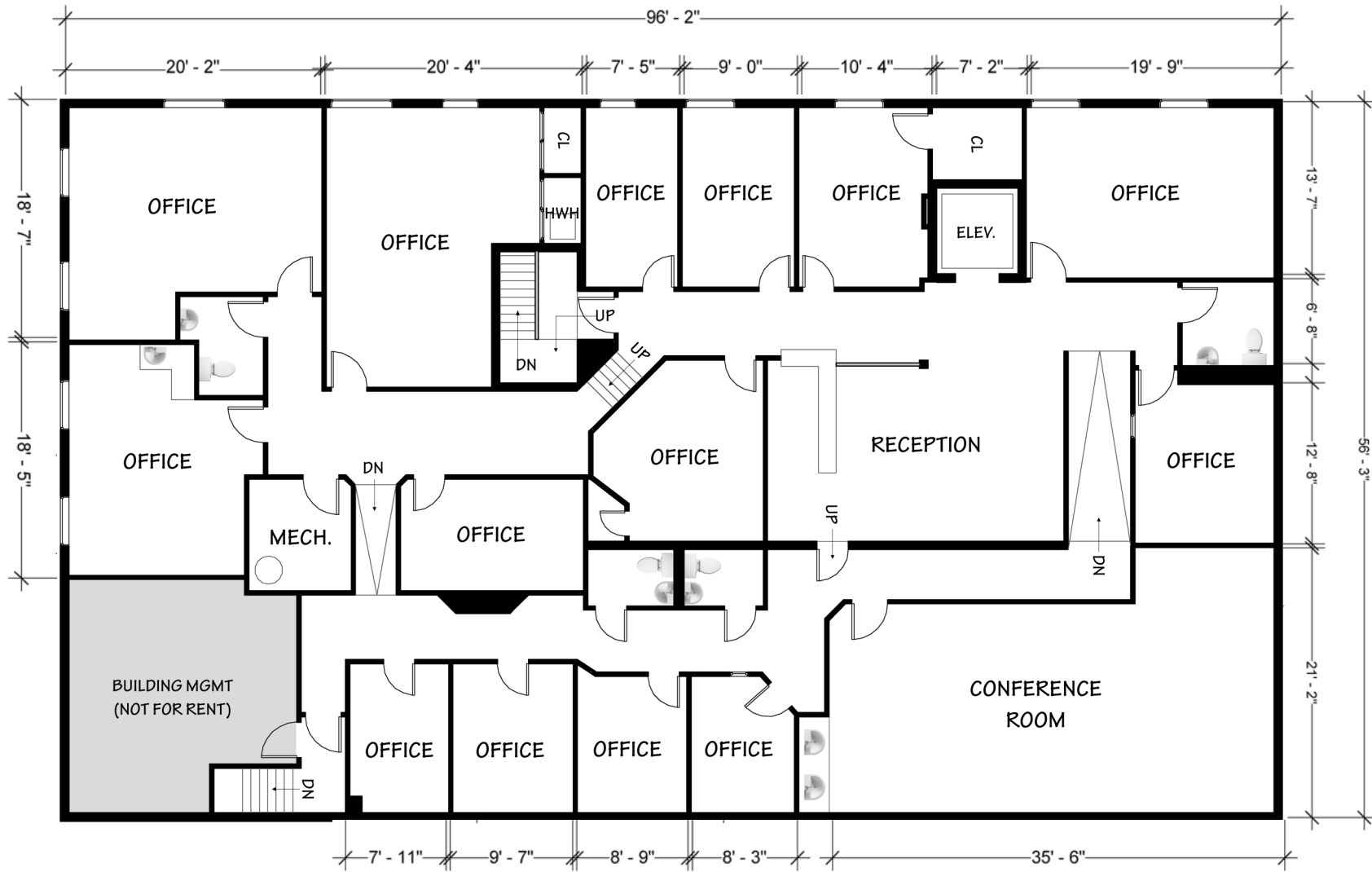
161-05 HORACE HARDING EXPY

FLUSHING, NEW YORK 11365



MODERNSPACES
Commercial + Investment Division

FLOOR PLAN



Measurements and Scale are Approximate

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MODERN SPACES

Commercial + Investment Division



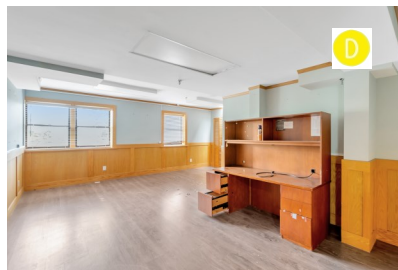
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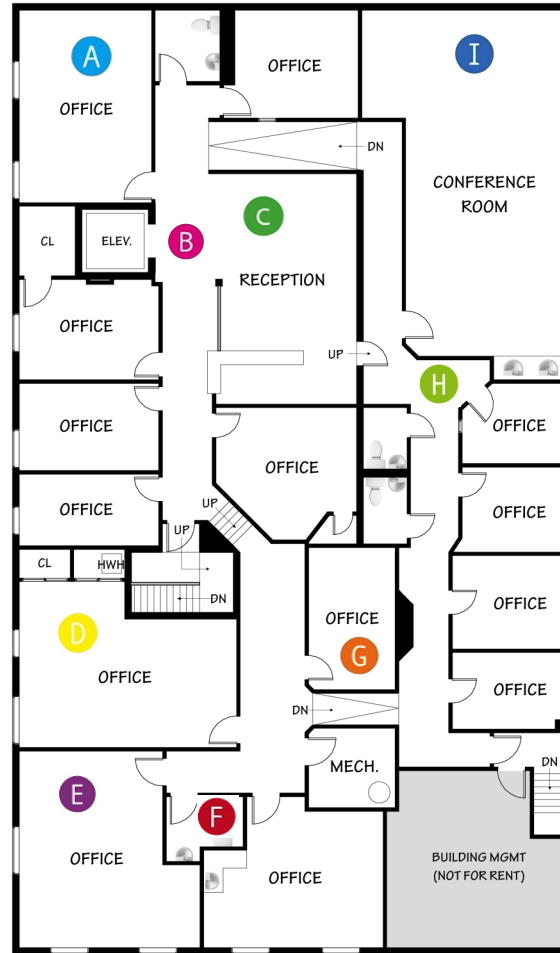
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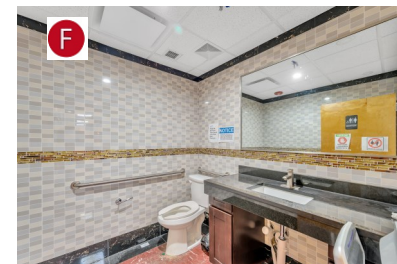
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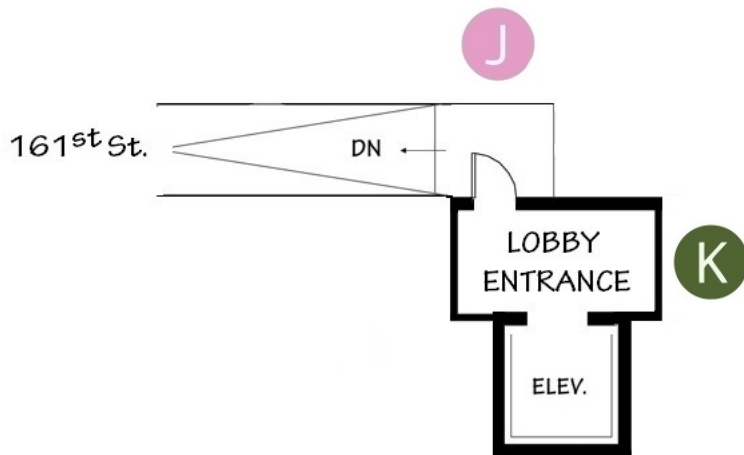
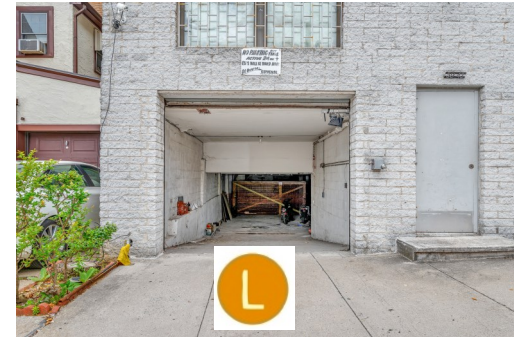
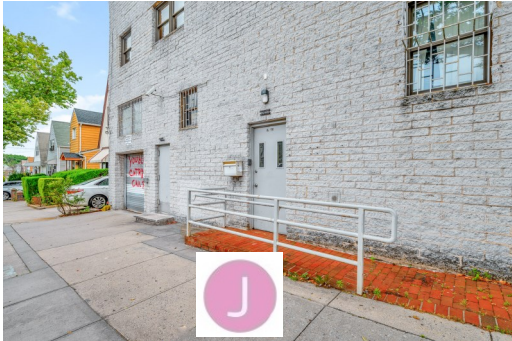


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FLUSHING, NEW YORK 11365



MODERNSPACES
Commercial + Investment Division





MODERNSPACES
Commercial + Investment Division

6,000 SQUARE FT. FLEX OFFICE SPACE AVAILABLE FOR LEASE \$10,000 PER MONTH

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENT:



MICHAEL ELLIS

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917-796-6516

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Celebrating it's 15th Anniversary, Modern Spaces is a full service Real Estate company involved in every aspect of the Real Estate process. This includes New Residential Development, Pre-Development Consulting, Market Analysis, and Selling Commercial, Industrial & Residential Properties. Since its founding in Long Island City, the firm now has over 100 agents. After having completed over \$6 Billion in sales, \$1 Billion of which have occurred in the past year alone, we continue to have our primary focus on Western Queens.

The Commercial + Investment Division of Modern Spaces was founded by Evan Daniel in 2014 with the goal of bringing nine prior years of investment sales experience to a Queens based firm with already dominant residential brokerage and new residential development operations. This division has since expanded to cover many areas across Queens in order to become neighborhood specialists and better service local property owners and clients.

MODERN SPACES LIC HQ
10-46TH AVENUE
LONG ISLAND CITY

MODERN SPACES VERNON
47-42 VERNON BOULEVARD
LONG ISLAND CITY

MODERN SPACES DITMARS
29-20 23RD AVENUE
ASTORIA

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. We strongly encourage you to do your own research and due diligence, including the measurement of the square footage of the space available for lease. ANY PROSPECTIVE LEESEE SHOULD CAREFULLY INDEPENDENTLY VERIFY ALL OF THE INFORMATION CONTAINED HEREIN.