



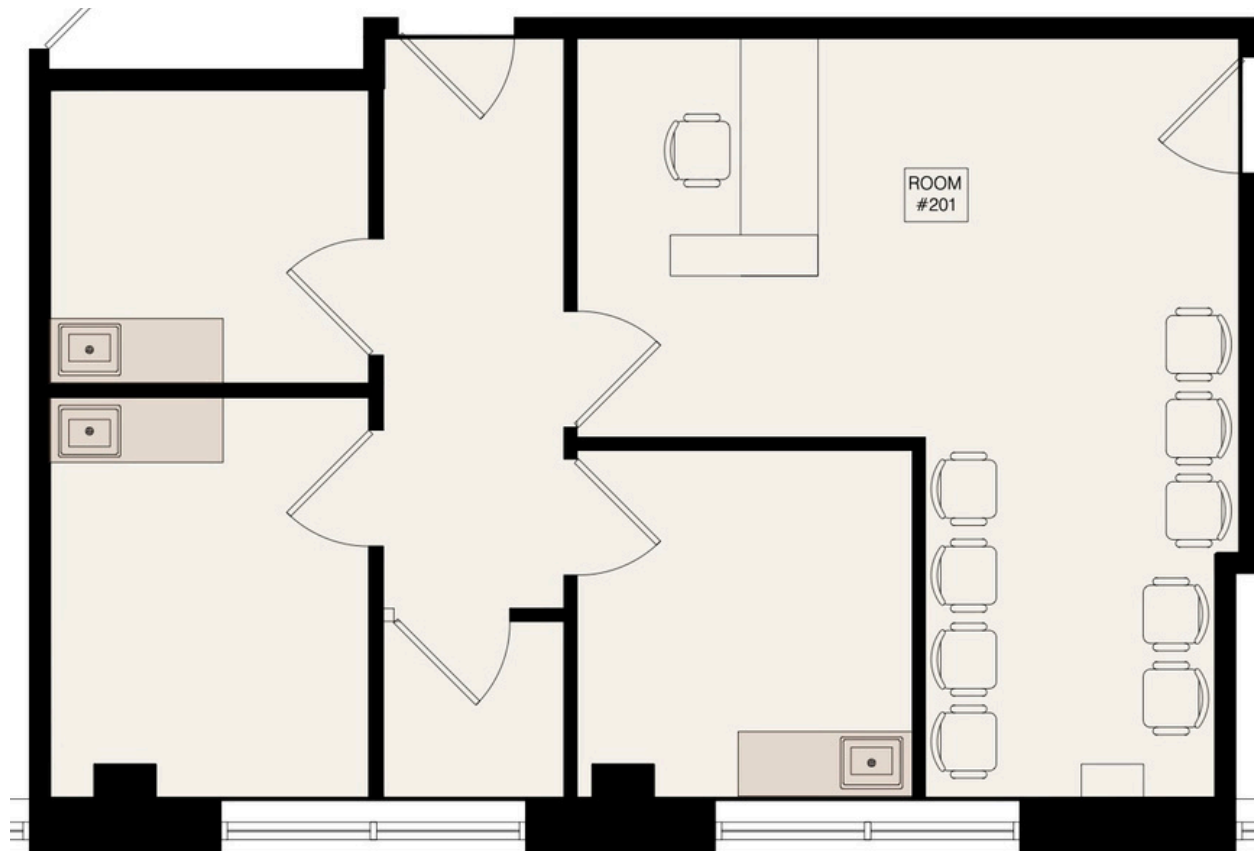
A&R PROPERTIES GROUP

ACQUISITIONS • DEVELOPMENT • LEASING • MANAGEMENT

# MEDICAL/OFFICE SPACE FOR LEASE

47-01 QUEENS BOULEVARD, SUNNYSIDE, NY 11104

Plumbing-ready | Built-to-suit | Across from 7 Train



## Suite 201

Use: Medical / Office

Availability: Immediate

• Test fit supports 3 exam rooms, reception, waiting area, and sinks

• Build-to-suit option available. • ADA-compliant bathrooms

• Two elevators • Electronic lobby directory

• **Direct access from Queens Blvd**

• **0.1 mi to 7 train | Close to LIE & Northern Blvd**

## Current Tenants

- Northwell • NY Presbyterian
- LabCorp • United Healthcare
- Confluent Health • Edward Jones

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All information is deemed reliable but not guaranteed. Subject to change without notice. Tenant to verify all details independently. All brokers protected.