

23-22 30TH AVENUE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



EXCLUSIVE OFFERING MEMORANDUM

23-22

30TH AVENUE

QUEENS

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EXECUTIVE SUMMARY



Lee & Associates NYC is pleased to exclusively present for sale the medical office building at 23-22 30th Avenue in Queens, New York (“The Property”). The Property spans approximately 9,537 square feet between 3 floors, one of which is a selling basement. ProHEALTH, part of Optum, currently occupies the ground and lower levels of The Property.

This offering provides investors an opportunity to acquire an asset with stable healthcare tenancy, as well as value-add upside through leasing the vacant space. The Property’s proximity to major healthcare essentials in the area lends itself well to attracting other medical office tenants.

PROPERTY HIGHLIGHTS

- Ideal medical office location with immediate proximity to Mount Sinai, Quest Diagnostics, and New York Center for Rehabilitation
- Strong in-place cash flow with value-add opportunities through leasing the remaining vacant space
- Future upside in capitalizing on unused air rights. Construction is permitted during occupancy per the tenant’s lease agreement.
- Two blocks west of the 30th Avenue subway station servicing the N and W trains



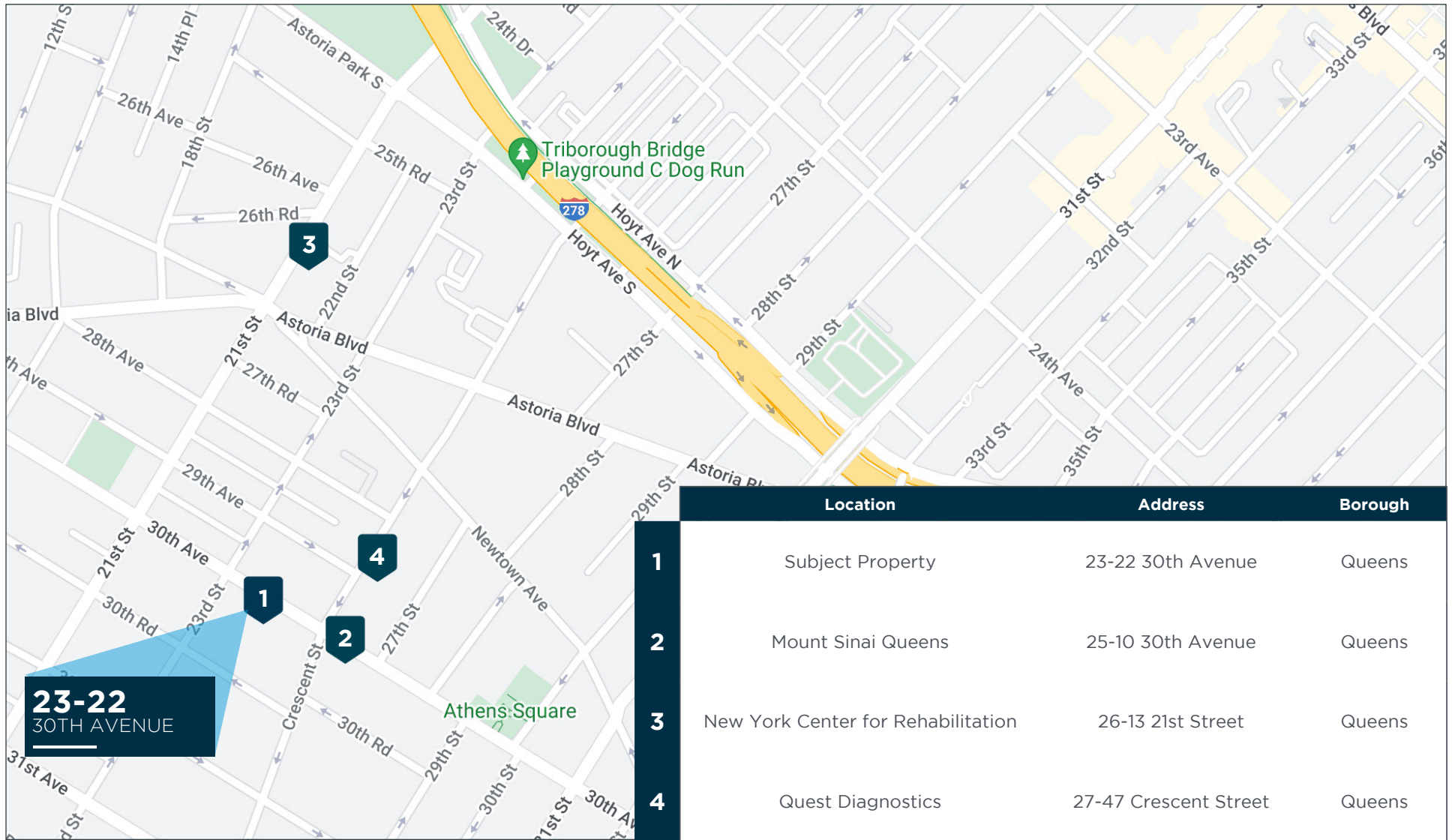
PROPERTY SUMMARY



Address	23-22 30th Avenue	
Location	Astoria, NY	
Block/Lot	572 - 35	
Lot Size	5,100 SF	
Lot Dimension	37.08' x 138.33'	
Gross Building SF	9,537 SF	
Zoning	R6A, R6B	
Max FAR	Residential	3.0
	Facility	3.0
Max ZFA	15,300	
Tax Class	4	
2021-2022 RE Taxes	\$65,675	



NEARBY HEALTHCARE LOCATIONS



CONFIDENTIAL OFFERING



This Offering Memorandum was prepared by Lee & Associates (“Broker”) solely for the use of prospective purchasers of the mixed-use building located at 23-22 30th Avenue, Queens NY (“The Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.

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