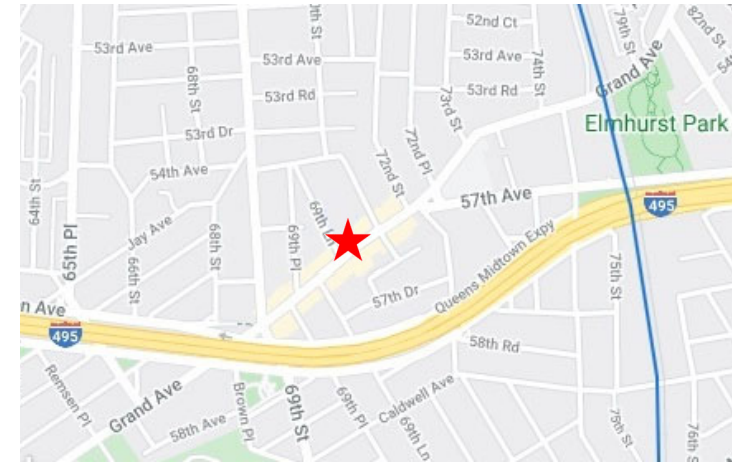


69-73 GRAND AVENUE
MASPETH, NEW YORK 11378



MODERN SPACES
Commercial + Investment Division

4,500 SQUARE FT. MEDICAL/COMMUNITY FACILITY/OFFICE SPACE FOR RENT



CONTACT

MICHAEL ELLIS

Neighborhood Specialist

Elmhurst + Maspeth

917-796-6516

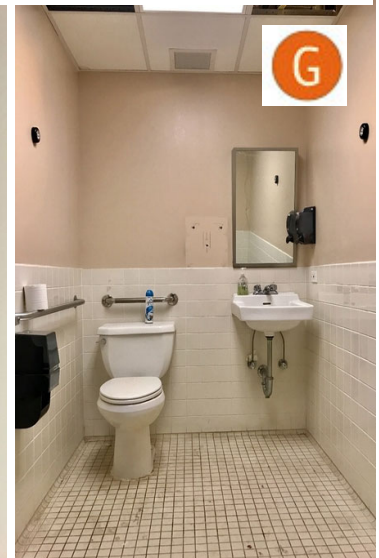
Michael.Ellis@ModernSpacesNYC.com

MODERN SPACES COMMERCIAL + INVESTMENT DIVISION HAS BEEN EXCLUSIVELY RETAINED TO LEASE THE OFFICE SPACE AT 69-73 GRAND AVENUE. LOCATED IN THE HEART OF THE MASPETH RETAIL CORRIDOR, THIS SPACE HAS FRONTAGE WITH STREET ACCESS ON BOTH GRAND AVE. AND 69TH LANE. AN EXCELLENT OPPORTUNITY FOR USE AS A MEDICAL OR COMMUNITY FACILITY, ALSO SUITABLE FOR PRIVATE OFFICES AND/OR A CO-WORKING SPACE.

69-73 GRAND AVENUE MASPETH, NEW YORK 11378



MODERNSPACES
Commercial + Investment Division





MODERN SPACES
Commercial + Investment Division

4,500 SQUARE FT. MEDICAL/COMMUNITY FACILITY/OFFICE SPACE FOR RENT \$6,000 PER MONTH

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENT:



MICHAEL ELLIS

Neighborhood Specialist

Elmhurst + Maspeth

917-796-6516

Michael.Ellis@ModernSpacesNYC.com

ELMHURST-MASPETHPROPERTIES.COM

Celebrating it's 12th 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 \$5.5 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 30TH AVENUE
36-16 30TH AVENUE
ASTORIA

MODERN SPACES DITMARS
79-20 23RD AVENUE
ASTORIA

MODERN SPACES BROOKLYN
135 KENT AVENUE
WILLIAMSBURG

MODERN SPACES CHELSEA
220 WEST 16TH STREET
MANHATTAN

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. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate.

THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.