

**EXCLUSIVE**

**AVAILABLE FOR LEASE: OFFICE | MEDICAL | FINANCIAL | RETAIL**

# 159-21 CROSS BAY BOULEVARD

HOWARD BEACH, NY 11414

**EXCELLENT EXPOSURE ON CROSS-BAY BLVD!**



## PROPERTY OVERVIEW:

- 2,500 SF GROUND FLOOR
- OFFICE AND/OR RETAIL
- 8,470 SF LOT
- ZONED C2-2

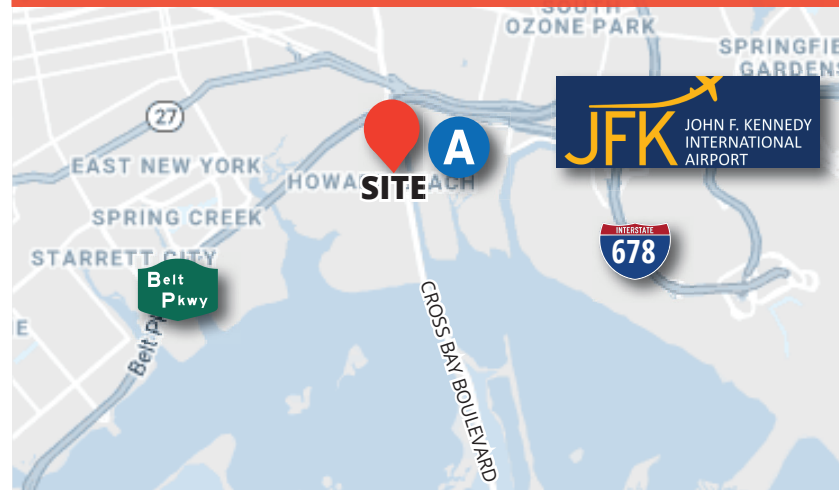
## FEATURES:

- OFFICE, MEDICAL, FINANCIAL, RETAIL
- EASY ACCESS TO MAJOR HIGHWAYS
- DIVISIBLE - OWNER WILL MODIFY TO SUIT
- TWO ENTRANCES
- DEDICATED PARKING
- ADA BATHROOM
- KITCHENETTE

## ACCESS:

- NEARBY HOWARD BEACH 
- MINUTES TO  
- 5 MINUTES FROM JFK INT'L AIRPORT!

**OVER 40 FEET OF FRONTAGE ON  
CROSS BAY BOULEVARD!**



**NEARBY RETAIL:** CVS, McDonald's, Burger King, KFC, Walgreens, Planet Fitness, Chipotle, TD Bank, Dunkin', EuropeanWax Center, Amazing Lash Studio, AT&T, GNC, Capital One Bank, Chase Bank, Starbucks, Limitless Fitness, and Many More...

## EXCLUSIVE AGENT

**EITAN HAKAMI**

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**INTERIOR OFFICE PHOTOS**



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