



THE MEDICAL OFFICES AT  
**41-12 77TH STREET**  
ELMHURST, QUEENS 11373

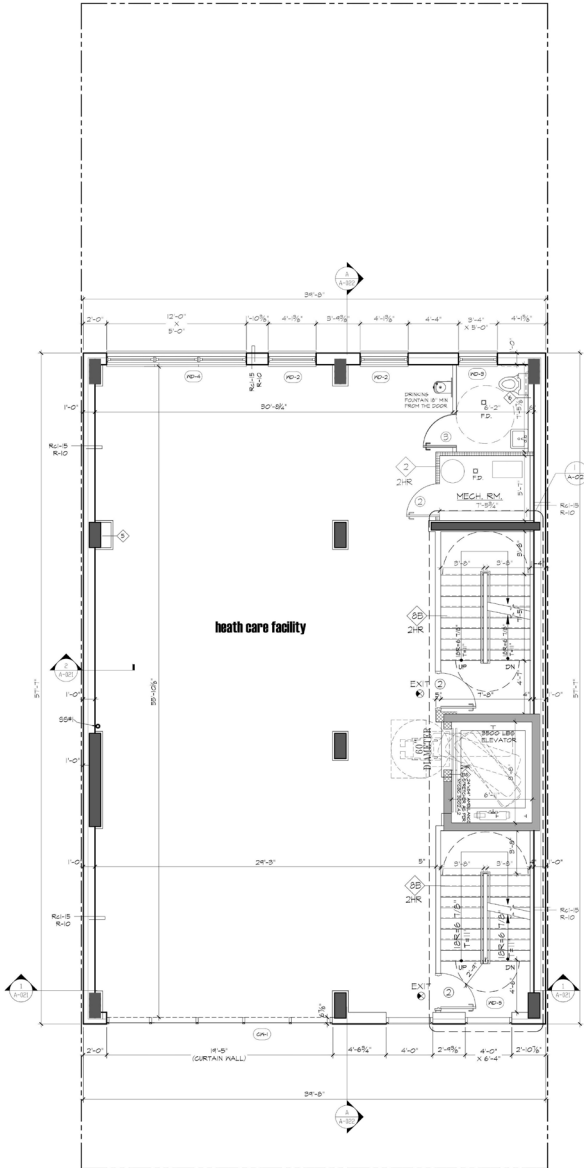
SPACE HIGHLIGHTS

SPACES		FLOORS 2-5
FLOORS 2-4	2,200 SF/Ea	<div>DESCRIPTION</div> <p>This newly constructed, high-end medical and office building offers 7,840 SF of flexible space, located directly across from Elmhurst Hospital. The entire building can be leased or subdivided by floor, with each level featuring its own metered gas, heating, and electric utilities. The property is ADA-compliant with an elevator and features floor-to-ceiling windows, a 480-volt utility system capable of supporting a wide range of medical machinery, and four on-site parking spaces. A 15-year ICAP tax abatement is in place. The location benefits from high foot traffic, and is situated near major subway lines (7, E, F, M, R), providing easy access for patients and staff.</p> <div>HIGHLIGHTS</div> <ul style="list-style-type: none"><li>Newly constructed, across from Elmhurst Hospital</li><li>Flexible space, lease entire or by floor</li><li>ADA-compliant with elevator and utilities</li><li>Open to all community facility and medical uses</li><li>Four parking spaces on-site</li><li>15-year ICAP tax abatement in place</li></ul>
TOP FLOOR	1,240 SF	
PROPERTY TYPE	Medical Office Building	
LOCATION	77TH St & Broadway	
BUILDING SIZE	11,945 SF	
FRONTAGE	40 FT	
CEILING HEIGHT	8.6 FT	
OCCUPANCY	Immediate	
ASKING PRICE	\$65/psf	

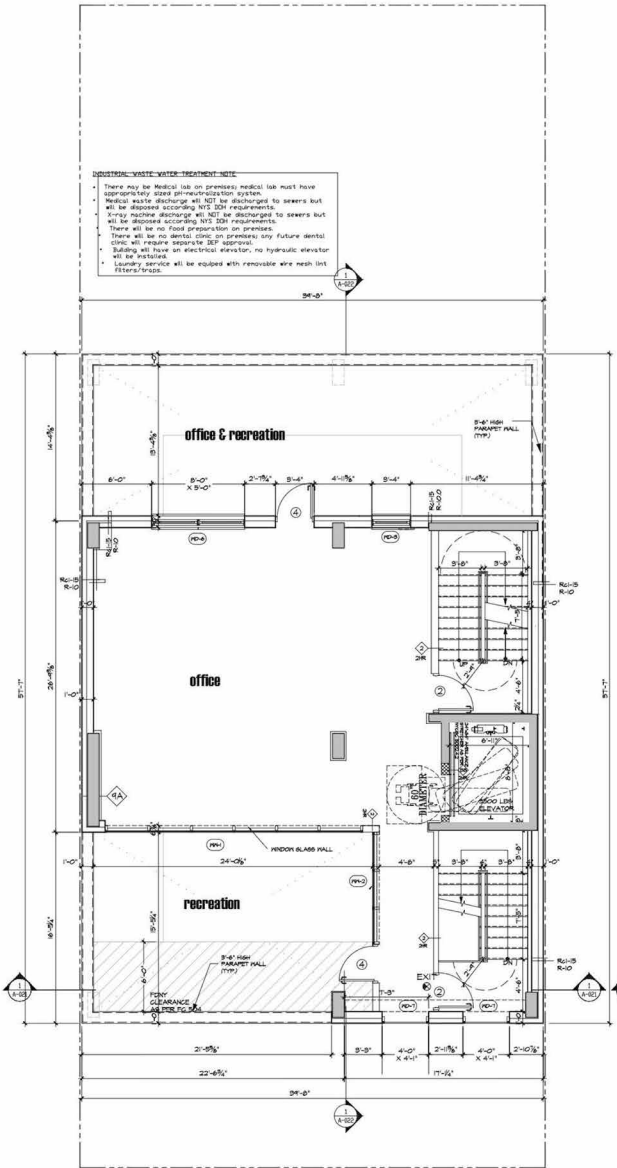
# ELMHURST QUEENS

## FLOORPLANS & DETAILS

41-12 77TH STREET



FLOORS 2-4



TOP FLOOR

# ELMHURST QUEENS

41-12 77TH STREET

## GALLERY



NEIGHBORHOOD DEMOGRAPHICS



219,323

POPULATION  
WITHIN 1-MILE  
RADIUS

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41.5 Yrs

AVERAGE  
POPULATION  
AGE

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-1.2%

POPULATION  
GROWTH  
SINCE 2020

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\$84,853

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

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6,440

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

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\$1.8bn

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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# ELMHURST QUEENS

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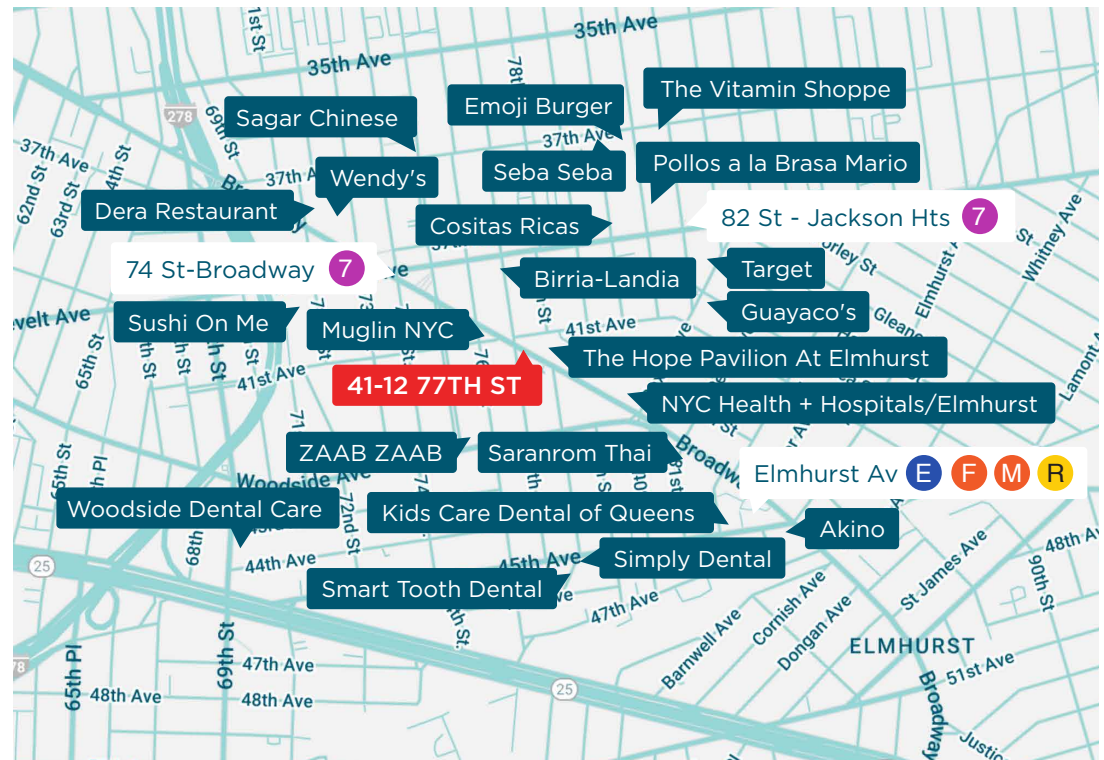
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

The Hope Pavilion At Elmhurst  
Muglin NYC  
Sagar Chinese  
Birria-Landia  
Cositas Ricas  
Dera Restaurant  
Sushi On Me  
ZAAB ZAAB  
Guayaco's  
Seba Seba  
Emoji Burger  
Akino  
Target  
Wendy's  
Simply Dental  
Smart Tooth Dental  
Kids Care Dental of Queens  
NYC Health + Hospitals/Elmhurst  
Saranrom Thai  
The Vitamin Shoppe  
Woodside Dental Care  
Pollos a la Brasa Mario

### TRANSPORTATION

4 min walk to Roosevelt Avenue-74 Street (0.2 mi) 7 E F M R  
7 min walk to 82 Street-Jackson Heights (0.4 mi) 3 7  
9 min walk to 69 Street (0.5 mi) 3 7  
9 min walk to Elmhurst Avenue (0.5 mi) E M R  
11 min drive to 65 Street (0.6 mi) E M R





## CONTACT

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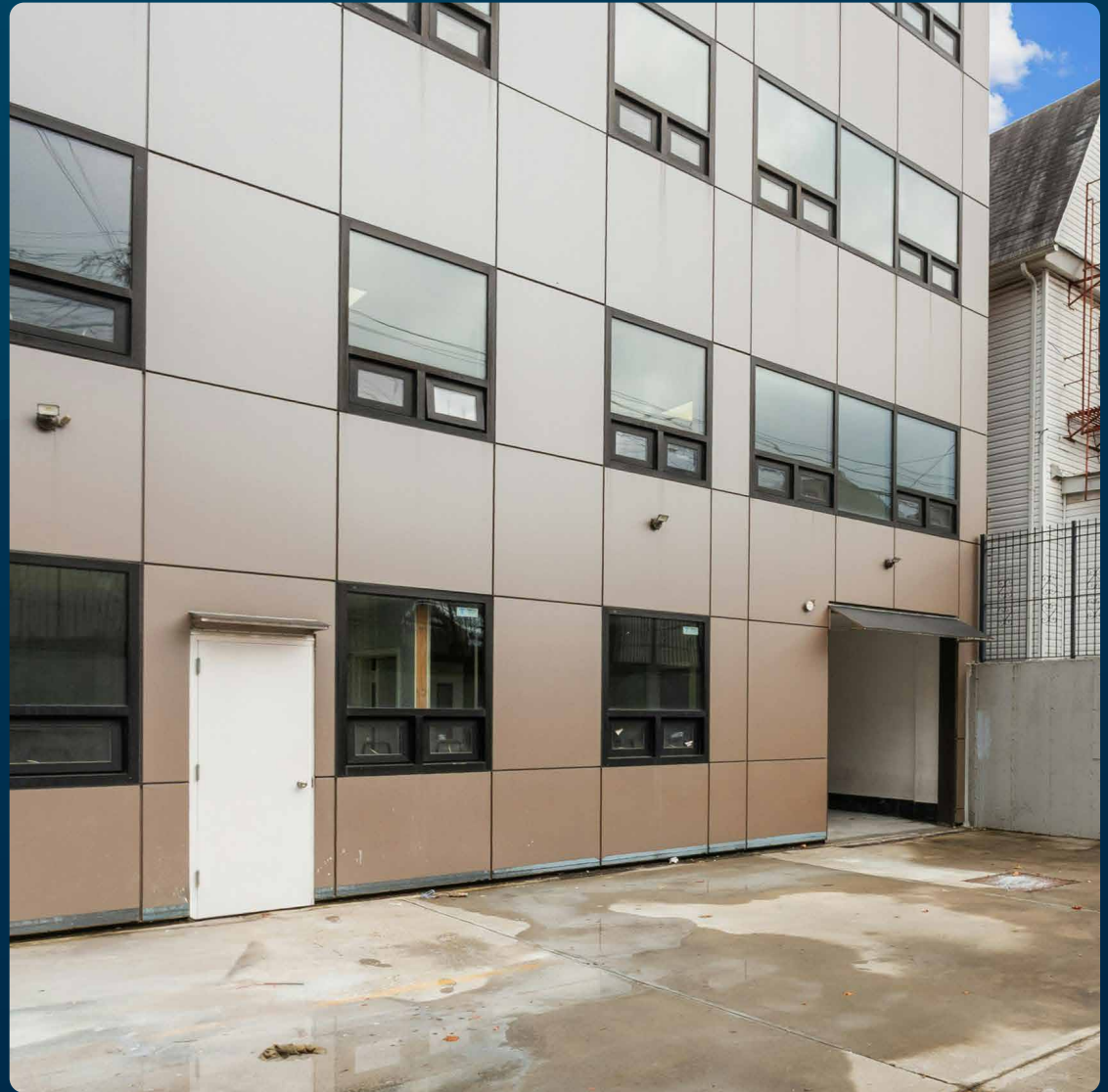
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