

COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

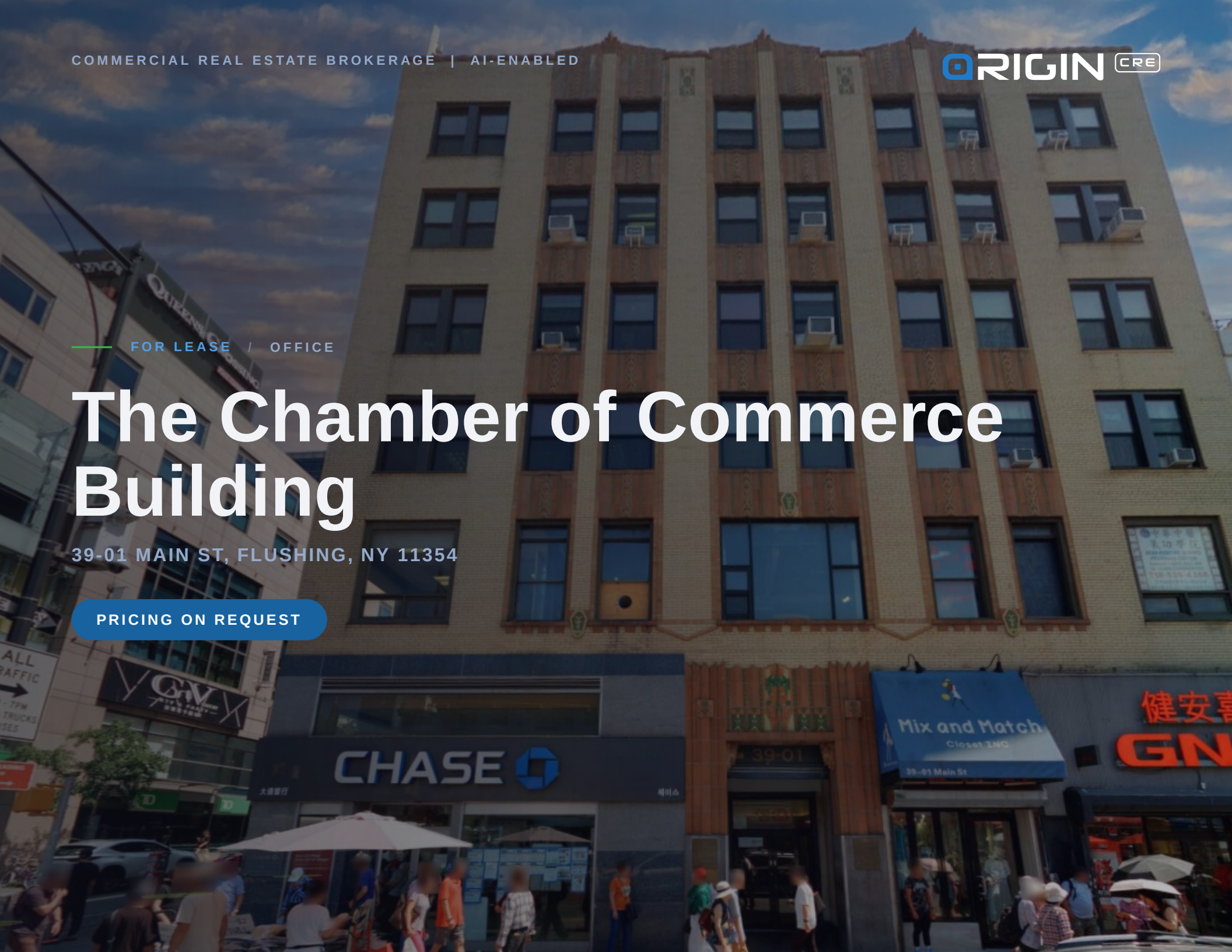
ORIGIN CRE

FOR LEASE | OFFICE

The Chamber of Commerce Building

39-01 MAIN ST, FLUSHING, NY 11354

PRICING ON REQUEST



THE OPPORTUNITY

Room 301

1,079 USF · OFFICE

- 01** Corner of Main Street and 39th Avenue in Downtown Flushing
- 02** Six story office building over a ground floor retail base
- 03** Lobby, elevators and common area restrooms upgraded in 2019
- 04** Flushing-Main St 7 train 0.04 mi; LIRR Flushing Main Street 0.15 mi
- 05** Building management cleans and handles repairs



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION
Room 301	3	1,079 USF	On request, modified gross	Immediate

ADDITIONAL RENT

RE taxes	Pro Rata percentage of full tax bill
----------	--------------------------------------

LEASE TERMS

Escalations	3% per annum
-------------	--------------

Security deposit	Subject to review of tenant's financials.
------------------	---

Guaranty	Subject to review of tenant's financials.
----------	---

PREMISES OVERVIEW

The space

HVAC

Central heating and air conditioning.

SPRINKLERS

Sprinklered

PARKING

No on-site parking or loading.

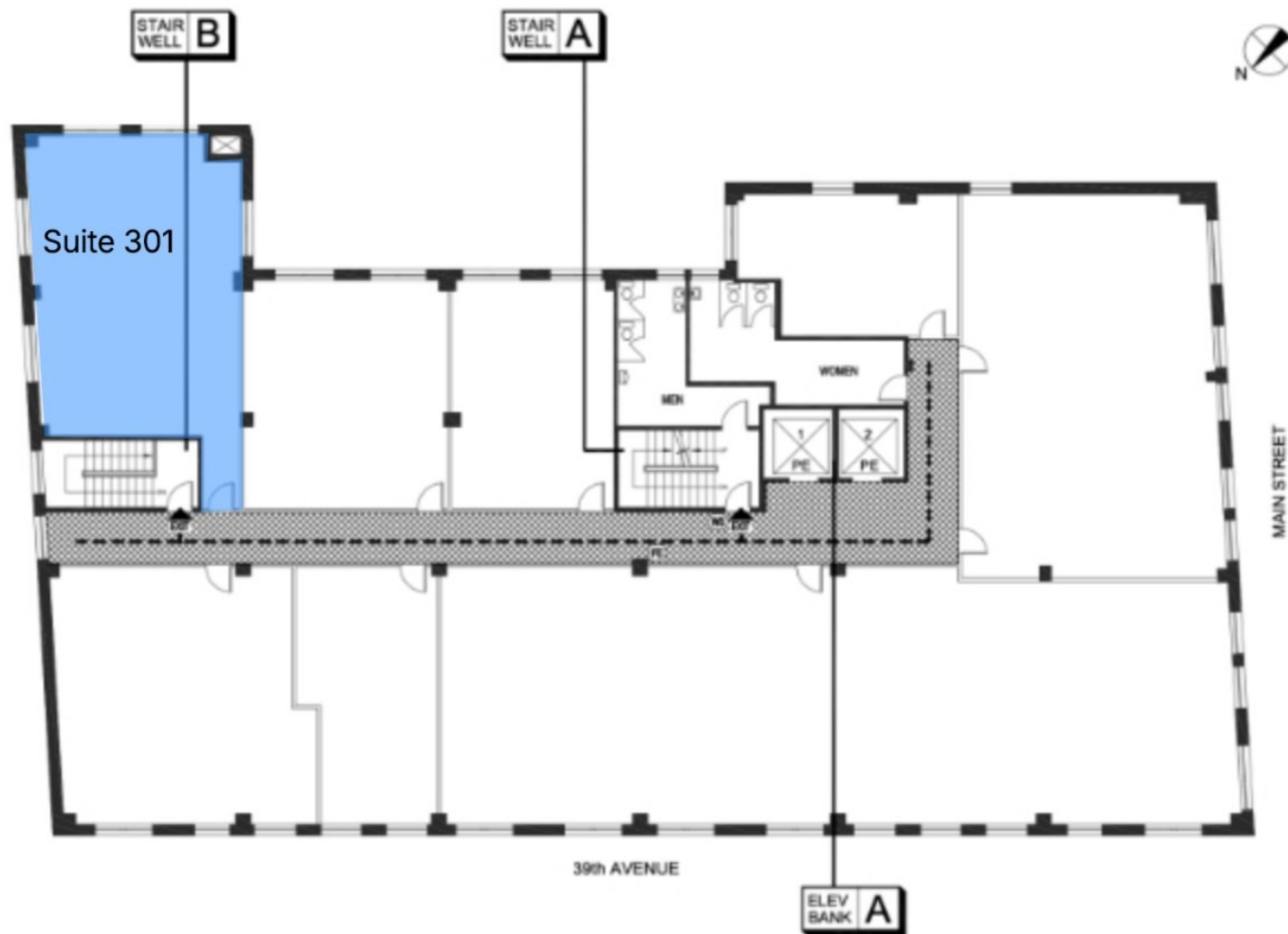
DIVISIBLE

No

FLOOR PLAN

Floor plan

DIMENSIONS APPROXIMATE, TENANT TO VERIFY



PHOTOGRAPHS

The space



THE SETTING

The building

ADDRESS

39-01 Main St, Flushing, NY 11354. Block 4980, Lot 5

BLOCK

4980

LOT

5

BUILDING CLASS

Office With Comm - 1 to 6 Stories (O5)

GROSS BUILDING AREA

63,261 SF

YEAR BUILT

1931

ZONING

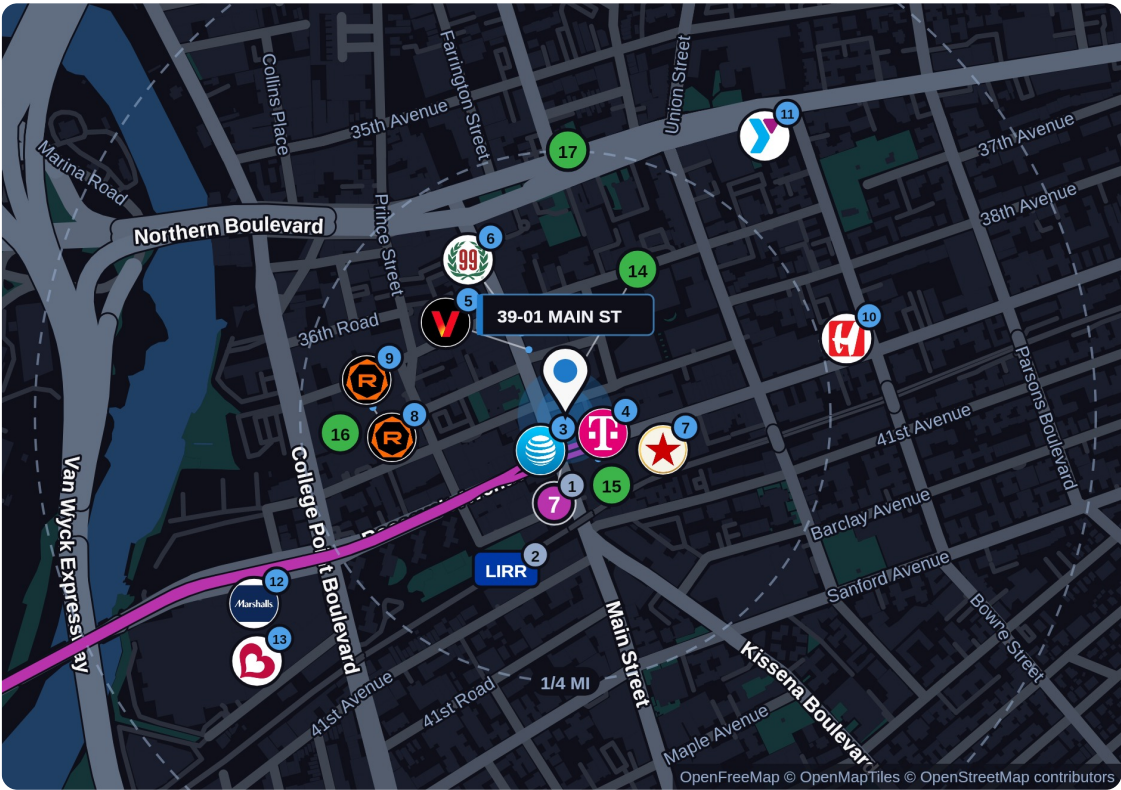
C4-3

LOT FRONTAGE

69 ft on the street, 125 ft deep



The block



STRAIGHT-LINE DISTANCES

39-01 Main St

TRANSIT

- 1

Flushing-Main St Subway
7 accessible, 45,509 riders a weekday

1 min walk
- 2

LIRR

Flushing Main Street LIRR, Port Washington
accessible

7 min walk

NEARBY BUSINESSES

- 3

AT&T

AT&T Retail

0.03 mi
- 4

T-Mobile

T-Mobile Retail

0.05 mi
- 5

V

Verizon Retail

0.07 mi
- 6

99

99 Ranch Market Supermarket

0.09 mi
- 7

*

Macy's Department store

0.1 mi
- 8

R

Regal Tangram Cinema

0.2 mi
- 9

R

Regal Cinemas Cinema

0.2 mi
- 10

H

H Mart Supermarket

0.3 mi
- 11

Y

Flushing YMCA Fitness

0.3 mi
- 12

Marshalls

Marshalls Department store

0.4 mi
- 13

B

Burlington Department store

0.4 mi

LANDMARKS

- 14

Queens Crossing

Shopping center

0.05 mi
- 15

New World Mall

Shopping center

0.07 mi
- 16

Tangram

Shopping center

0.2 mi
- 17

Flushing Town Hall

Attraction

0.3 mi

FLUSHING, QUEENS

Around the block

103,932

PEOPLE WITHIN 1 MILE

59,342

WORKERS WITHIN 1 MILE

699,255

PEOPLE WITHIN 3 MILES

35,320

PEOPLE WITHIN 1/2 MILE

NEIGHBORS

Starbucks, Paris Baguette, TD Bank, Dunkin', SPC, Chase Bank, Citibank, Bank of America, New World Mall, Flushing-Main St (7), Flushing-Main St (LIRR)

BANK BRANCHES, 1/2-MILE RADIUS

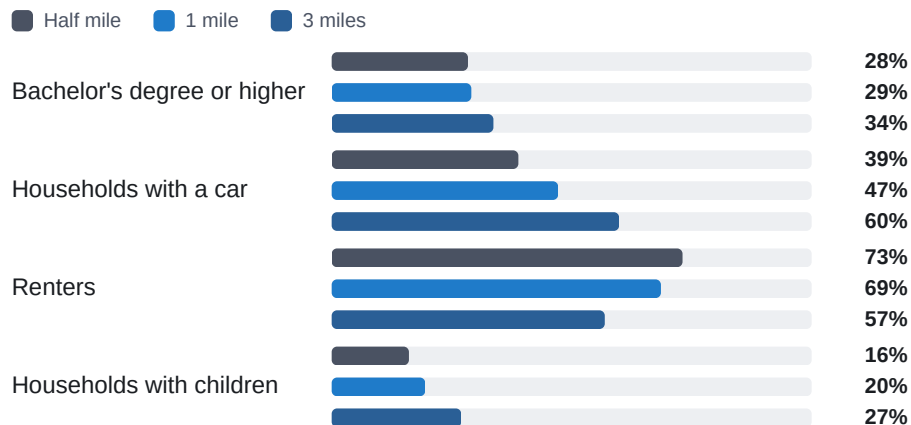
32 bank branches within half a mile

FLUSHING, QUEENS

The people

	HALF MILE	1 MILE	3 MILES
Population	35,320	103,932	699,255
Households	15,295	42,650	254,608
Workers by day	31,084	59,342	228,117
Median household income	\$55,053	\$54,827	\$79,913
Median age	48	48	42

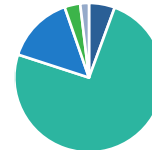
WHO LIVES HERE



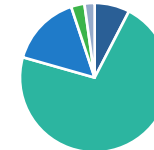
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP

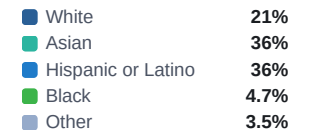
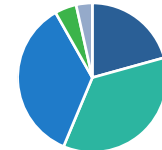
Half mile



1 mile

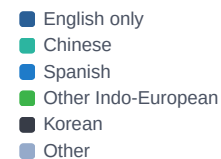
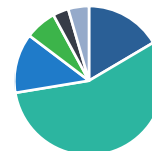


3 miles

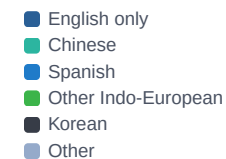
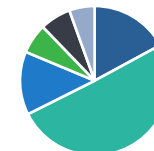


LANGUAGE AT HOME

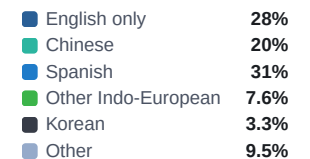
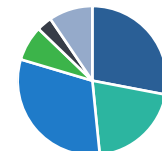
Half mile



1 mile



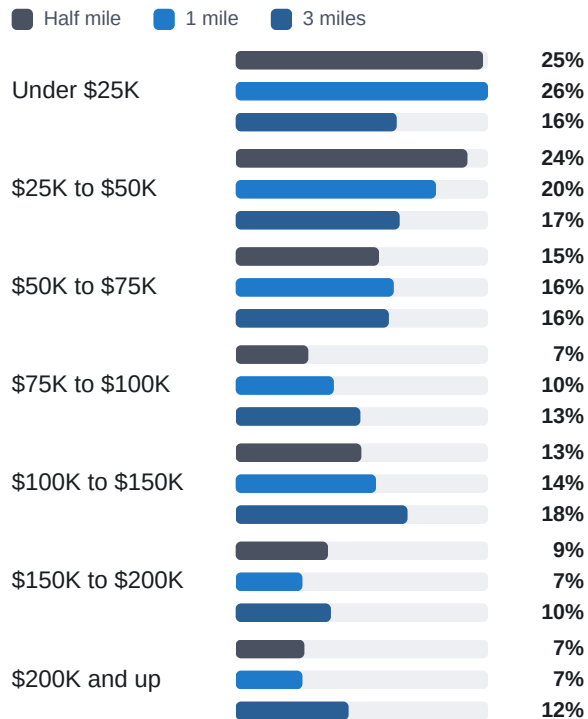
3 miles



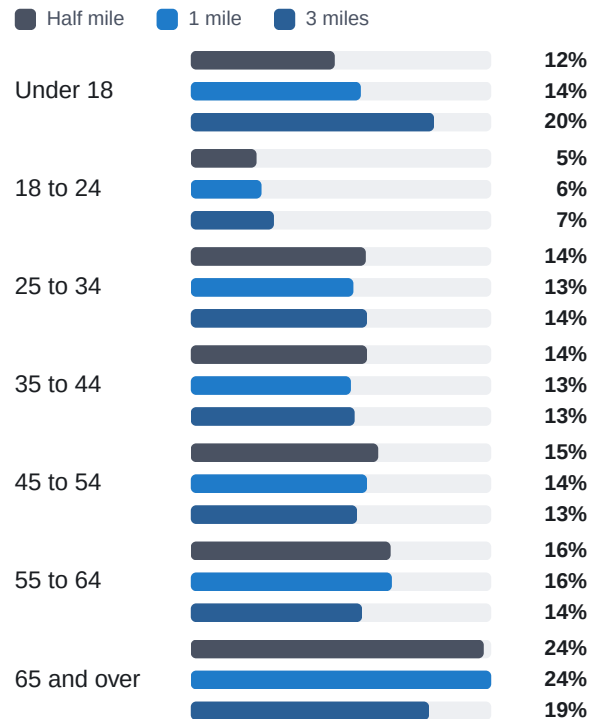
FLUSHING, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



1 mile



3 miles



Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO



PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/39-01-main-st-room-301-tv9y



COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

OFFICE

Origin CRE is a trade name of Project Queens LLC, Licensed Real Estate Broker.

28-07 Jackson Ave, Suite 09-131

Long Island City, NY 11101

inquiry@origincre.ai

(917) 661-8061

origincre.ai

Something to add or correct? Tell us: [Suggestions](#)

DISCLAIMER

This brochure is a summary of the premises and the leasing opportunity. Information herein is from sources deemed reliable but is not guaranteed and has not been independently verified by Origin CRE or the landlord; sizes are approximate. Prospective tenants and their advisors should confirm all information themselves. The landlord may change the terms or withdraw the space at any time, and any lease is subject to the landlord's approval and a signed lease agreement.