



**EXCLUSIVE LISTING**









**PINNACLE REALTY**  
OF NEW YORK, LLC

**64-25 Central Ave  
Ridgewood, NY 11385**

**For Lease**

**Brand New 24,000 SF Two-Story Building Divisible to 12,000 Sq. Ft.  
Ideal for Office – Medical – Flex – Coworking – School**

Sq. Ft.	Types	Ceiling	Zoning	Parcel ID
 12,000/24,000	 Office, Flex  Retail	 20'-12'	 M1-1	 Block 3641 <hr/>  Lot 18

**For More Information About This Property Contact Agents**

**Aaron Ben-Shoshan**  
**Associate Broker**  
aben@pinnacleereny.com  
718-371-6373

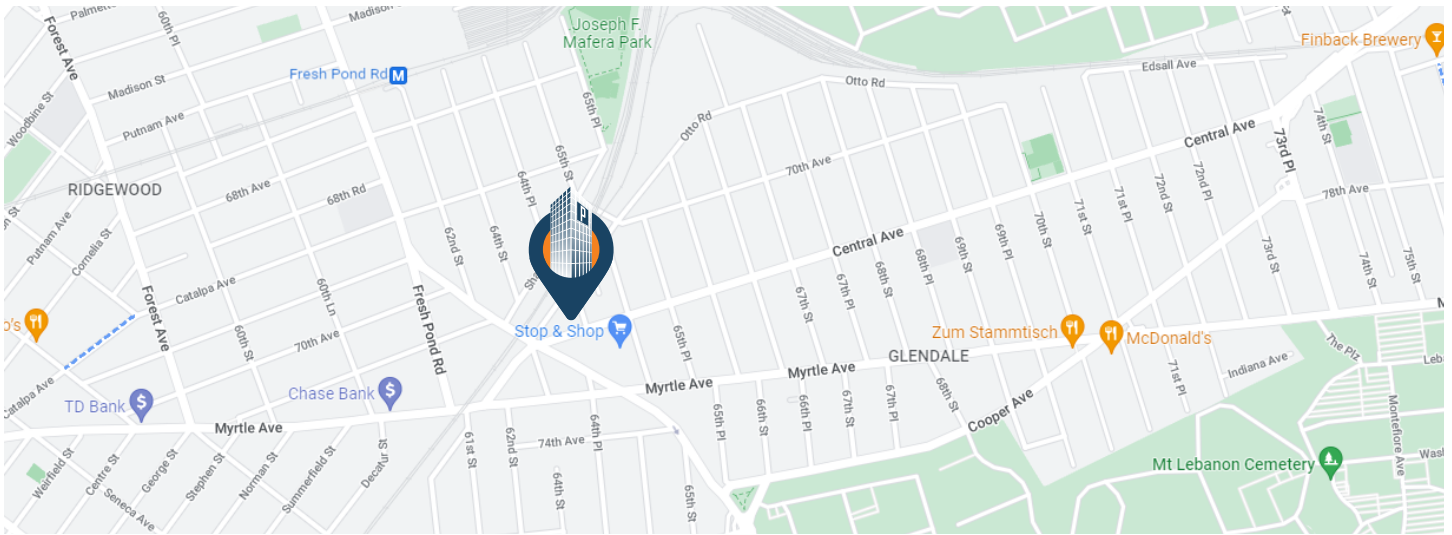
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**Associate Broker**  
hgalosher@pinnacleereny.com  
718-371-6372



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

pinnacleereny.com



## Features

- ✓ Ground Floor 12,000 Sq. Ft. 20' ceiling
- ✓ 2<sup>nd</sup> floor 12,000 Sq. Ft. 12' ceiling
- ✓ Central HVAC
- ✓ Glass windows on 3 sides
- ✓ Kitchen area
- ✓ Passenger elevator
- ✓ Indoor parking
- ✓ Ton of sunlight
- ✓ R/E Tax \$72,141

## Transportation



B20, B13: Fresh Pond Rd /70 Av  
 Q55: Myrtle Av/Cypress Hills St  
 QM24, QM25, QM34: Myrtle Av/  
 Fresh Pond Rd



Fresh Pond Rd

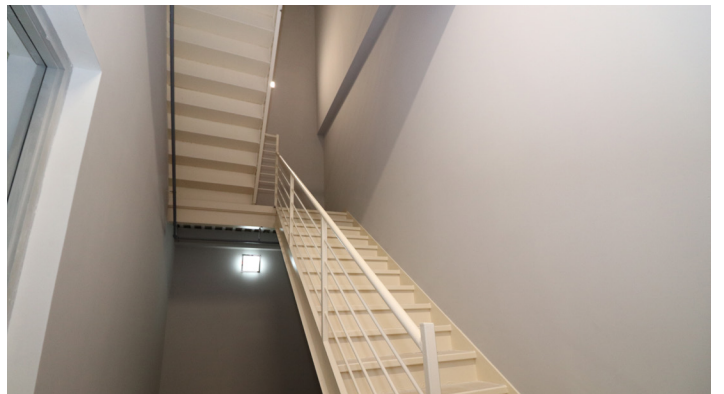


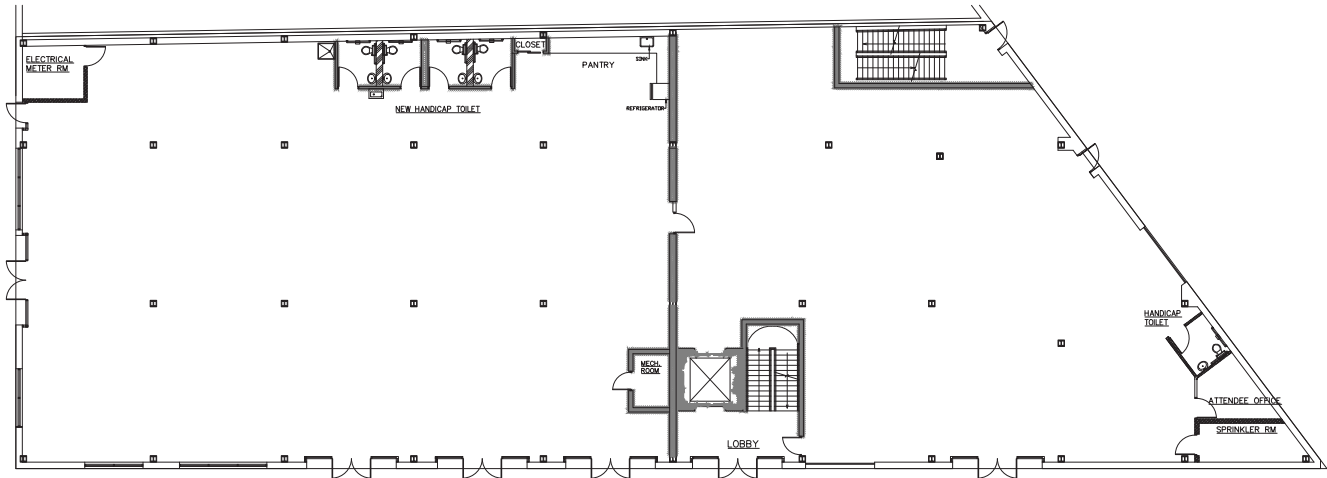
Long Island Expy (495)  
 Central Ave  
 Jackie Robinson Pkwy



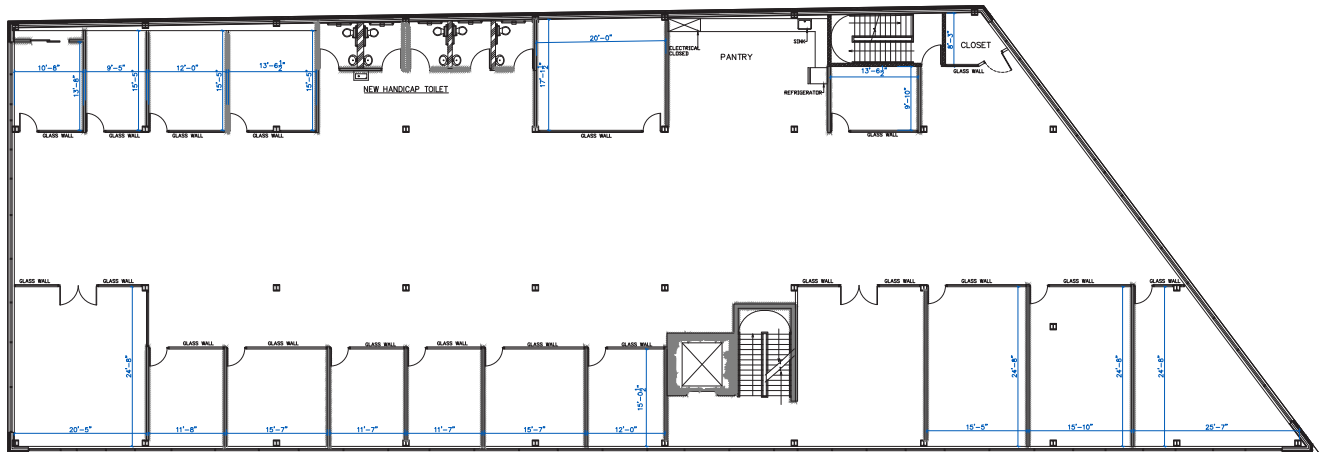
See More Online  
 64-25 Central Ave  
 Ridgewood, NY 11385







1st FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"