



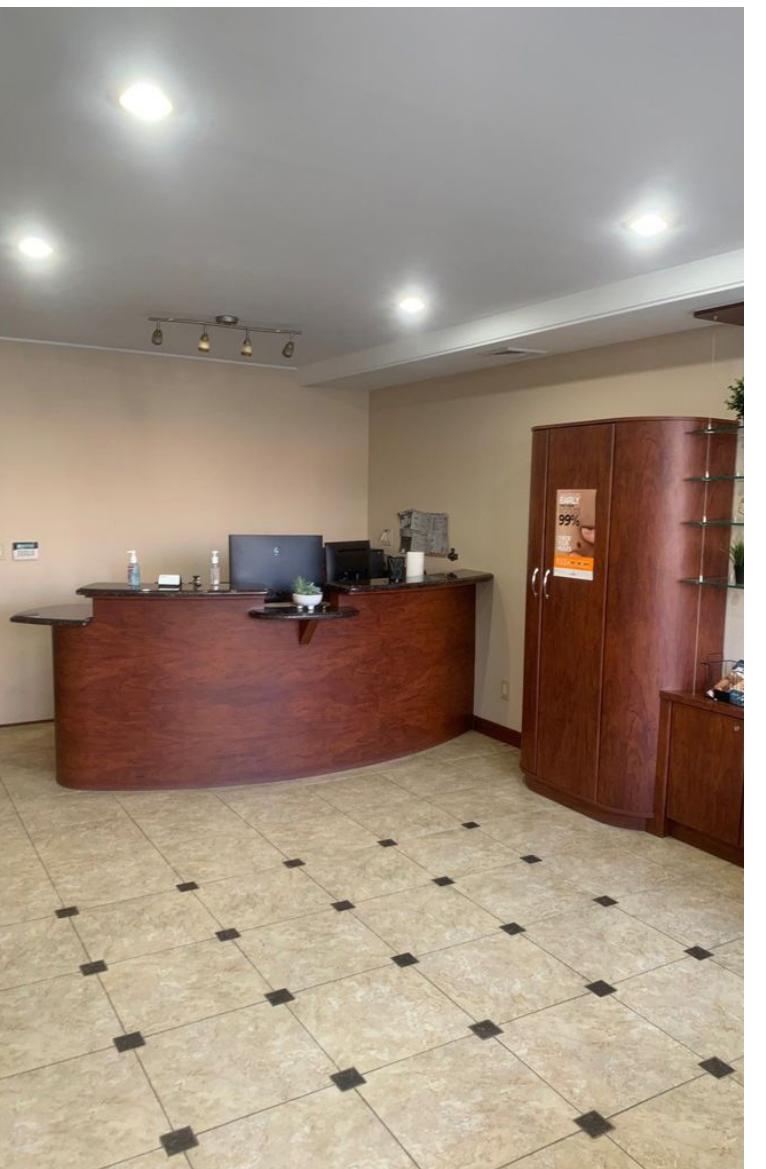
1,500 sf Whitestone Medical Office For Lease

150-26 14th Avenue, Whitestone, Queens



PROPERTY INFORMATION

EXISTING MEDICAL OFFICE FOR LEASE 150-26 14TH AVENUE, WHITESTONE



This exceptional 1,500 SF ground-floor commercial space offers a rare “plug-and-play” opportunity in the heart of Whitestone’s bustling 14th Avenue commercial corridor.

Formerly occupied by a medical practice, the unit is already built out with a functional layout that includes a welcoming reception/waiting area, multiple private exam rooms with plumbing in place, a dedicated administrative office, and ADA-compliant restrooms. The space features excellent street frontage and high visibility in a neighborhood known for its strong demographics and foot traffic. Perfectly suited for urgent care, dental, physical therapy, or specialty medical use, the flexible floor plan also easily transitions for general professional office or retail applications.

Heat and air conditioning, as well as 2 dedicated parking spaces, are included in the rent at no extra charge. Additional parking can be found in a municipal lot on 14th Avenue. Lower level space can also potentially be made available, if needed.

Located just minutes from the Whitestone Expressway and Cross Island Parkway, and serviced by multiple bus lines, this property ensures effortless accessibility for both patients and staff.

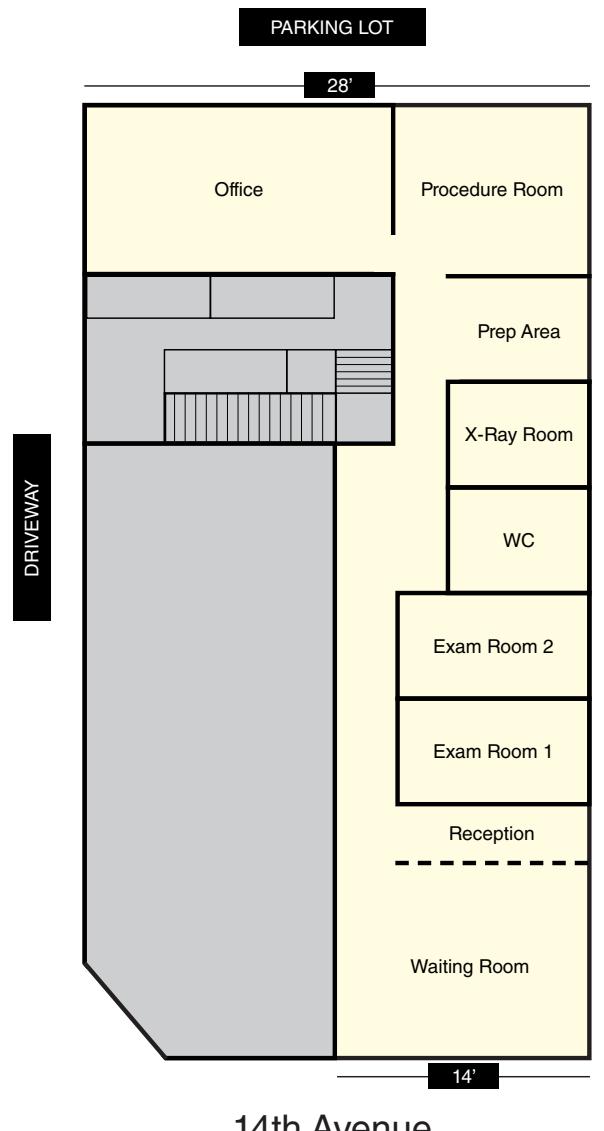
- Turnkey Medical Build-out:** Existing plumbing in exam rooms saves tens of thousands in renovation costs.
- High Visibility:** Prominent signage potential on a high-traffic avenue.
- Accessibility:** Easy access to major highways (I-678, Cross Island Pkwy) and public transit (Q15, Q15A).
- Versatile Uses:** Ideal for medical, dental, wellness, or professional services (law, accounting, insurance).

For More Information or To Schedule
A Tour, Contact Exclusive Agent:

Greg Kehl | 718-729-7474 x143 | 516-395-6793 Cell | GKehl@DYRealty.com

PHOTOS & FLOOR PLAN

EXISTING MEDICAL OFFICE FOR LEASE
150-26 14TH AVENUE, WHITESTONE

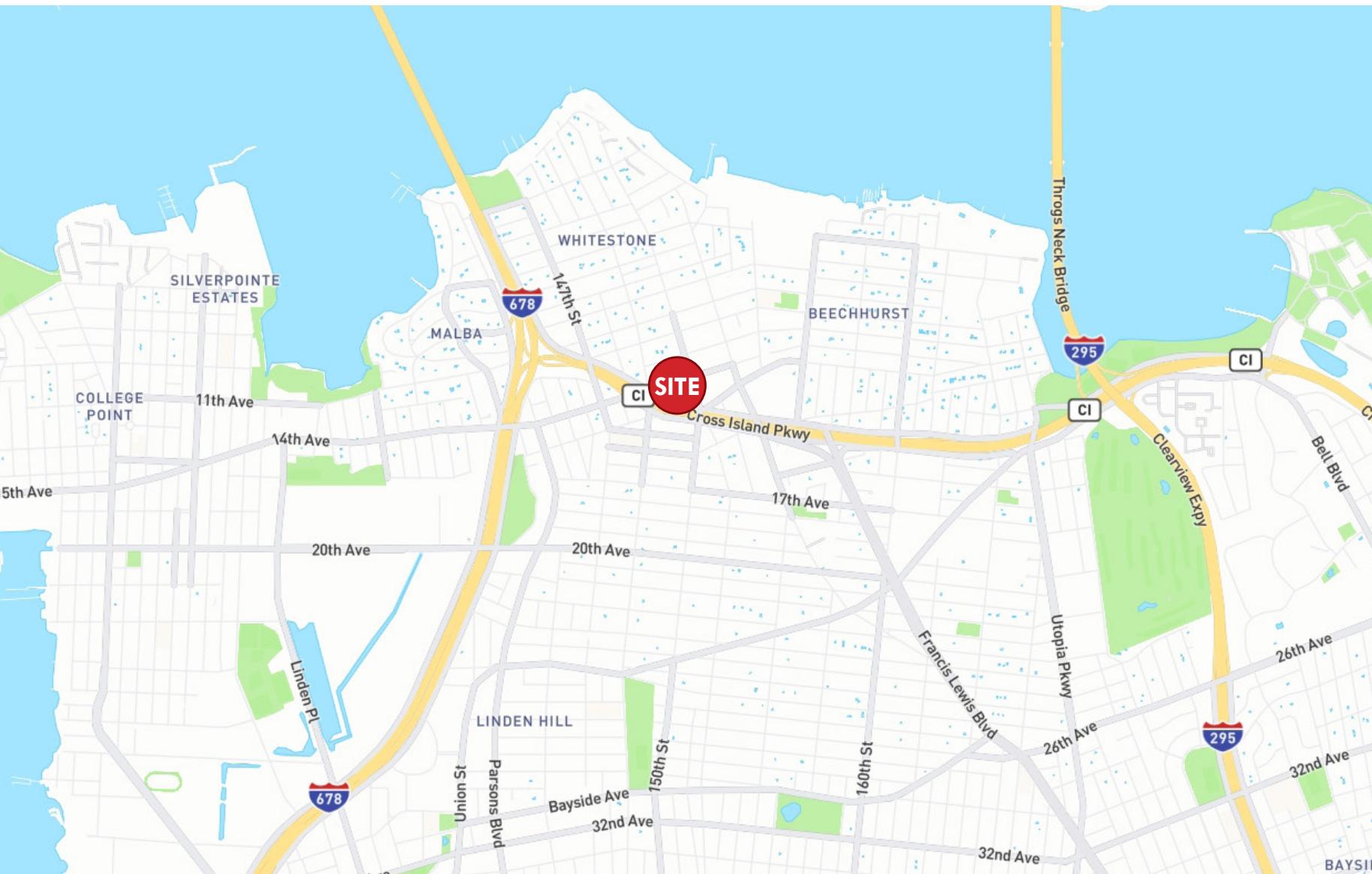


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LOCATION INFORMATION

EXISTING MEDICAL OFFICE FOR LEASE
150-26 14TH AVENUE, WHITESTONE



Situated in the heart of Whitestone's primary commercial corridor, the property benefits from a premier location in one of Queens' most stable and affluent neighborhoods. As illustrated on the map, the site offers exceptional logistical advantages, positioned just minutes from the Whitestone Expressway (I-678) and the Cross Island Parkway, providing seamless access to Long Island, the Bronx, and the greater New York metro area. The building is flanked by the Whitestone and Throgs Neck Bridges, making it a convenient destination for patients traveling from outside the immediate vicinity. Locally, 14th Avenue serves as the community's central hub for retail and services, supported by strong public transit links including the Q15, Q15A, and QM2 express bus lines.

The property is situated within the highly desirable 11357 zip code of Whitestone, a market defined by its exceptional stability and affluence. With a total population of approximately 42,300, the area boasts a strong economic foundation, featuring an average household income exceeding \$133,000 and a median income of nearly \$98,000. The community is characterized by a deeply rooted resident base, evidenced by a remarkable 74% home ownership rate and a median age of 48. This mature, established demographic represents a financially capable and loyal patient base, making the location ideal for medical practitioners and professional service providers seeking a high-quality local clientele.

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CONTACT
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