

76-09

QUEENS BOULEVARD
ELMHURST, NY

Last Remaining Office Space For Lease

7,587 SF

Total Available 3rd Floor Space (Divisible)

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COLLIERS INTERNATIONAL: 50 Jericho Quadrangle, Suite 110, Jericho, NY 11753

FOR LEASE: 76-09 QUEENS BOULEVARD - ELMHURST, NY



Parking Available

Ceiling Heights: 11-12 Feet

Frontage: ± 65 Feet

Delivery: Immediate

Asking: Available Upon Request

New Construction

All Floors Are Separately Metered For Water, Gas & Electric

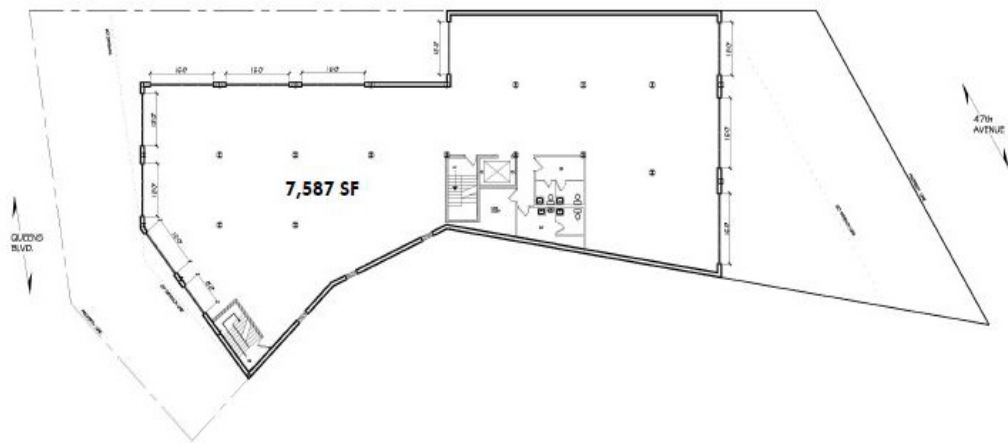
Separate HVAC Systems Per Floor

Building Signage Available

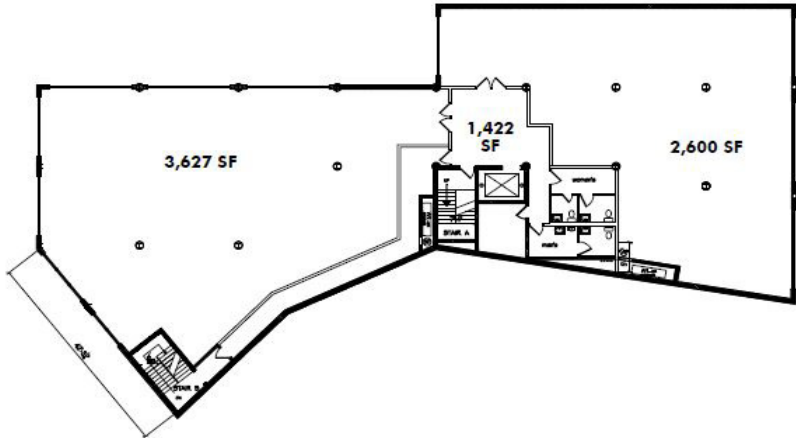




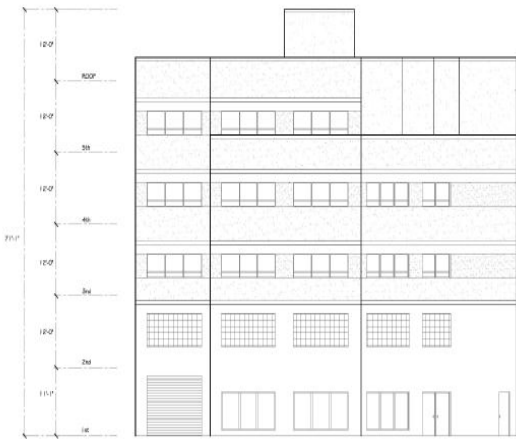
Third Floor Plan



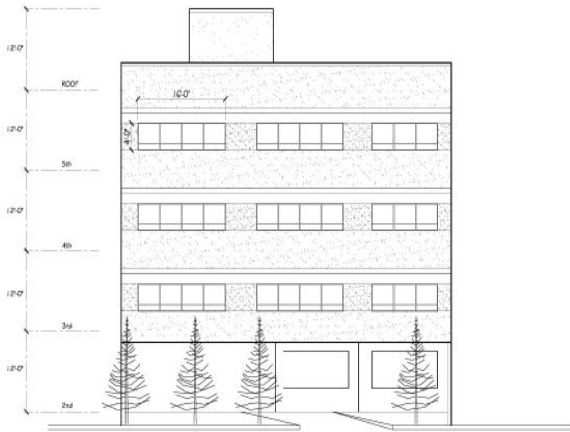
Third Floor - Possible Divisions



Queens Boulevard Entrance



47th Avenue Entrance





2020 Demographics

Population

0.25 Miles	5,426
0.50 Miles	41,549
1 Mile	185,822
2 Miles	575,857

Median Household Income

0.25 Miles	\$59,989
0.50 Miles	\$56,102
1 Mile	\$56,228
2 Miles	\$59,472

Daytime Population

0.25 Miles	4,672
0.50 Miles	35,786
1 Mile	154,099
2 Miles	480,434

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