



OFFICE & MEDICAL SPACE FOR RENT

FOREST HILLS, NY

104-70 QUEENS BLVD | PARKER TOWERS OFFICE

SIZE

Unit 401 - 1,192 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

NEIGHBORS

Target, Men's Wearhouse, 7-Eleven, Gap, Dunkin', HSBC Bank, Capital One Bank, AT&T, Bank of America, Jersey Mike's, Paris Baguette, Citibank, Chase Bank, The Vitamin Shoppe, Rite Aid, McDonald's, Shake Shack

COMMENTS

- Parker Towers Office is adjacent to a three building complex with 1,327 apartment units
- Parking garage is adjacent to the office building
- All office uses are considered; Perfect for law, medical, accounting & non-profit offices
- Nearly 90,000 people live within a one-mile radius
- Strong demand for office in Forest Hills
- Great transportation routes from Parker Towers Office
 - 15-minutes away from Midtown Manhattan via Queens Blvd
 - Minutes away from the Long Island Expressway (LIE) and Grand Central Parkway
 - Two blocks away from the **E**, **F**, **M** & **R** trains & several blocks from the Forest Hills LIRR Station

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

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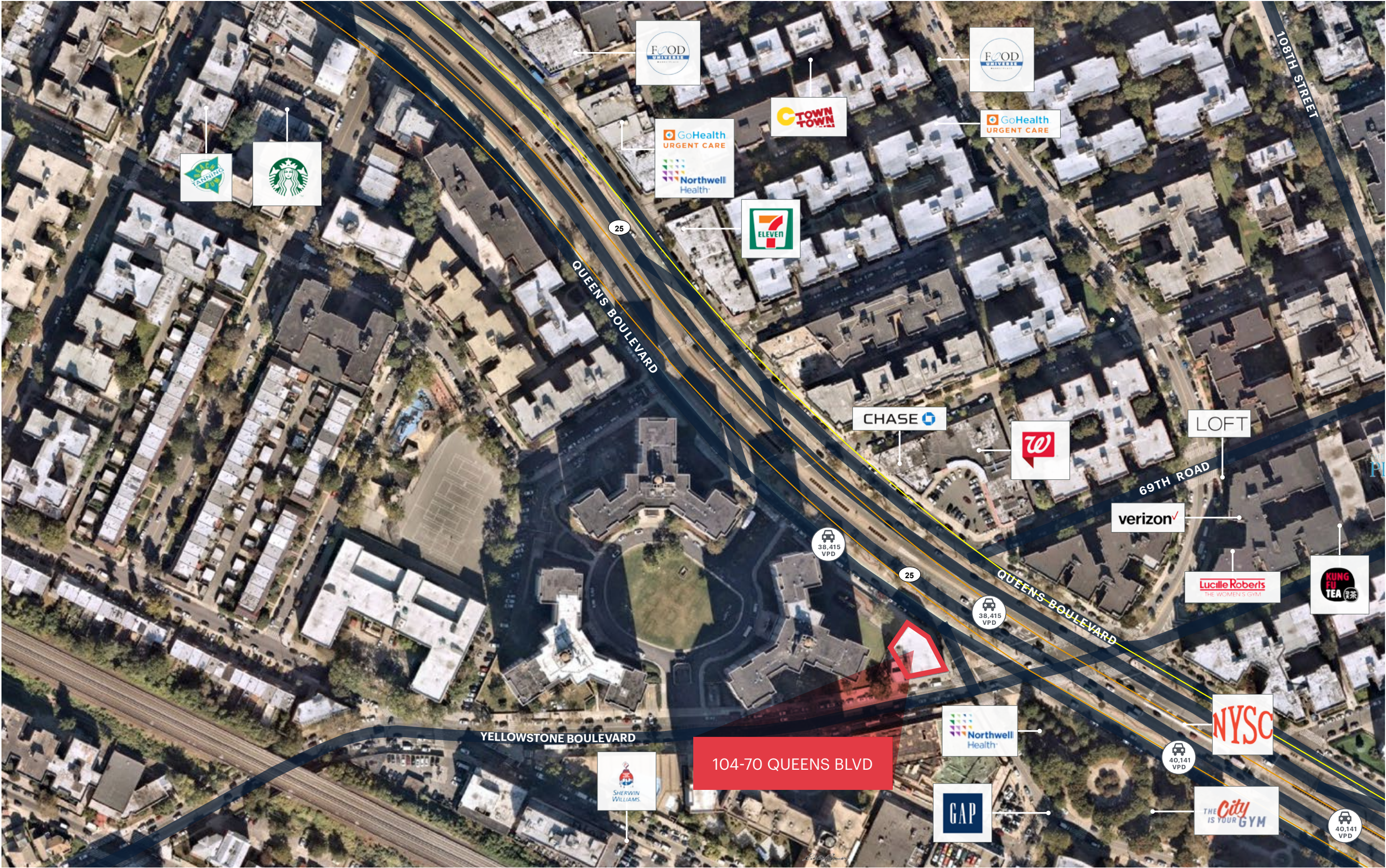
Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

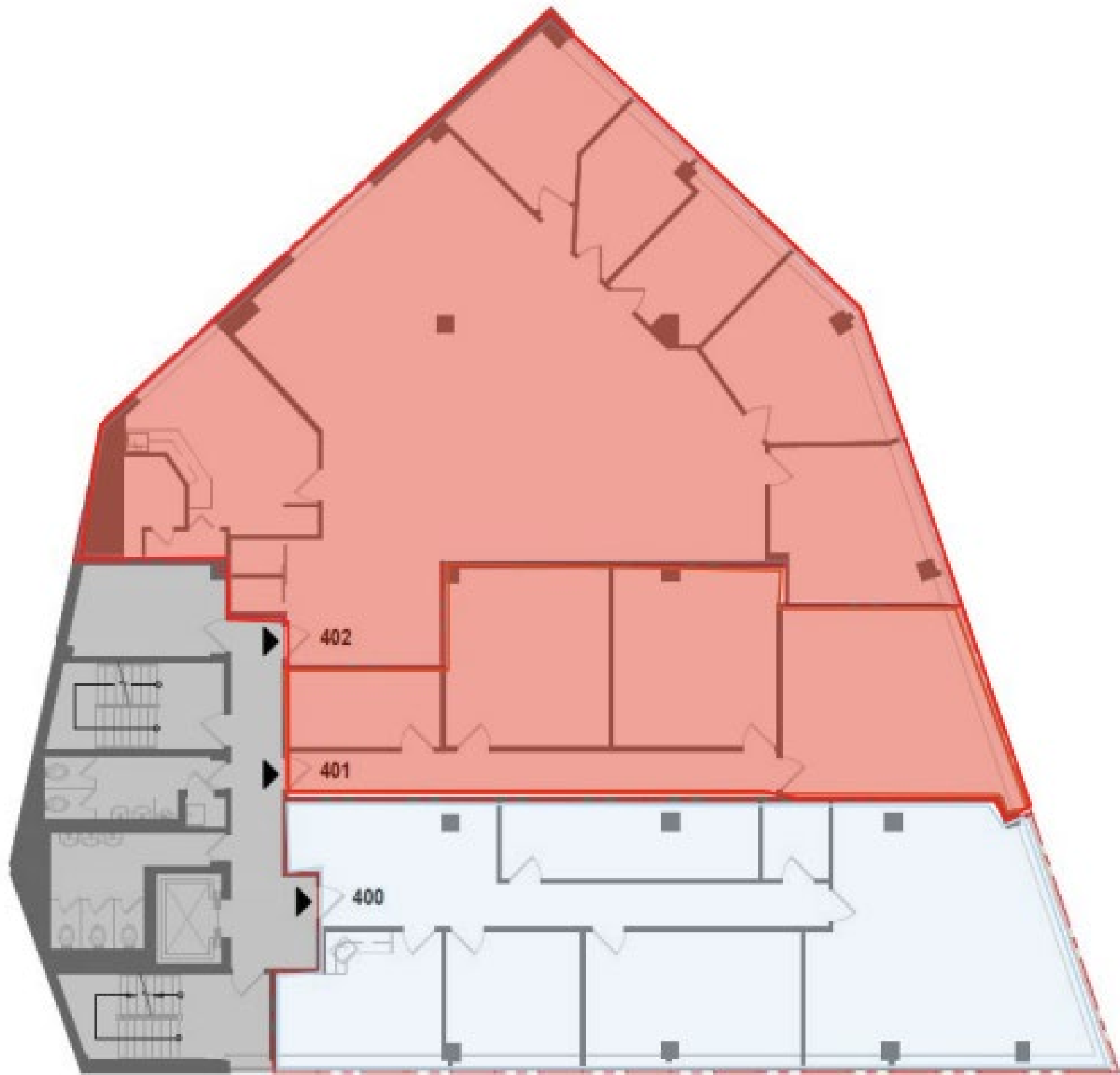


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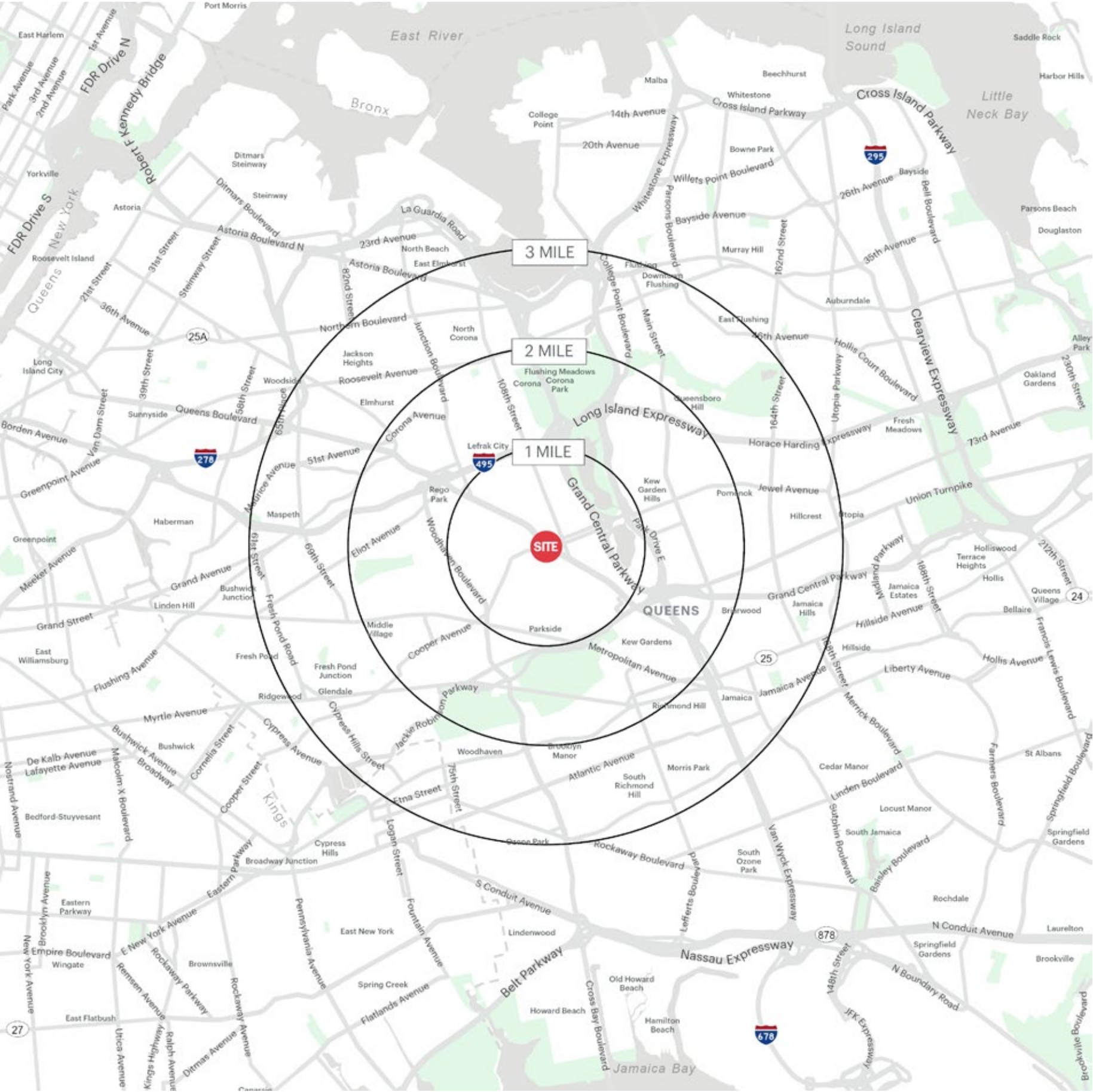


FLOOR PLAN

FOURTH FLOOR



AREA DEMOGRAPHICS



104-70 QUEENS BLVD FOREST HILLS, NY

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
103,984	48,524 - 41.2%
HOUSEHOLDS	TOTAL BUSINESSES
48,012	2,916
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$115,367	42,600
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$85,804	97,308

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
374,538	110,801 - 28.0%
HOUSEHOLDS	TOTAL BUSINESSES
141,376	7,994
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$98,474	126,142
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$75,242	330,426

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
950,820	216,215 - 22.4%
HOUSEHOLDS	TOTAL BUSINESSES
321,717	21,913
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$90,965	301,444
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$67,578	826,410

AREA DEMOGRAPHICS

