

FOR SUBLEASE



118-35 QUEENS BLVD SUITE 1230 FOREST HILLS, NY



Turn-Key Furnished Office on the 12th Floor

2,633 SF

SIZE

\$50/SF

PRICE

~4 Years

TERM

SIZE

2,633 RSF — 12th Floor

OFFICES

7 Private Offices + 5 Open Desks

CONFERENCE

1 Conference Room

PANTRY

Full Pantry / Kitchen

PARKING

On-Site: Sedan \$305/mo | SUV \$380/mo

AVAILABLE

August 1, 2026 (Sept 1 latest)



BUILDING FEATURES

- A-Class Office Tower | Attended Lobby 24/7
- Elevator | On-Site Building Management
- HVAC Included (Building-Controlled)
- R / E / F Trains | Q46, Q60, Q74 Bus Lines
- 15 Min to LaGuardia & JFK Airports



Manhattan Skyline Views



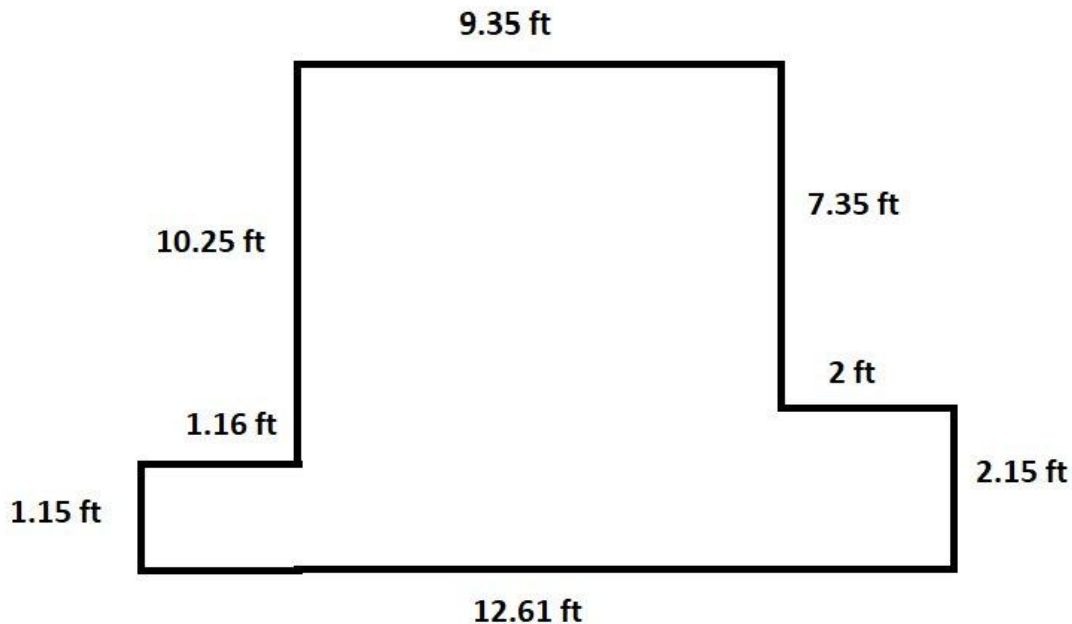
Open Work Area



Glass Conference Room

ABOUT THIS OPPORTUNITY

Suite 1230 is a 2,633 RSF turn-key sublet on the 12th floor of a full-service A-Class office building in Forest Hills, Queens. Currently occupied by a law firm, the space features 7 private offices, a glass conference room, open work area, and full pantry — with approximately 4 years remaining on the lease. Furniture included. South and East exposure with outstanding views toward Manhattan. On-site parking, attended lobby, and exceptional transit access via R/E/F trains and major parkways.



SUITE SPECS

TOTAL SIZE	2,633 RSF
FLOOR	12th Floor
OFFICES	7 Private
OPEN DESKS	5 Stations
CONF. ROOM	1 (seats 5)
PANTRY	Yes
EXPOSURE	South & East
CEILING HT.	~9 Feet
AVAILABLE	Aug 1, 2026
ASKING	\$48/RSF