

FOR SUBLEASE

# 97-77 Queens Boulevard

Rego Park, NY



## CLASS A OFFICE SPACE FOR SUBLEASE BEST DEAL IN REGO PARK

### Availabilities

Entire 10th Floor: 20,078 SF

Entire 12th Floor: 20,078 SF

Possession: 60-90 Days

Asking Rent: Upon Request

Term: 7/31/2026 (Long Term Lease Available with Landlord)

### Building Features

- Attended lobby
- 24/7 access and security
- Strong ownership/sublease landlord
- Parking in building
- 4 minute walk to subway (E, M, R)
- Direct access to Long Island Expressway & Grand Central Parkway

### Space Features

- Modern installation
- Furniture available
- Ready for occupancy
- Aggressive pricing

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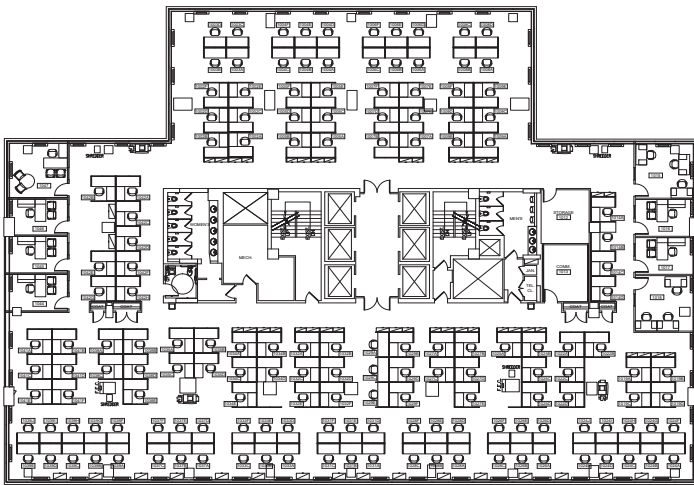
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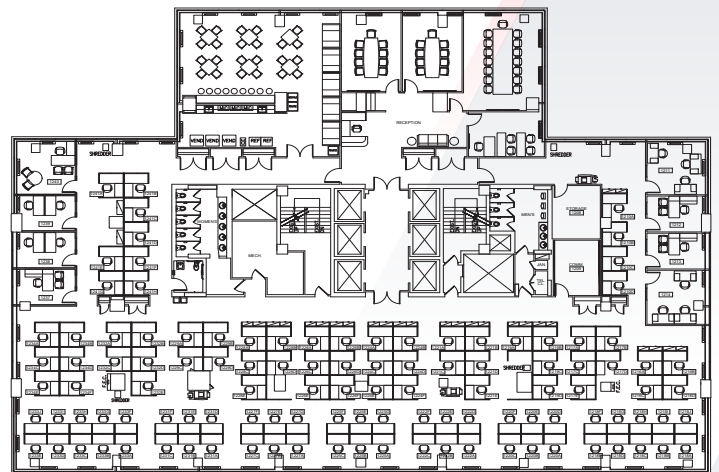
## FLOOR PLANS

10th Floor Plan  
20,078 RSF



- 8 Breakout Rooms/  
Private Offices
- 157 Work Stations
- Pantry

12th Floor Plan  
20,078 RSF



- 8 Breakout Rooms/  
Private Offices
- 113 Work Stations
- 3 Conference Rooms
- Private Reception Area
- Large Cafeteria

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## LOCATION MAP



### BANKS

1. JPMorgan Chase Bank
2. Citibank
3. Capital One
4. Sterling National Bank
5. Manufacturers and Traders Trust Company
6. HSBC Bank
7. JPMorgan Chase Bank
8. Valley National Bank
9. TD Bank
10. Ponce Bank
11. New York Community Bank

### CONVENIENCE STORES

1. CVS Pharmacy
2. Park City Drugs
3. CVS Pharmacy
4. Rite Aid
5. Vera One Pharmacy
6. Duane Reade
7. Levin's Drugs
8. Neighborhood Chemists Corp

### RESTAURANTS

1. Dinerbar
2. Marani
3. Bamboo Ya
4. Grand Sichuan
5. Oceanic Boil
6. Rego Bagels
7. Blvd Prime Grill
8. Avellino Pizzeria Restaurant
9. Don Alex
10. Spring Thai Fusion & Bar
11. J & D Pizza
12. Tandoori Food & Bakery
13. The Chicken Shack
14. Ganey Orly
15. NetCost Market
16. Shashlichnaya
17. Rego Park Famous Pizza
18. Rego Park Cafe
19. Rokhat Restaurant
20. J & C Chinese Restaurant
21. Fu Ying Chinese Restaurant
22. Cafe Bora Bora
23. Taco Bell
24. Popeyes
25. Pizza Hut
26. Howard News & Deli
27. Marakand
28. Art Of Grill
29. Subway
30. Z & X Store
31. Curry Box
32. Rego's Sandwich Shop & Salad

## PUBLIC TRANSPORTATION

### CONNECTIVITY/TRANSIT TO:

**63 Drive-Rego Park Transit Stop** E M R  
5 minute walk

**67 Avenue Transit Stop** E M R  
7 minute walk

**Forest Hills Station Commuter Rail**   
(Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Babylon Branch)  
8 minute drive

**Kew Gardens Station Commuter Rail**   
(Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Babylon Branch)  
10 minute drive

**LGA Airport**  
8 minute drive

**JFK Airport**  
12 minute drive

For More Information, Please Contact

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