

31-28 QUEENS BOULEVARD

RETAIL/OFFICE SPACE AVAILABLE



AS EXCLUSIVE AGENTS ,WE ARE PLEASED TO OFFER THE FOLLOWING FOR LEASE:

31-28 QUEENS BOULEVARD

SPACE Lower Level: 11,700 RSF
Ground: 11,700 RSF
Mezzanine: 2,000 RSF
Total: 25,400 RSF

RENTAL Upon request

TERM Negotiable

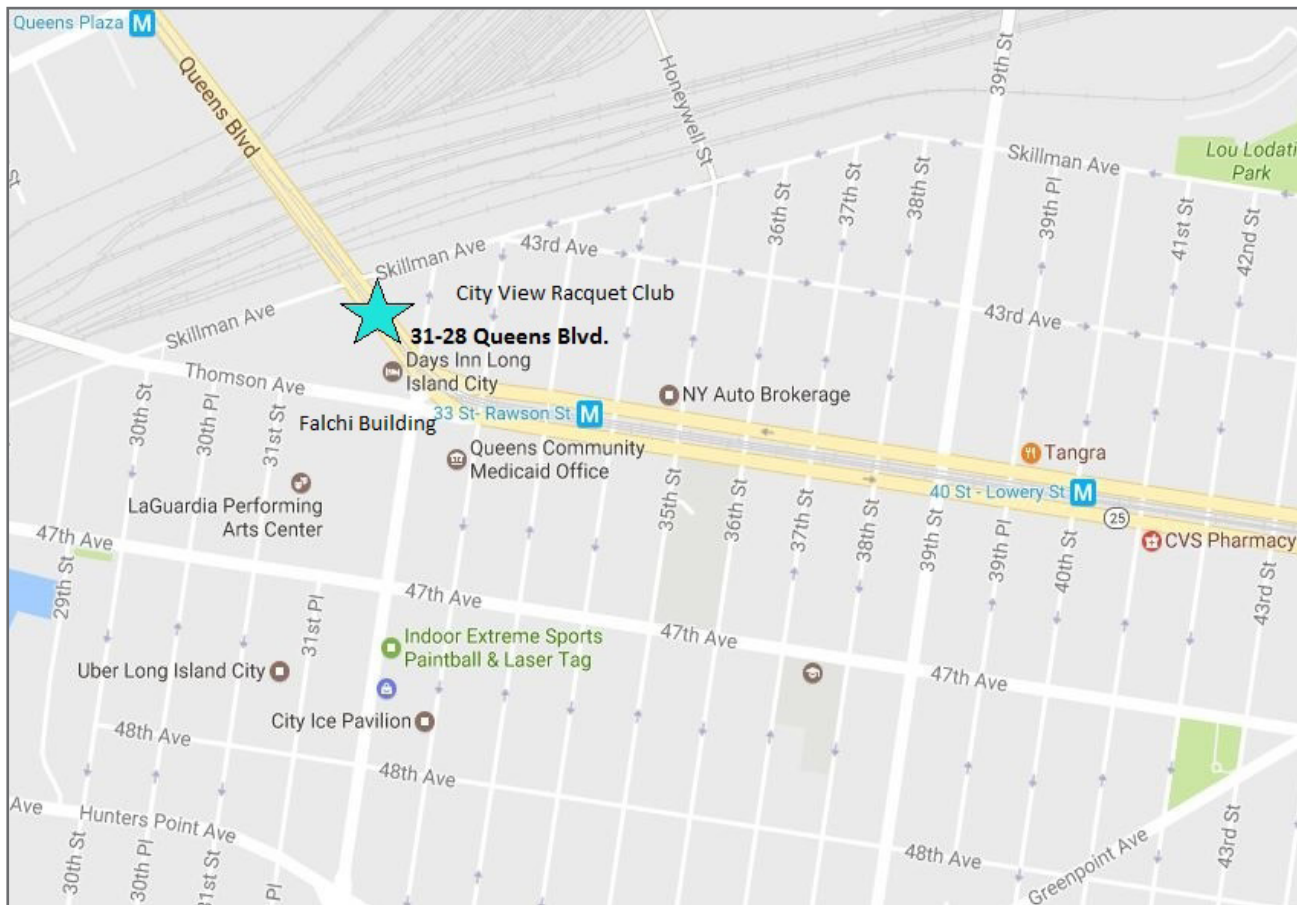
POSSESSION Immediate

FEATURES Wide open floor plans
Excellent signage opportunity visible from both
7 train and heavily trafficked Queens Boulevard
12-17' ceilings
Heavy load concrete floors
Lower level currently parking for 85 cars which
can be converted for retail use
All uses considered



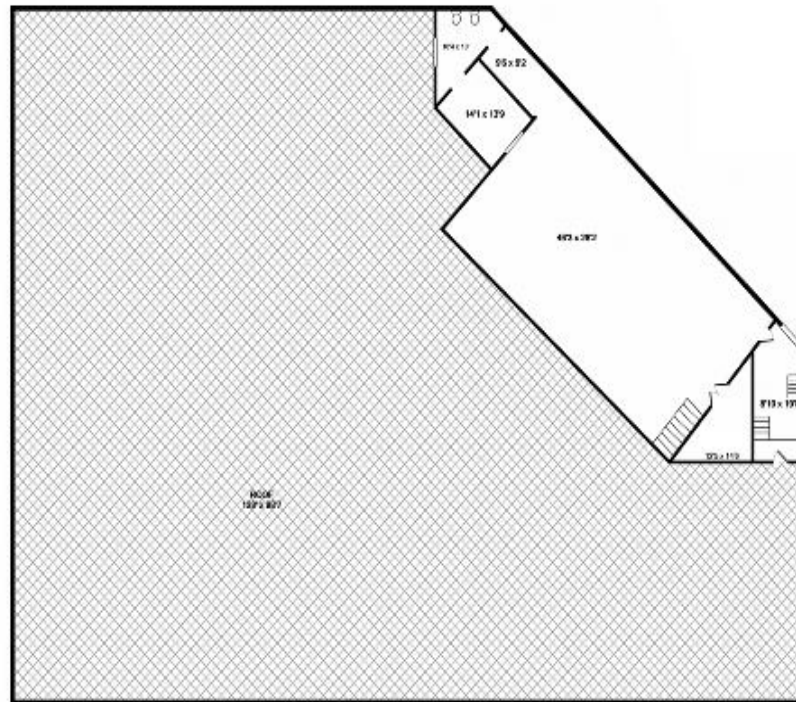
31-28 QUEENS BOULEVARD

AREA MAP



31-28 QUEENS BOULEVARD

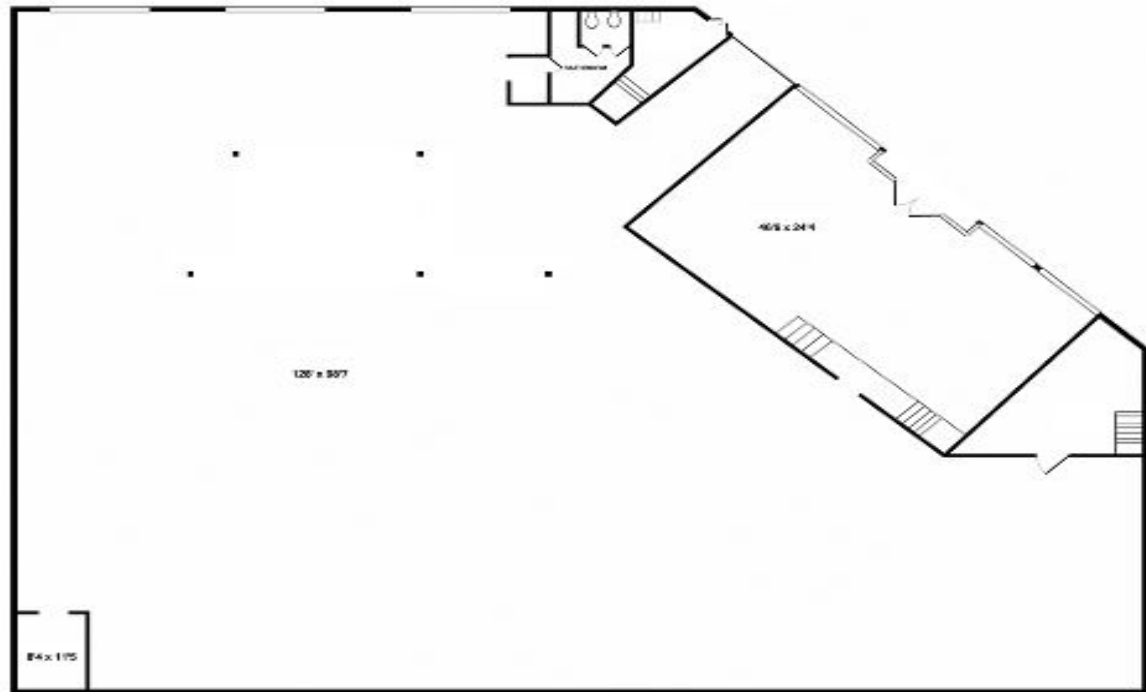
FLOOR PLAN - MEZZANINE - 2,000 RSF



2ND FLOOR

31-28 QUEENS BOULEVARD

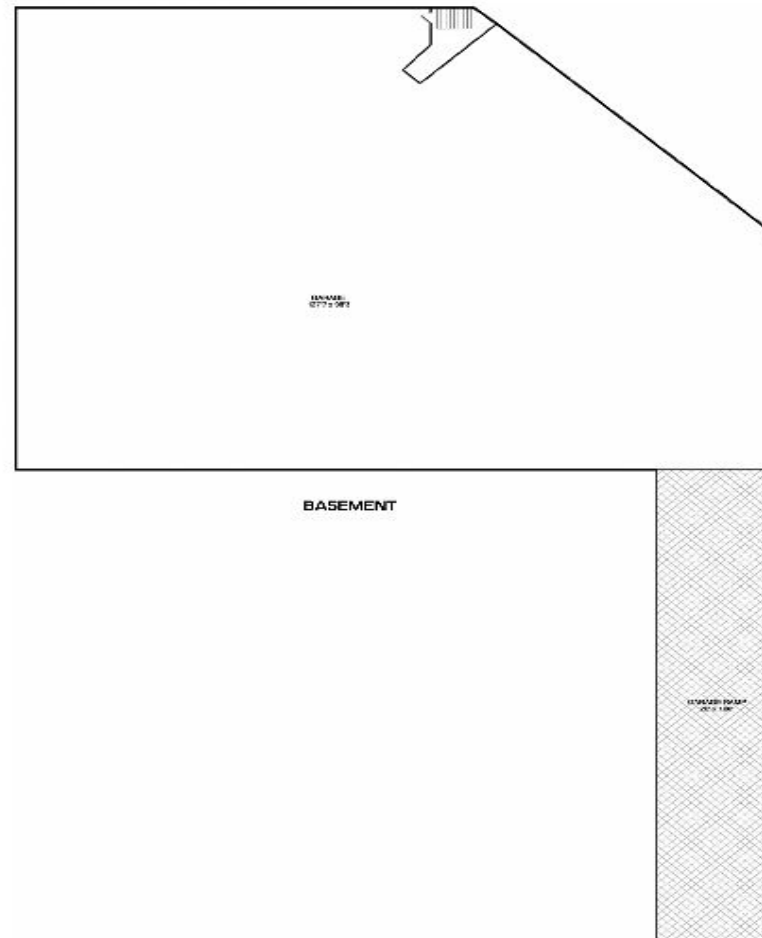
FLOOR PLAN - GROUND FLOOR - 11,700 RSF



GROUND FLOOR

31-28 QUEENS BOULEVARD

FLOOR PLAN - LOWER LEVEL - 11,700 RSF



FOR FURTHER INFORMATION AND INSPECTION, PLEASE CONTACT:

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