

PRIME FOREST HILLS OFFICE SPACE

108-18 Queens Boulevard, Forest Hills, NY 11375



Renovations Underway

2,000-7,863 SQ FT AVAILABLE

COMMON OUTDOOR GARDEN TERRACE

EASY ACCESS TO PUBLIC TRANSPORTATION

ON-SITE PARKING GARAGE

SURROUNDED BY RESTAURANTS & SHOPS

ESG SUSTAINABILITY INITIATIVES PLANNED

PROPERTY HIGHLIGHTS

Renovations underway

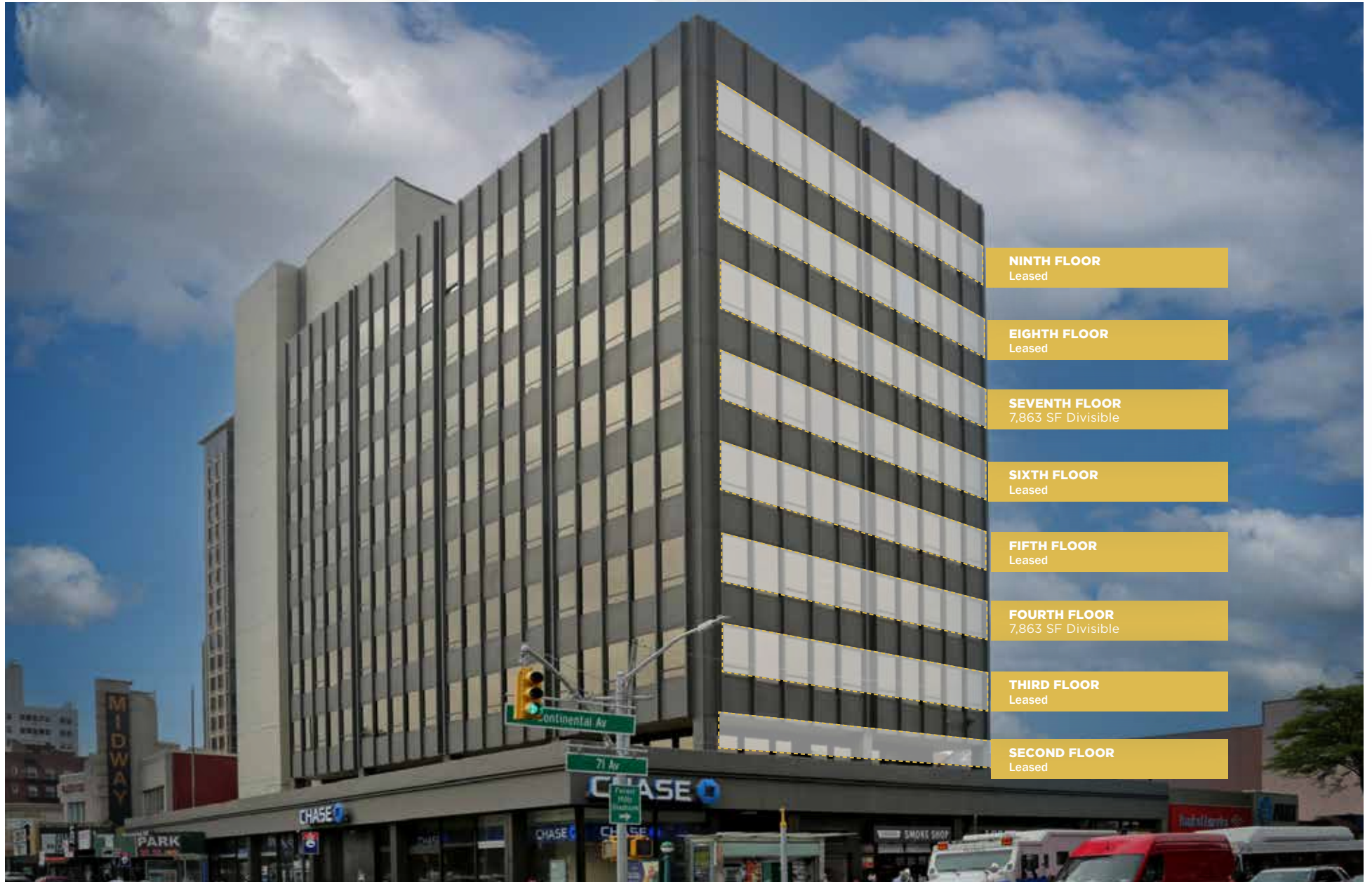


- ◆ Prime location in heart of Forest Hills
- ◆ Newly renovated lobby, including a Green Wall
- ◆ Office space built to suit tenant needs
- ◆ Outdoor common terrace (garden & seating area)
- ◆ Doorman building with 24 hour tenant access
- ◆ Excellent accessibility to the NYC Subway (E,F,M,R trains) and Queens Boulevard bus lines (Q23 & Q64)
- ◆ Easy access to LIRR Forest Hills Branch
- ◆ 19 minutes from Penn Station; 16 minutes from Grand Central Madison
- ◆ Walking distance to abundant shopping and restaurants
- ◆ Parking garage at the base of the building



AVAILABLE SPACE

Spaces divisible to suit your needs



NINTH FLOOR
Leased

EIGHTH FLOOR
Leased

SEVENTH FLOOR
7,863 SF Divisible

SIXTH FLOOR
Leased

FIFTH FLOOR
Leased

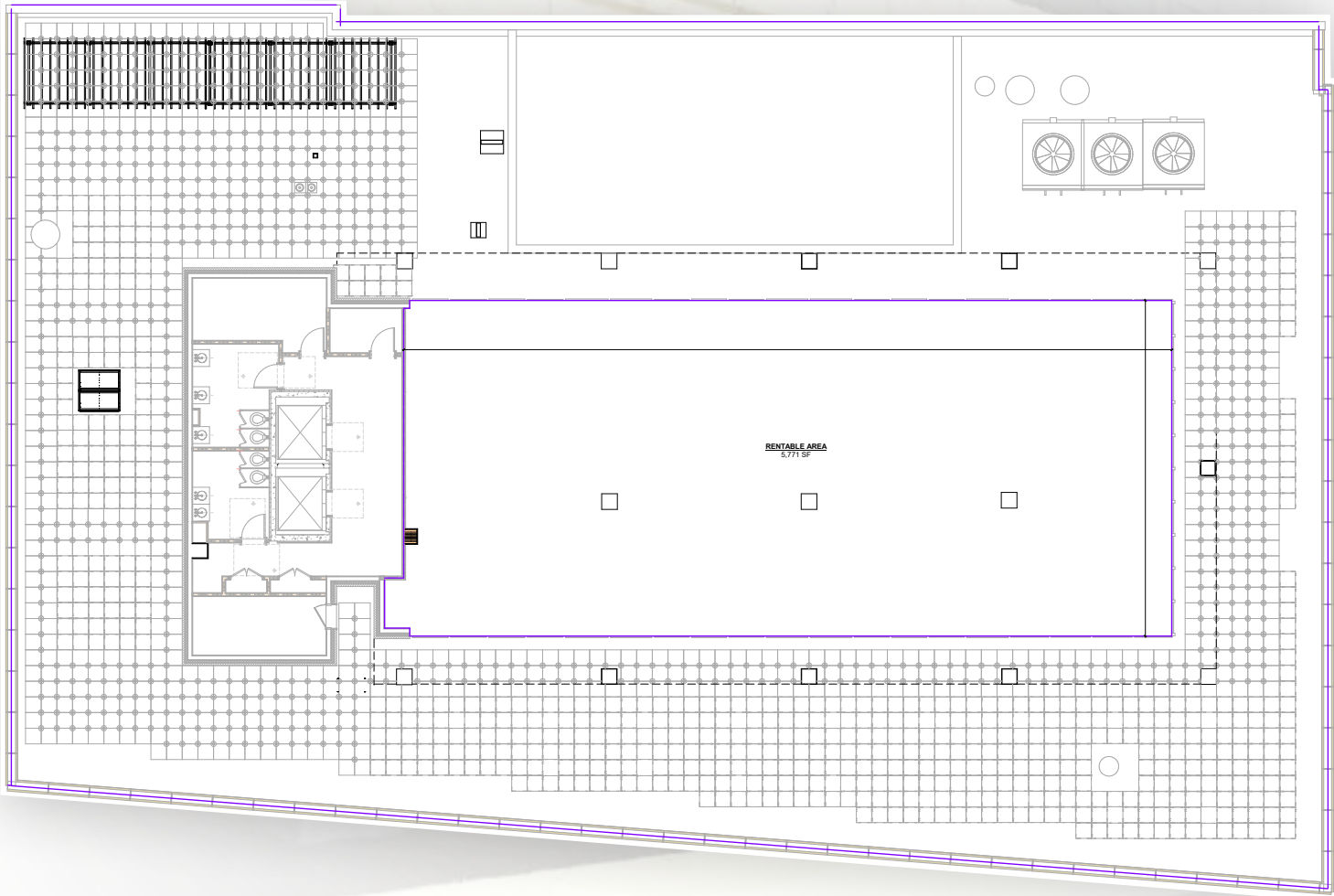
FOURTH FLOOR
7,863 SF Divisible

THIRD FLOOR
Leased

SECOND FLOOR
Leased

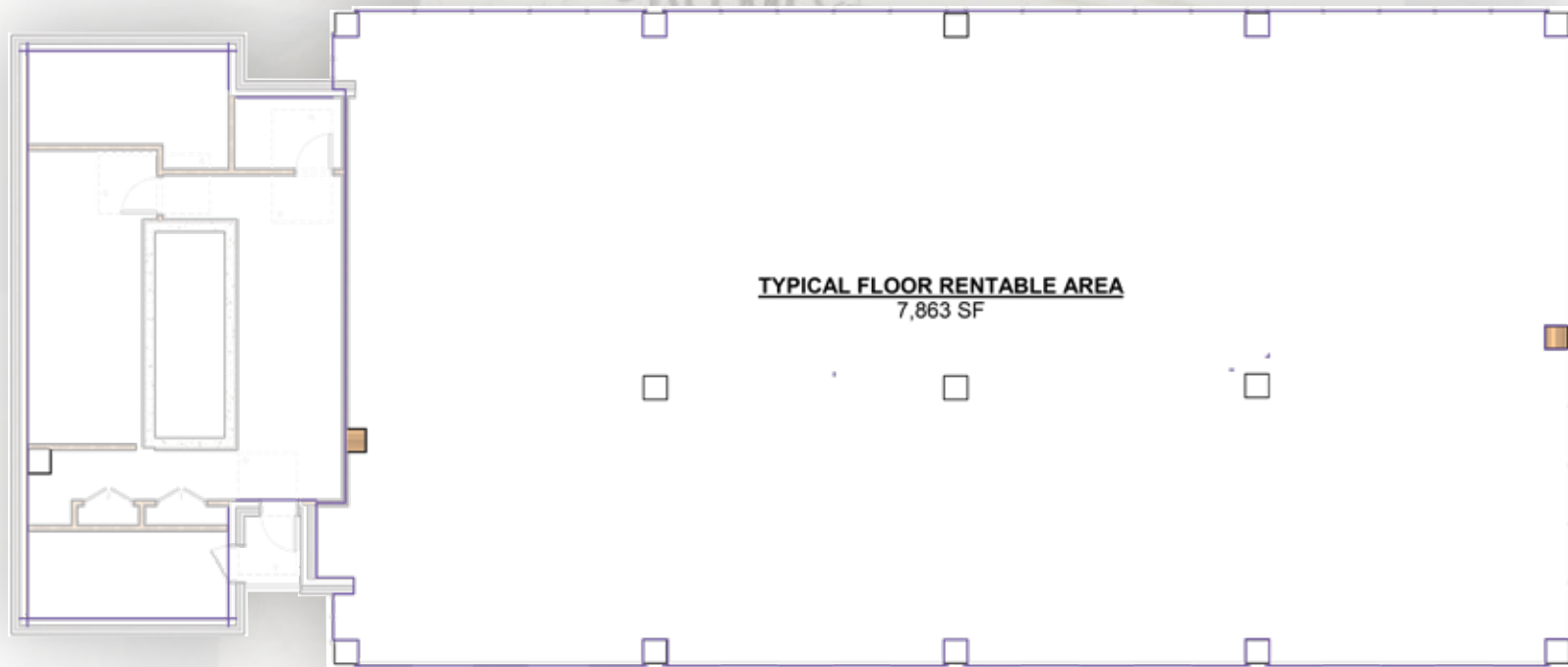
SECOND FLOOR PLAN

Common outdoor terrace



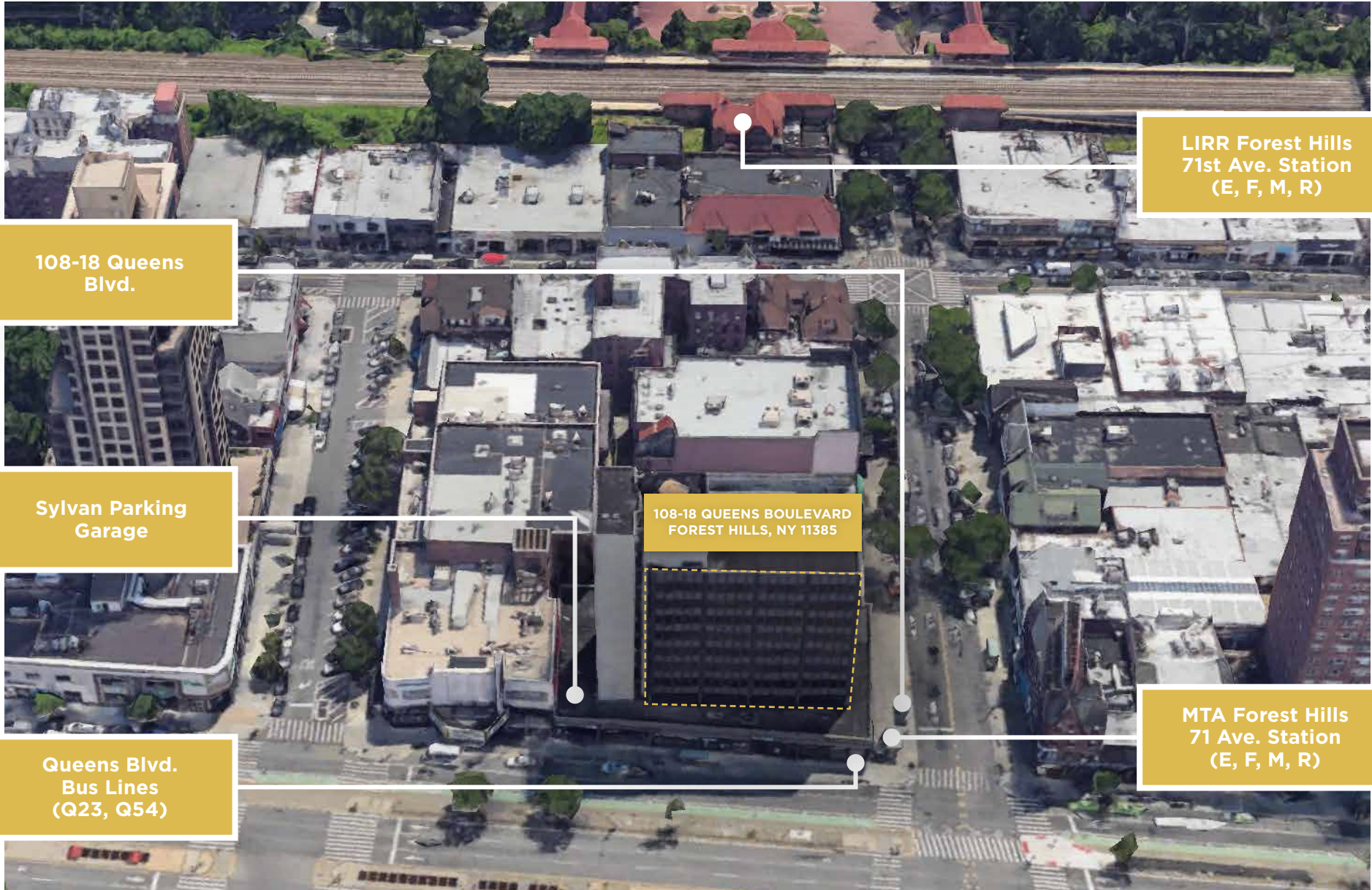
TYPICAL FLOOR PLAN

Floors Three through Nine



EXCELLENT ACCESSIBILITY

Convenient location, close to public transportation and parking



LIRR Forest Hills
71st Ave. Station
(E, F, M, R)

108-18 Queens
Blvd.

Sylvan Parking
Garage

108-18 QUEENS BOULEVARD
FOREST HILLS, NY 11385

Queens Blvd.
Bus Lines
(Q23, Q54)

MTA Forest Hills
71 Ave. Station
(E, F, M, R)

PLETHORA OF DINING OPTIONS

All within walking distance



GREGORYS
COFFEE
STARBUCKS
DUNKIN'
 Gotta Getta Bagel

Gregory's Coffee
 Starbucks
 Dunkin Donuts
 Gotta Get a Bagel

Gloria Pizza
BOSTON MARKET
SHAKE SHACK
McDonald's
Bareburger
KYURAMEN

Gloria Pizza
 Boston Market
 McDonald's
 Shake Shack
 Bareburger
 Kyuramen

MIGHTY QUINN
5 BURRO CAFE
Mad for Chicken
OBA
(aged.)
MoCA
 ASIAN BISTRO
 NEW YORK
 無愧

Mighty Quinn BBQ
 5 Burro Cafe
 Mad for Chicken
 OBA Mediterranean
 Gyro & Grill
 Aged
 MoCA Asian Bistro

PARIS BAGUETTE
B
BAKERY CAFE
MCB
UGLY DONUTS
 & CORN DOGS
CHIP CITY

Paris Baguette
 Martha's Country
 Bakery
 Ugly Donuts
 Chip City Cookies

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