

72-01
QUEENS BOULEVARD

UP TO **364,000 RSF**
NEW DEVELOPMENT
MEDICAL, SCHOOL, OR COMMERCIAL USE

LARGEST FLOORPLATE IN CENTRAL QUEENS



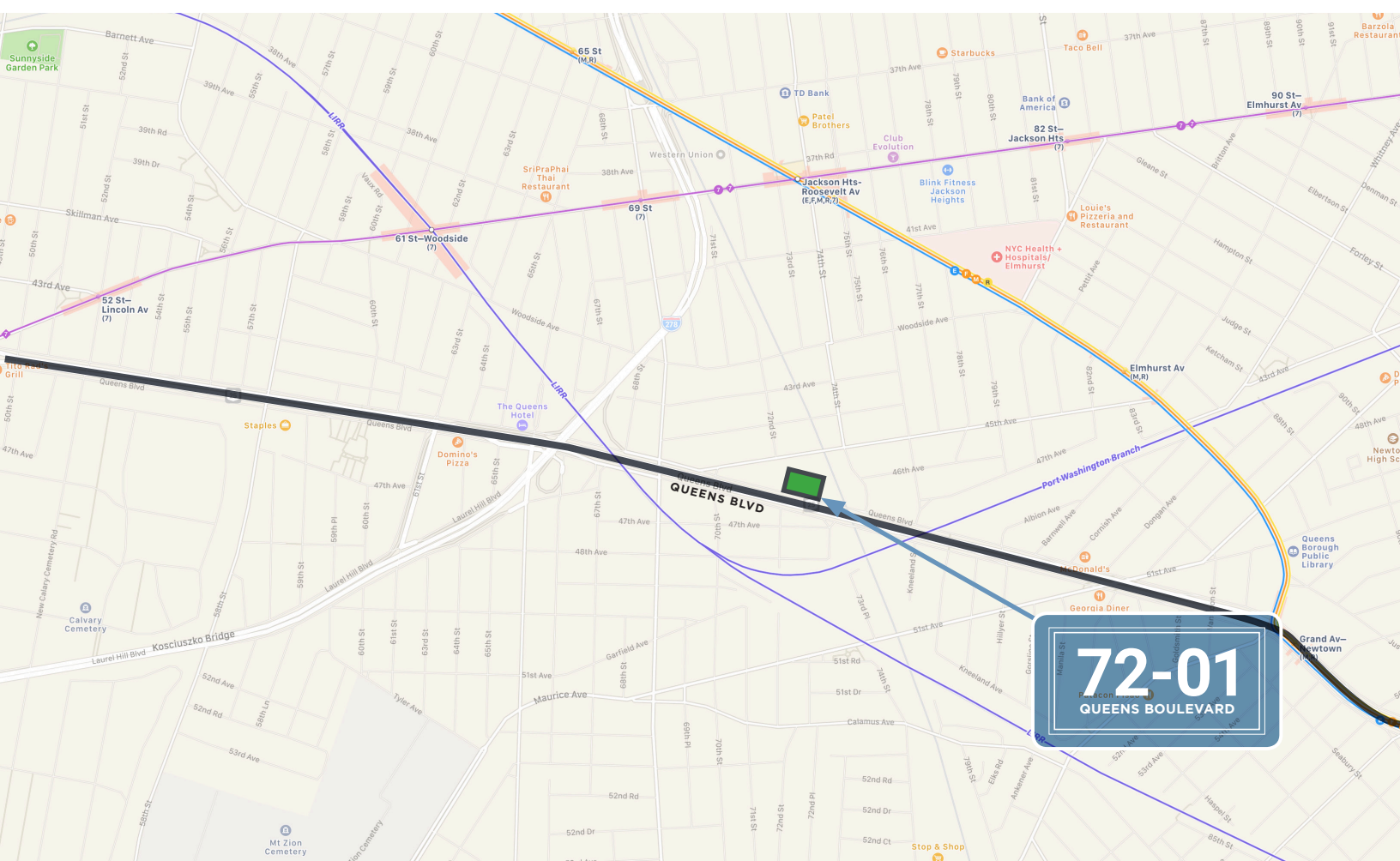
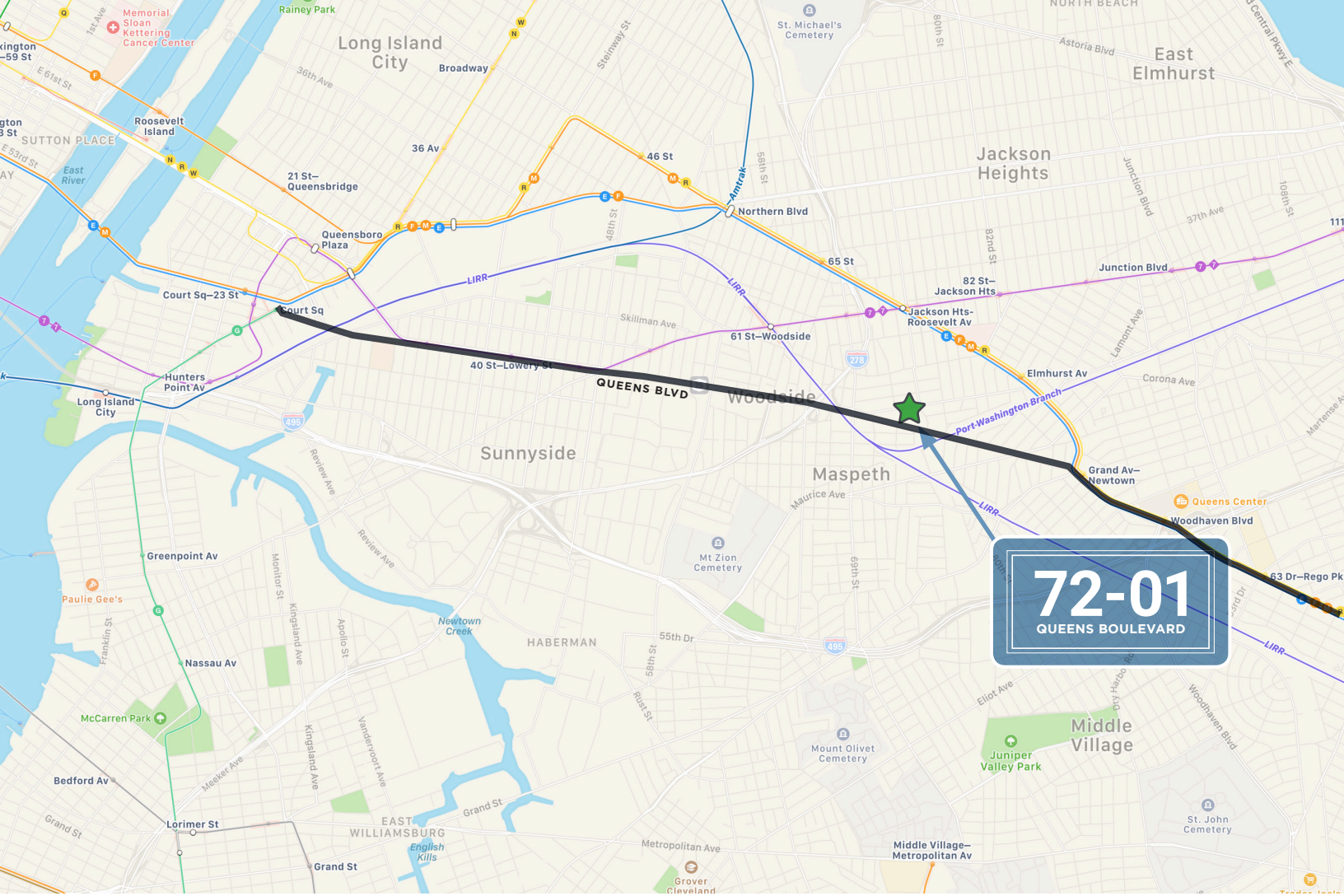
**Newmark
Knight Frank**

Rendering



HIGHLIGHTS

- » Largest Floorplate available in Central Queens
- » Dedicated Building within a Building of 50,000 SF - 364,000 RSF
- » Infill location between Woodside, Jackson Heights, & Middle Village
- » Medical, Education, or Commercial Office Use
- » Drive-In Access off Queens Boulevard
- » Lower Level Parking Garage
- » Branding Potential - drive-by traffic of approx. 200,000 vehicles per day
- » Population of approximately 200,000 within 1.0 mile radius
- » Large rooftop amenity opportunities
- » For 2022 delivery



STACKING PLAN

7TH FLOOR 30,970 RSF

6TH FLOOR 47,693 RSF

5TH FLOOR 47,693 RSF

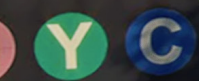
4TH FLOOR 47,693 RSF

3RD FLOOR 47,693 RSF

2ND FLOOR 47,693 RSF

GROUND FLOOR 47,219 RSF

LOWER LEVEL 47,219 RSF

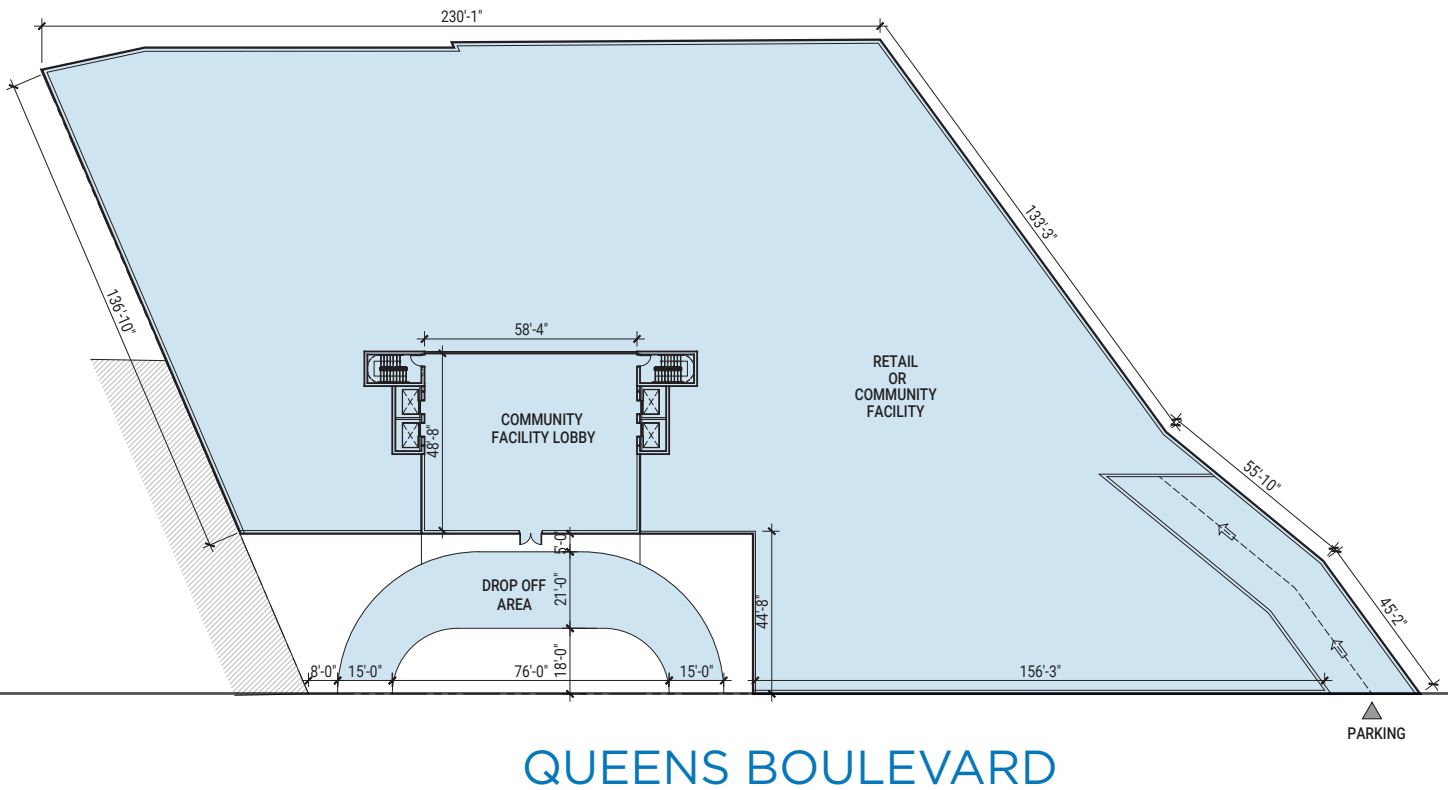




Rendering

FLOOR PLAN

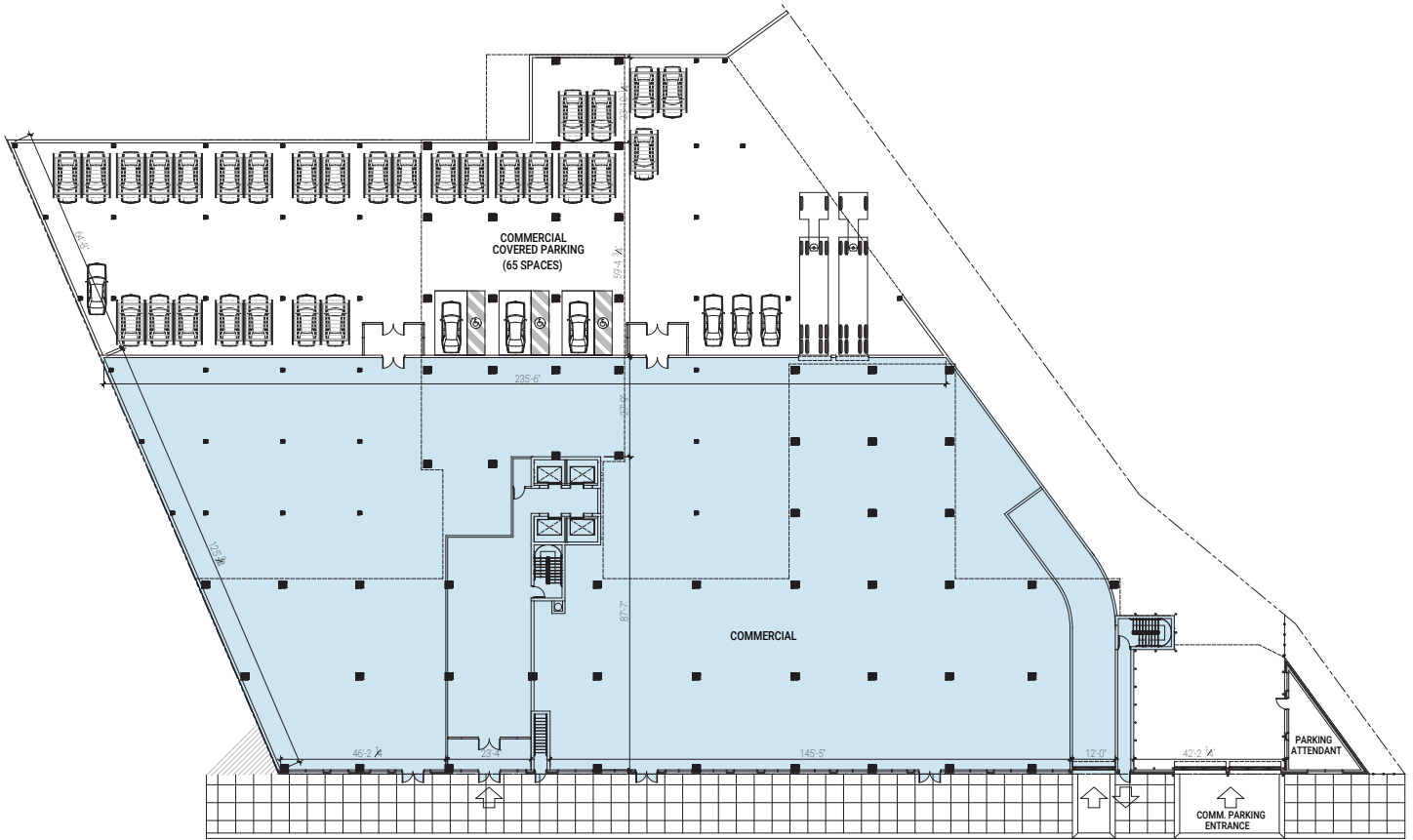
Ground Floor Plan Option with Drive-In off Queens Blvd
47,219 RSF TOTAL



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FLOOR PLAN

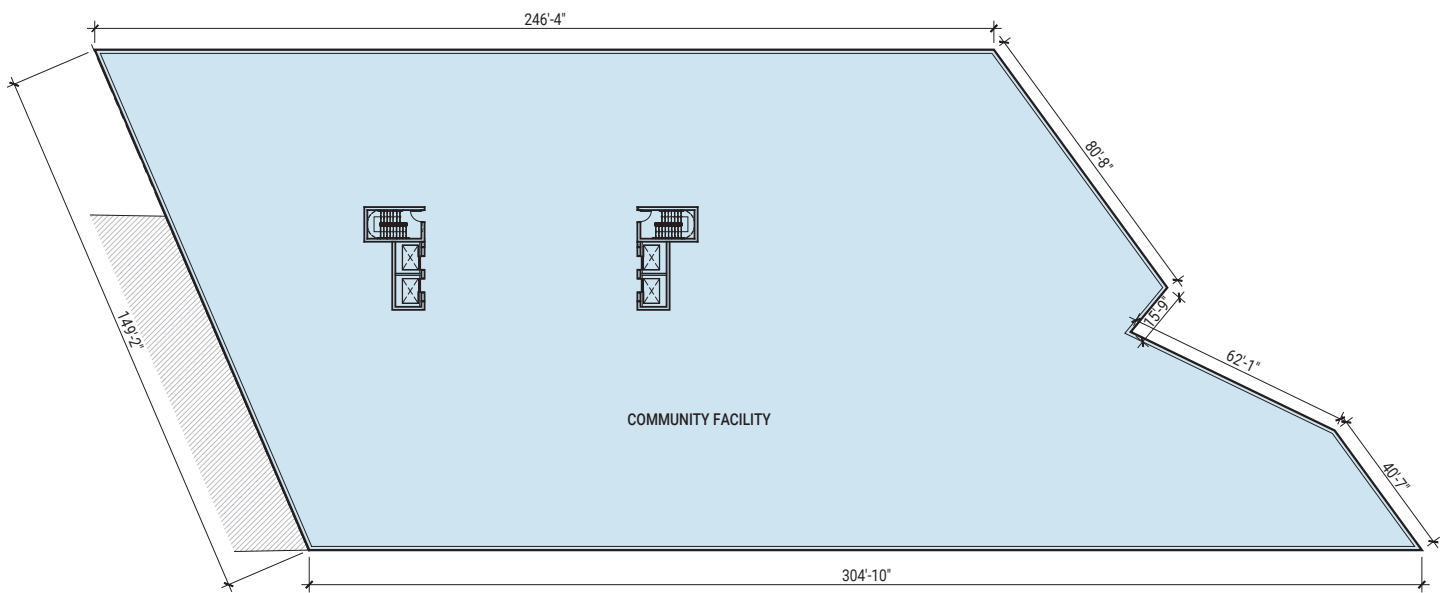
Ground Floor Plan Option with Drive-In Loading Docks
47,219 RSF



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FLOOR PLAN

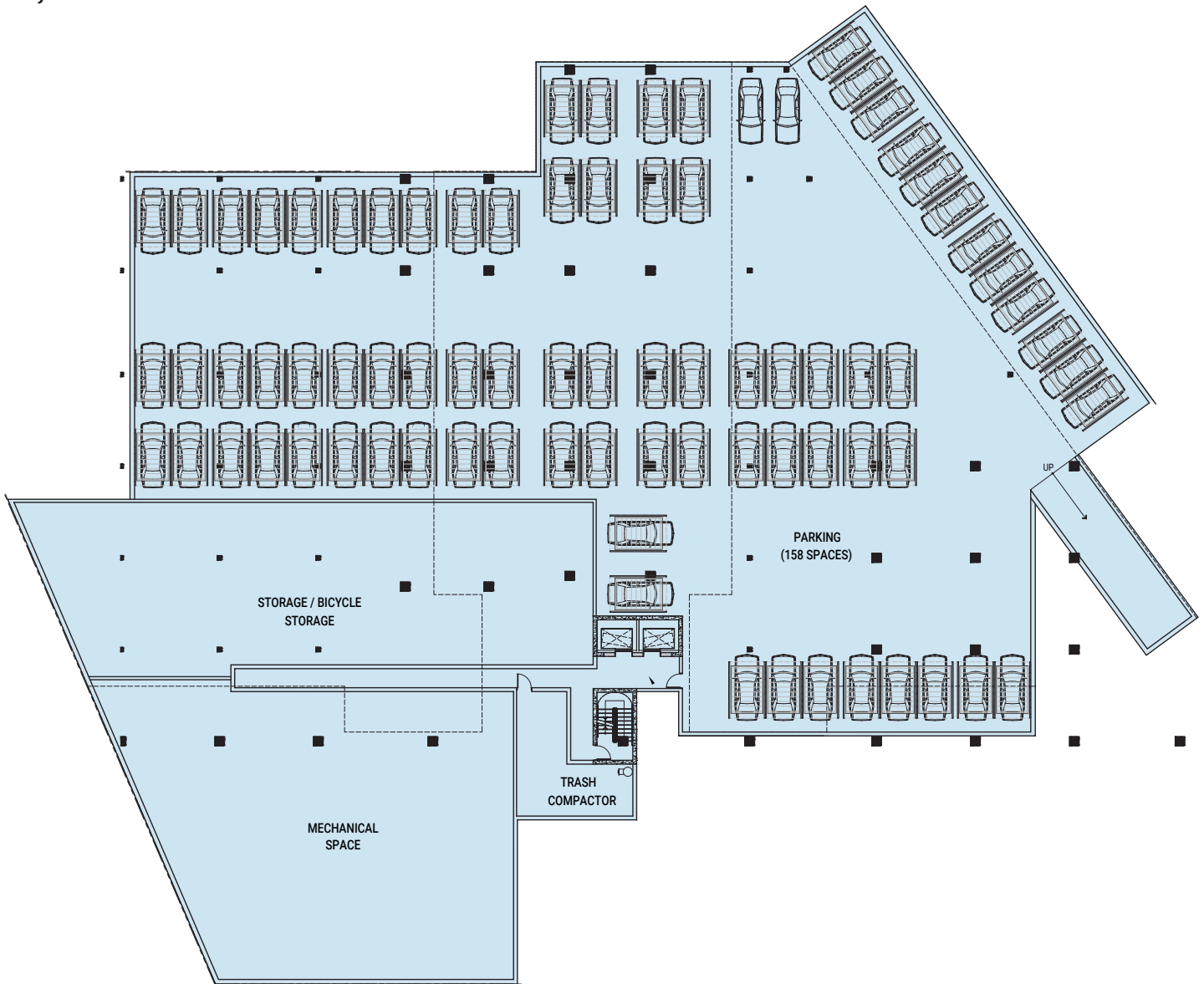
Second (2ND) Floor - Sixth (6TH) Floors
47,693 RSF



QUEENS BOULEVARD

FLOOR PLAN

Lower Level Parking Garage
47,693 RSF



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