




SECOND FLOOR OFFICE/ MEDICAL SPACE WITH PARKING

BAYSIDE, NY

45-64 FRANCIS LEWIS BLVD

SIZE

Both on the second floor:

- 3,404 SF
- 3,563 SF  can be combined for total 6,967 SF

ASKING RENT

Upon Request

CO-TENANTS

North Queens Surgical Center, Dunkin', New Bank, DaVita

NEIGHBORS

H Mart, Webster Bank, Paris Baguette, OMNI Medical Complex, NewYork-Presbyterian, Main Street Radiology, P.C. Richard & Son, Queens Public Library at East Flushing, TD Bank

COMMENTS

- Prime second floor sublease opportunity of two spaces: 3,404 SF and 3,563 SF which can be combined to total 6,967 SF
- 3,563 RSF space is former medical space
- Elevator servicing second floor
- Ample of surface parking in front and rear of the building with a lower level garage for over 90 cars
- Signage Opportunity Available
- Close proximity to heavily trafficked Northern Blvd

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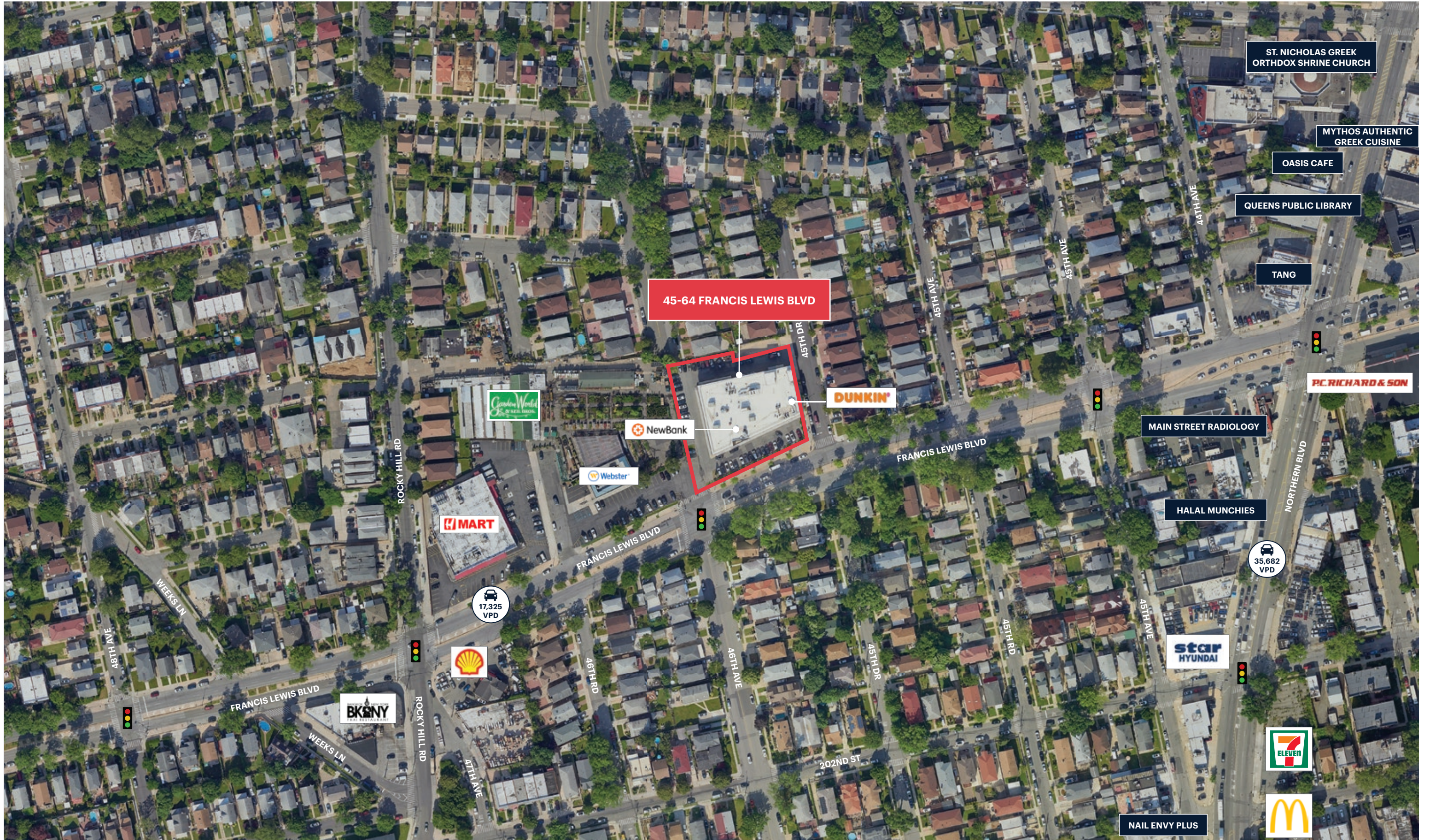
RIPCO
REAL ESTATE

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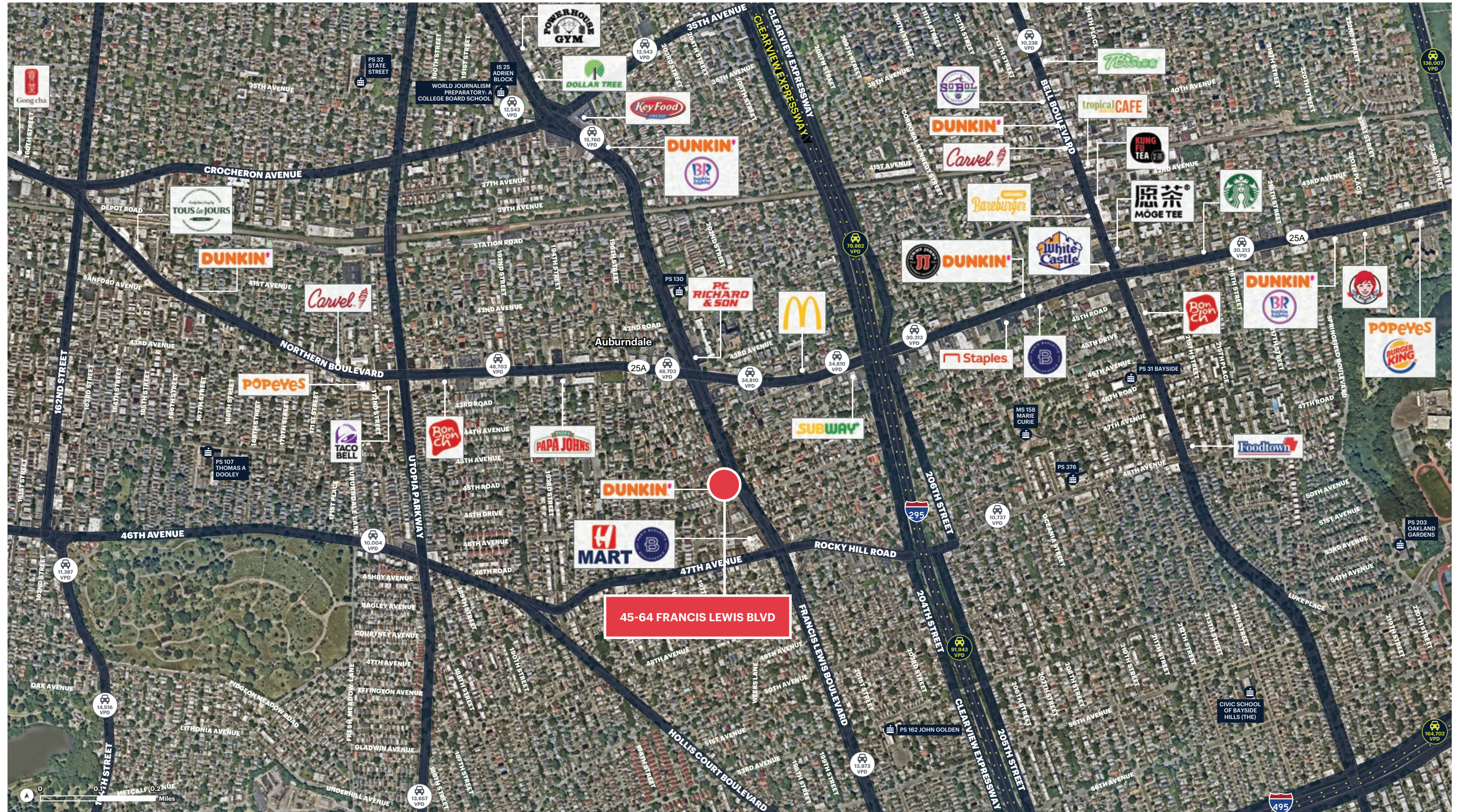
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AERIAL



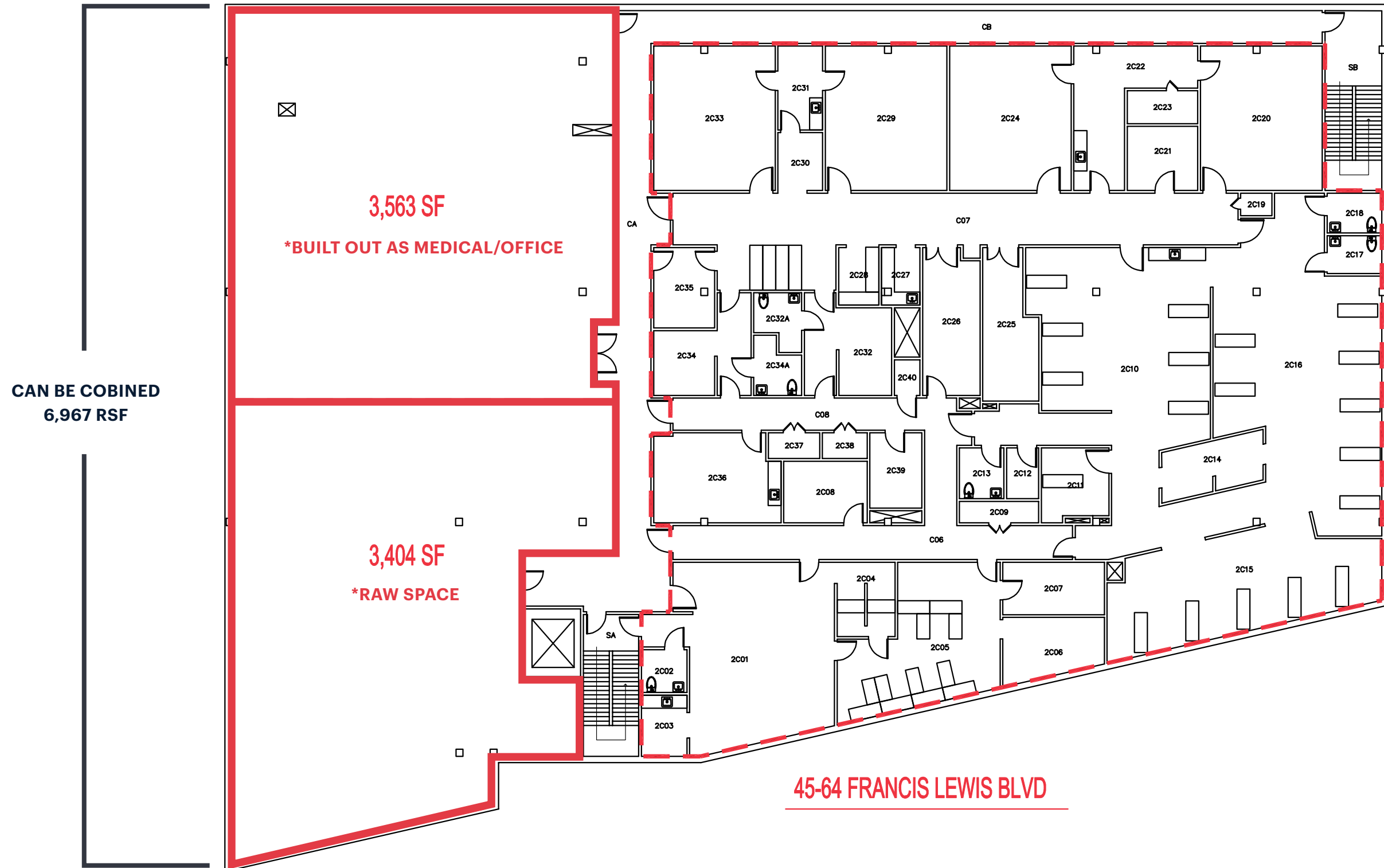
45-64 FRANCIS LEWIS BLVD

MARKET AERIAL



SITE PLAN

SECOND FLOOR



AREA DEMOGRAPHICS



45-64 FRANCIS LEWIS BLVD BAYSIDE, NY

1 MILE RADIUS

POPULATION

54,655

HOUSEHOLDS

19,676

AVERAGE HOUSEHOLD INCOME

\$125,371

MEDIAN HOUSEHOLD INCOME

\$95,208

COLLEGE GRADUATES (BACHELOR'S +)

17,799 - 29.5%

TOTAL BUSINESSES

1,838

TOTAL EMPLOYEES

19,209

DAYTIME POPULATION (W/ 16 YR +)

47,583

2 MILE RADIUS

POPULATION

201,047

HOUSEHOLDS

73,114

AVERAGE HOUSEHOLD INCOME

\$118,419

MEDIAN HOUSEHOLD INCOME

\$87,291

COLLEGE GRADUATES (BACHELOR'S +)

65,307 - 29.5%

TOTAL BUSINESSES

5,579

TOTAL EMPLOYEES

60,804

DAYTIME POPULATION (W/ 16 YR +)

168,140

3 MILE RADIUS

POPULATION

485,921

HOUSEHOLDS

176,380

AVERAGE HOUSEHOLD INCOME

\$110,320

MEDIAN HOUSEHOLD INCOME

\$78,366

COLLEGE GRADUATES (BACHELOR'S +)

145,635 - 27.8%

TOTAL BUSINESSES

14,092

TOTAL EMPLOYEES

160,169

DAYTIME POPULATION (W/ 16 YR +)

425,521

AREA DEMOGRAPHICS

