

97-77

QUEENS BOULEVARD
Rego Park, NY 11374

LEFRAK CENTER
FORMER FLAGSTAR /
COMMUNITY BANK SPACE

Approximately 3,000 SF

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SPACE OVERVIEW

UNIT:	GFLO4 (GROUND FLOOR)
CEILING HEIGHTS:	LOWEST POINT: 11'6" HIGHEST POINT: 13'10"
FRONTAGE:	MINIMUM 60 FEET
ELECTRICAL:	800 AMPS, 3-PHASE
RESTROOMS:	TWO RESTROOMS ONE ADA-COMPLIANT
SPRINKLERS:	FULLY SPRINKLERED
ANNUAL AREA VISITS:	2.2 MILLION

EXISTING BUILD-OUT:

- Interior offices
- Small wet bar (no refrigerator currently; refrigerator can be installed)
- Bullpen/open work area
- No ATM

SCAFFOLDING:

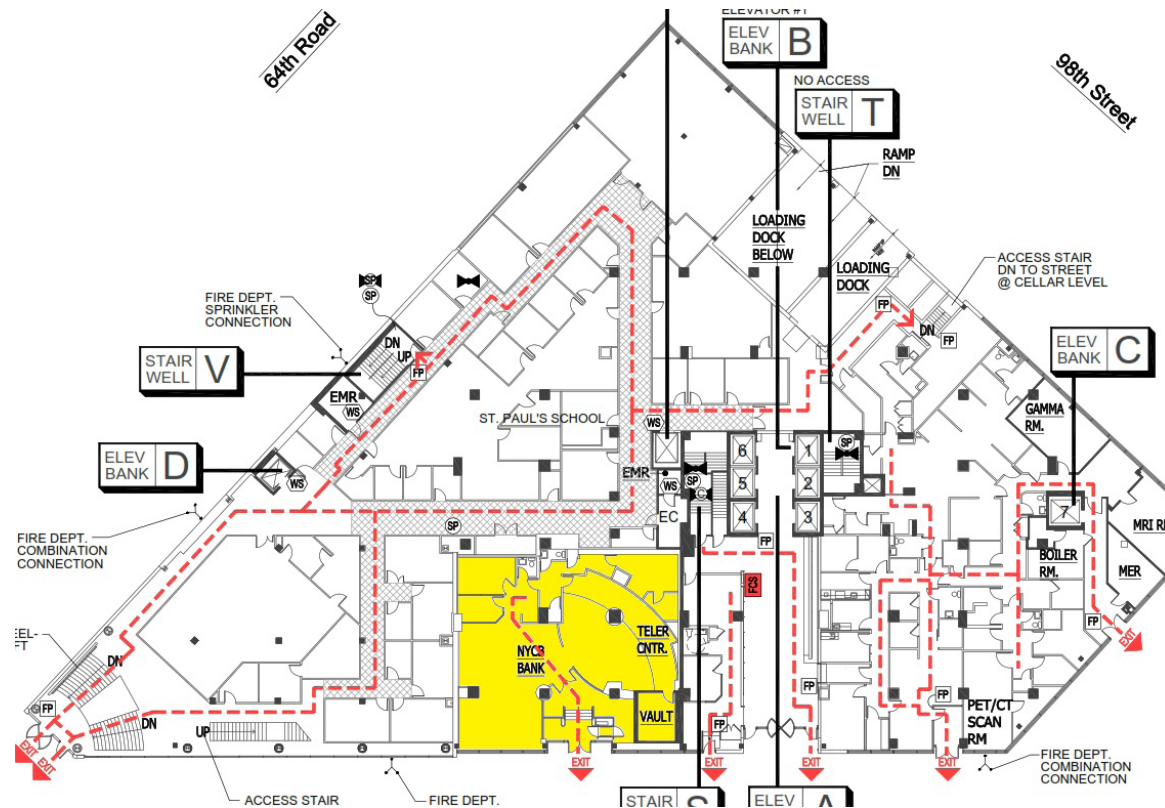
- Present due to Local Law 11

CONDITIONS

- Clean, functional space within a well-maintained LeFrak office tower

BUILDING TENANCY INCLUDES:

- NYC Parks & Recreation
- St. Paul's School of Nursing
- New York Life Insurance
- Metropolitan Learning Institute





LOCATION



DEMOGRAPHICS (2025)

	0.5 Mile	1 Mile	3 Miles
Population	56,156	99,929	809,205
Median HH Income	\$83,928	\$83,010	\$77,688
Average HH Income	\$109,435	\$114,426	\$106,020

2025 AVERAGES

Daily Visitors	1,700
Weekly Visitors	12,000
Monthly Visitors	51,800

97-77
Queens Boulevard

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