

Contiguous Block on
Top Floors of Class A Tower

95-25 QUEENS BOULEVARD REGO PARK, NEW YORK



John Reinertsen
Executive Vice President
+1 718 289 7720
john.reinertsen@cbre.com

Michael Lee
First Vice President
+1 718 289 7703
michael.lee@cbre.com

Matthew Giordano
Senior Associate
+1 718 289 7721
matthew.giordano@cbre.com

CBRE



95-25 QUEENS BOULEVARD

CBRE, as an exclusive leasing agent, is proud to offer the following prime space for lease:

FLOOR	RSF	ASKING RATE
E 11TH	28,104	\$44.00
E 10TH	28,005	\$44.00
E 9TH	28,004	\$42.00
E 8TH	28,072	\$42.00
P 7TH	14,071	\$42.00
E 4TH	28,080	\$42.00



Building Features

- Class A office tower with attended lobby
- On-site dual level parking garage for over 200 cars
- Food, services and banking nearby
- 360 degree exposures with panoramic views
- Efficient Floor Plates
- Upgraded common spaces and building systems
- Current tenancy includes leading healthcare and financial institutions

Location

Highways

- Long Island Expressway (I-495)
- Van Wyck Expressway (I-678)
- Grand Central Parkway
- Jackie Robinson Parkway

Airports

- JFK - 18 minutes
- LaGuardia - 13 minutes

Transportation

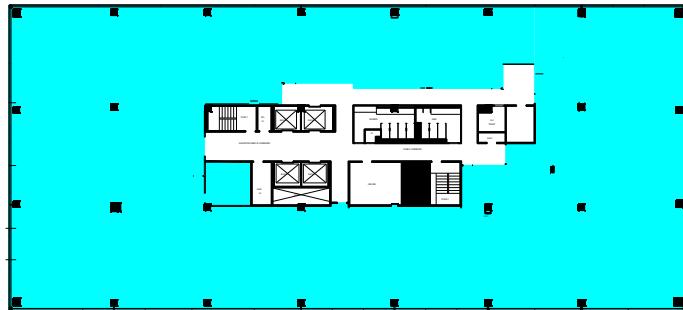
- Subway (M,R) - 63rd Drive station one block away
- LIRR - Forest Hills Station
- Bus stop at building (Q38, Q59, Q60, Q72)

LARGE CONTIGUOUS BLOCK

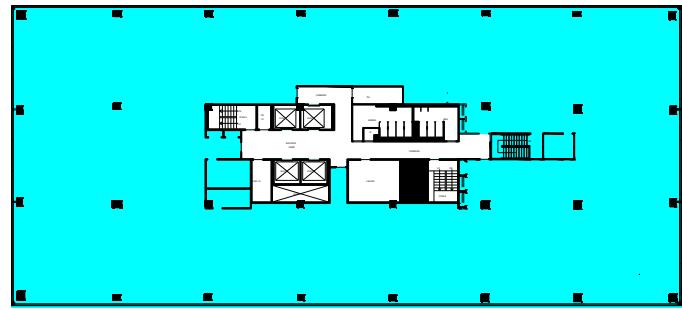
UP TO 126,256 RSF AVAILABLE

FLEXIBLE FLOOR PLATES

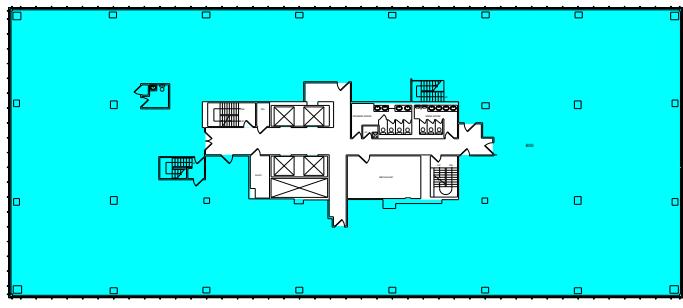
ELEVENTH FLOOR | 28,104 RSF



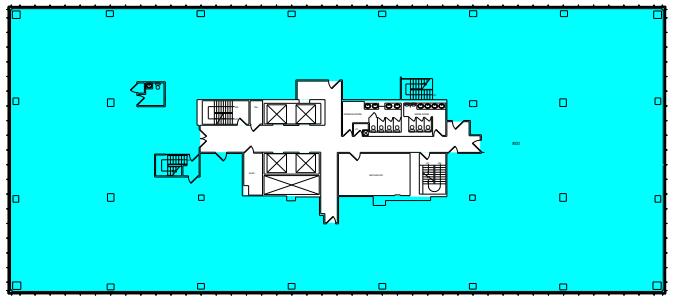
TENTH FLOOR | 28,005 RSF



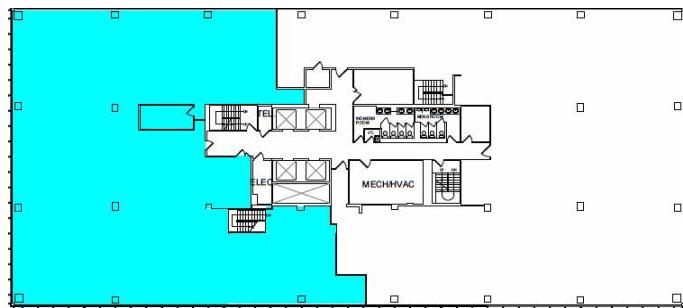
NINTH FLOOR | 28,004 RSF



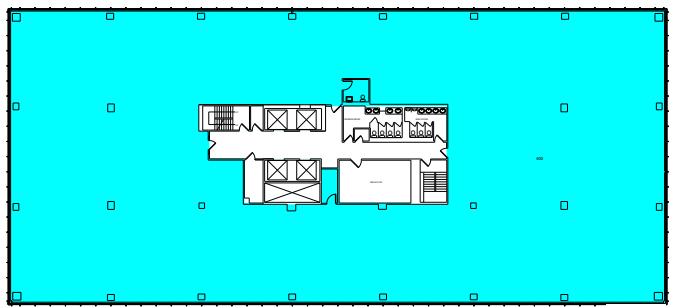
EIGHTH FLOOR | 28,072 RSF



SEVENTH FLOOR | 14,071 RSF

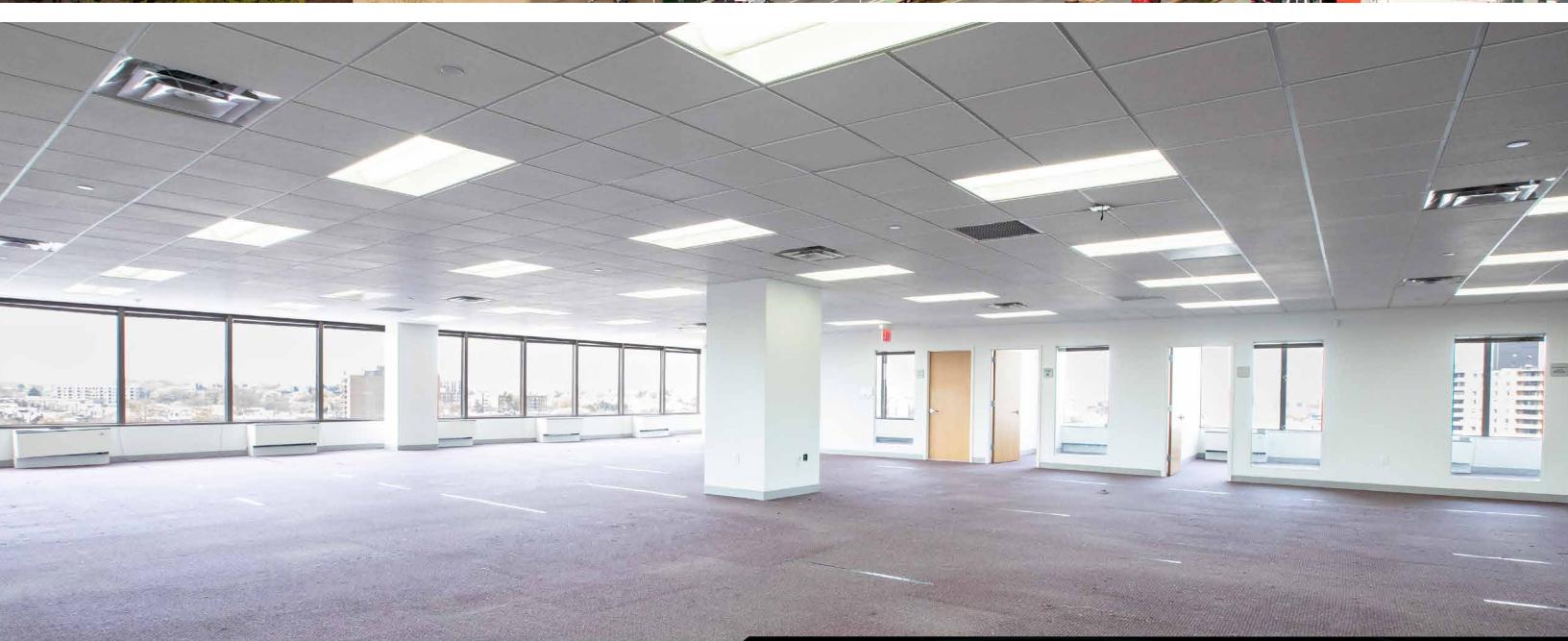


FOURTH FLOOR | 28,080 RSF



95-25
QUEENS BOULEVARD
REGO PARK, NEW YORK

LARGE CONTIGUOUS BLOCK
UP TO 126,256 RSF WITH
PANORAMIC CITY VIEWS



95-25
QUEENS BOULEVARD
REGO PARK, NEW YORK

LOBBY AND COMMON AREA RENOVATIONS

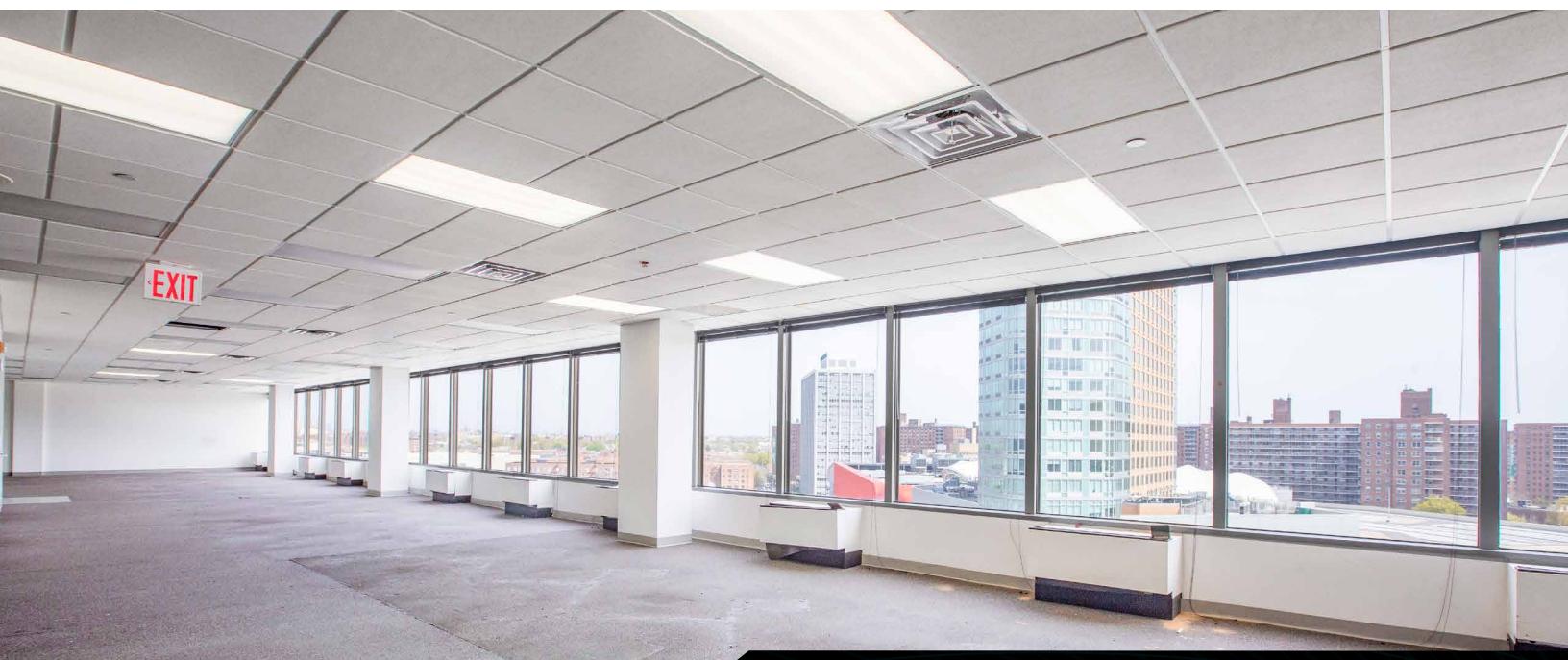


DUAL LEVEL PARKING GARAGE



95-25
QUEENS BOULEVARD
REGO PARK, NEW YORK

LARGE CONTIGUOUS BLOCK AVAILABLE WITH PANORAMIC CITY VIEWS



95-25
QUEENS BOULEVARD
REGO PARK, NEW YORK

Rego Center



Queens Center Mall



AT THE CENTER OF IT ALL
ON-SITE BANKING FACILITIES,
SHOPPING, DINING AND ENTERTAINMENT
ALL WITHIN WALKING DISTANCE OF
95-25 QUEENS BOULEVARD



Premier Class A Queens Office Tower
and Headquarters Opportunity

95-25 QUEENS BOULEVARD REGO PARK, NEW YORK



John Reinertsen
Executive Vice President
+1 718 289 7720
john.reinertsen@cbre.com

Michael Lee
First Vice President
+1 718 289 7703
michael.lee@cbre.com

Matthew Giordano
Senior Associate
+1 718 289 7721
matthew.giordano@cbre.com

CBRE

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.