

Contiguous Block on
Top Floors of Class A Tower

95-25

QUEENS BOULEVARD

REGO PARK, NEW YORK



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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

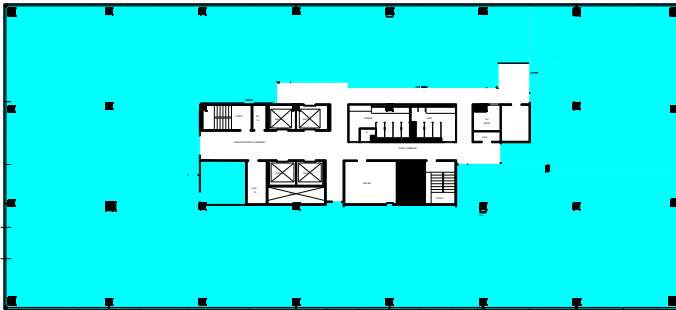
- Subway (M,R) – 63rd Drive station one block away
- LIRR – Forest Hills Station
- Bus stop at building (Q38, Q59, Q60, Q72)

LARGE CONTIGUOUS BLOCK

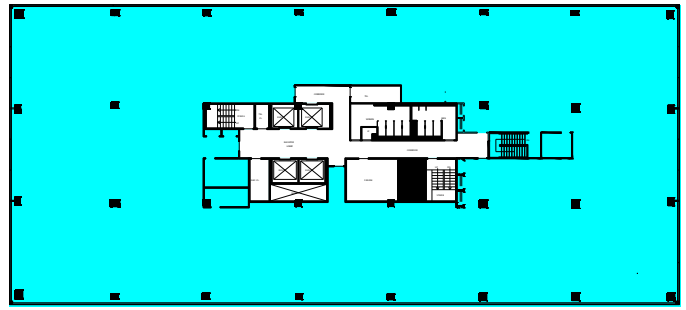
UP TO 126,256 RSF AVAILABLE

FLEXIBLE FLOOR PLATES

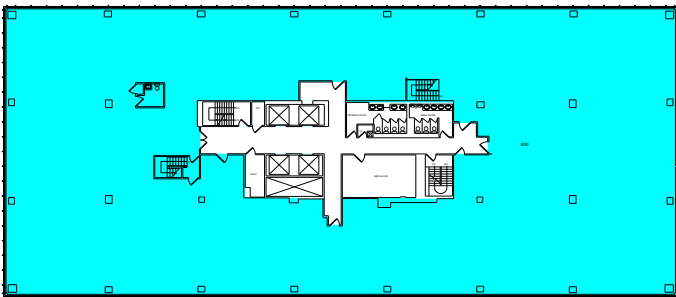
ELEVENTH FLOOR | 28,104 RSF



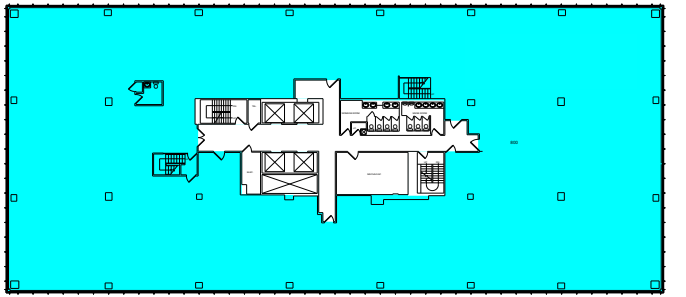
TENTH FLOOR | 28,005 RSF



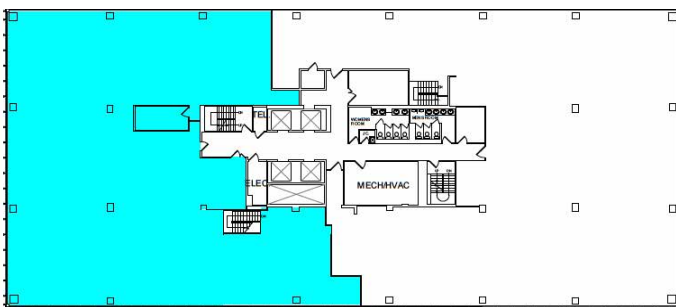
NINTH FLOOR | 28,004 RSF



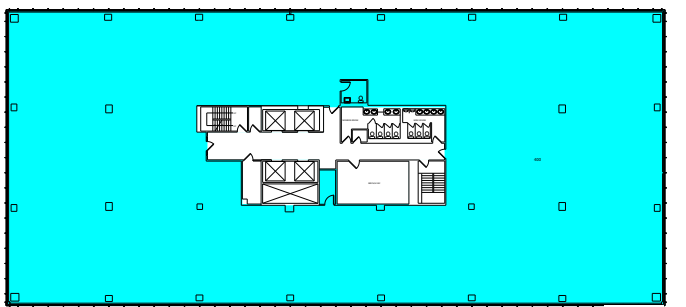
EIGHTH FLOOR | 28,072 RSF



SEVENTH FLOOR | 14,071 RSF

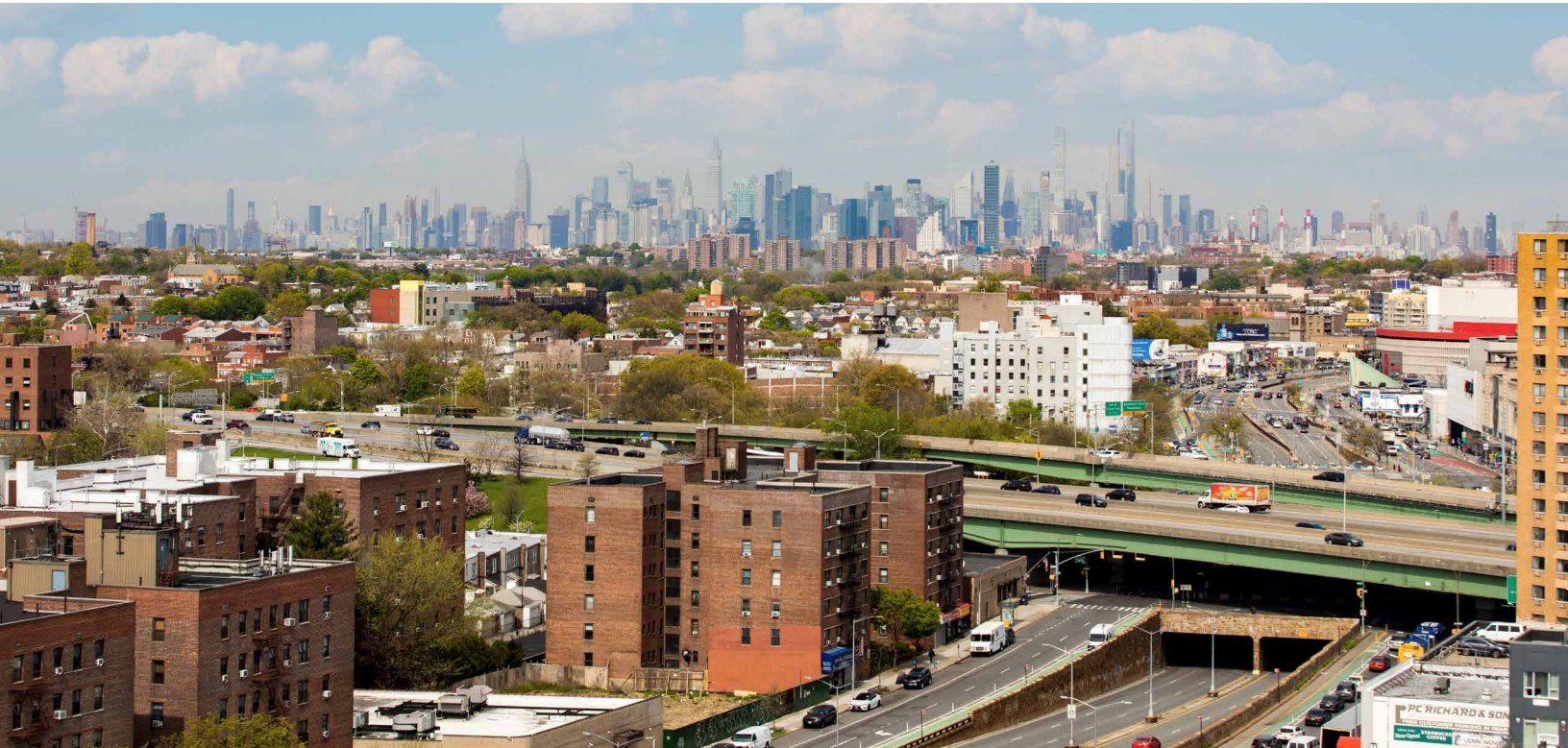


FOURTH FLOOR | 28,080 RSF



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



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LOBBY AND COMMON AREA RENOVATIONS



DUAL LEVEL PARKING GARAGE



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LARGE CONTIGUOUS BLOCK AVAILABLE WITH PANORAMIC CITY VIEWS



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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

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