



For Lease

**RIPCO**  
RETAIL LEASING

# 17-20 Whitestone Expressway

Whitestone, NY | Octagon Plaza

Multiple Office Units Available Ranging from 1,548 RSF to 11,178 RSF  
Up to 36,768 RSF Available

Octagon Plaza | Prime office building right on Whitestone Expressway | 225 Parking Spaces

Contact  
Exclusive Agents

Michelle Abramov  
[mabramov@ripcony.com](mailto:mabramov@ripcony.com) | 718.663.2652

Greg Batista  
[gbatista@ripcony.com](mailto:gbatista@ripcony.com) | 516.342.8277

Daniel Yeu  
[dyeu@ripcony.com](mailto:dyeu@ripcony.com) | 646.827.9976

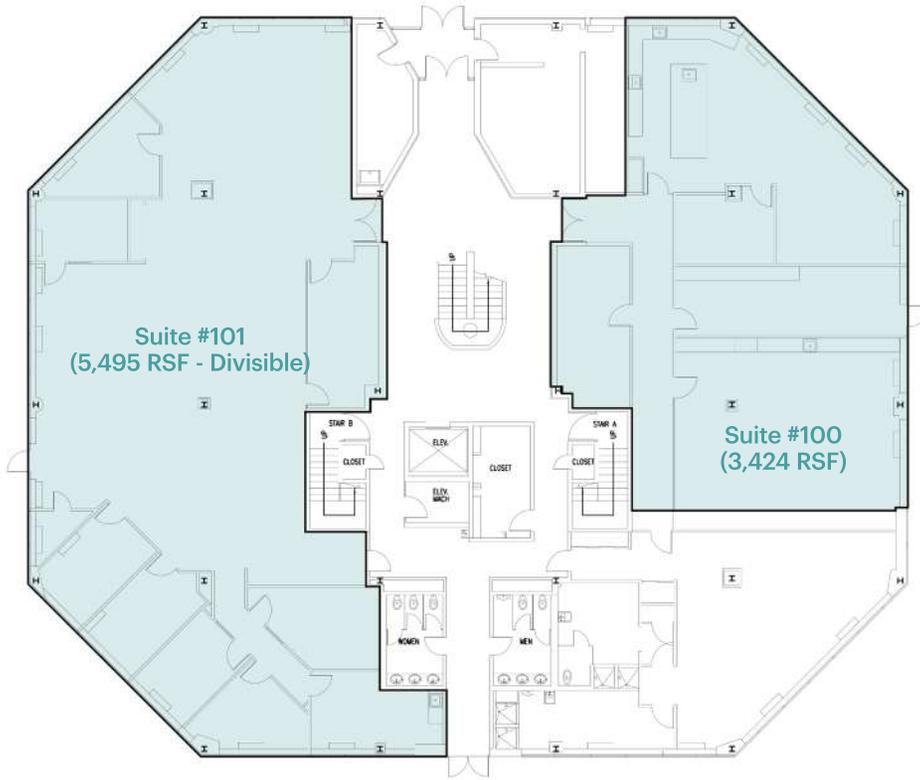
# Space Details



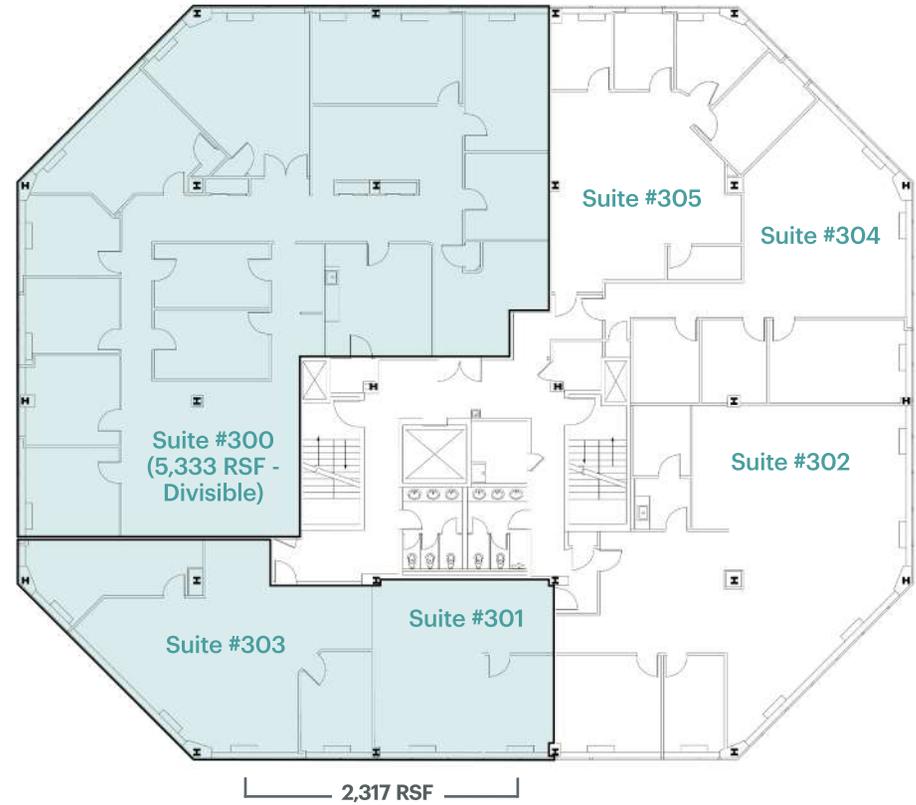
<b>Size</b>	Unit 100: 3,424 RSF Unit 101: 5,495 RSF (can be subdivided)
Up to 7,650 RSF	Unit 300: 5,333 RSF Unit 301/303: 2,317 RSF (can be subdivided)
Up to 9,021 RSF	Unit 400/405/406: 5,456 RSF Unit 402: 1,548 RSF Unit 404: 2,017 RSF (has bathroom in space)
Up to 11,178 RSF	Unit 501: 3,878 RSF Unit 500: 7,300 RSF (can be subdivided)
<b>Possession</b>	Arranged
<b>Rent</b>	Upon request
<b>Neighbors</b>	Bob's Discount Furniture, Old Navy, McDonald's, Starbucks, Target, T.J. Maxx, P.C. Richard & Son, Bj's Wholesale Club
<b>Comments</b>	Office building opened 24/7 with on-site super and security from 7am to 7pm  Brand new roof, doors, and renovating lobby  Men and Women Restrooms on each floor  Ample amount of parking with security gates  Directly located on the Whitestone Expressway within close proximity and easy access to Manhattan and LaGuardia Airport (LGA)  All units are built out office space with conference rooms, multiple private offices, open layout with cubicle, and kitchen pantry
<b>Drive Times From 17-20 Whitestone Expressway</b>	
<b>5 Minutes</b>	Whitestone Bridge (Bronx / Westchester)
<b>10-15 Minutes</b>	LaGuardia Airport (LGA)
<b>10-15 Minutes</b>	Downtown Flushing
<b>25-35 Minutes</b>	JFK Airport
<b>30-45 Minutes</b>	Midtown Manhattan

# Floor Plans

First Floor



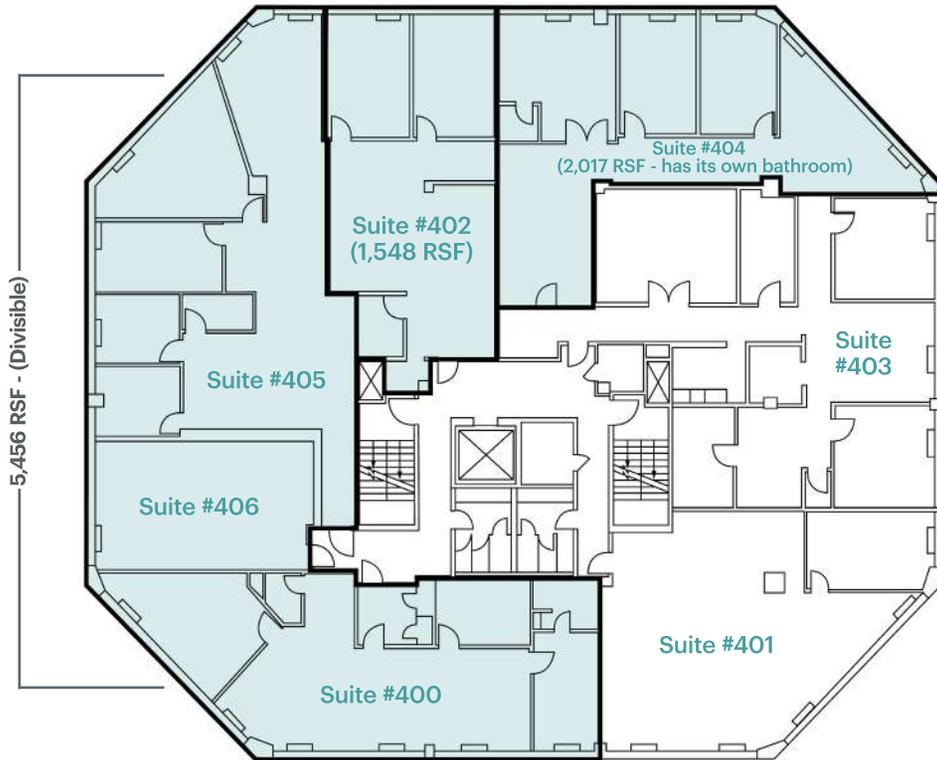
Third Floor  
Contiguous up to 7,650 RSF



# Floor Plans

## Fourth Floor

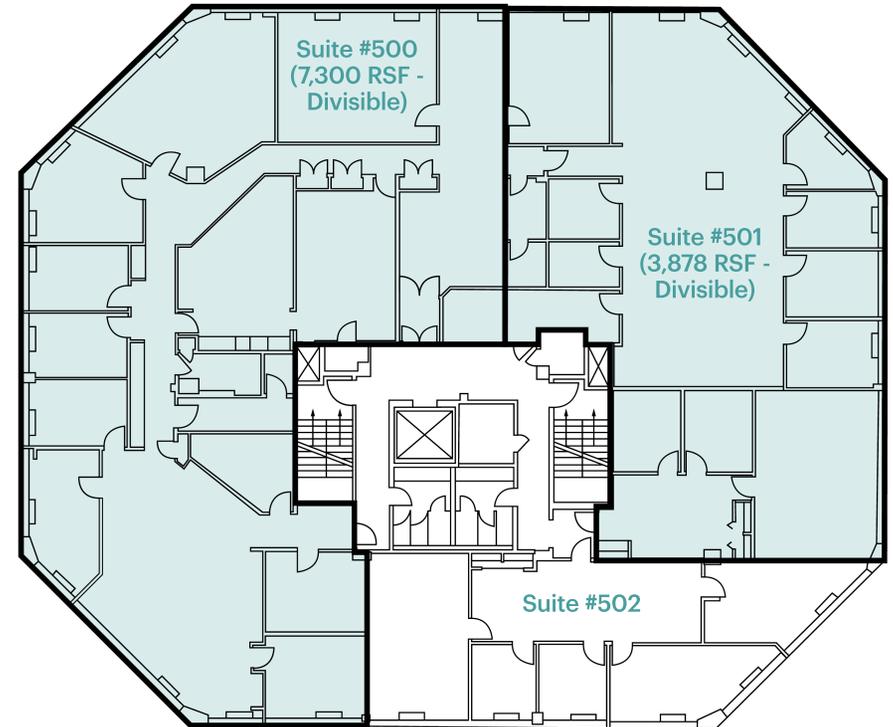
Contiguous up to 9,021 RSF



WHITESTONE EXPRESSWAY

## Fifth Floor

Contiguous up to 11,178 RSF

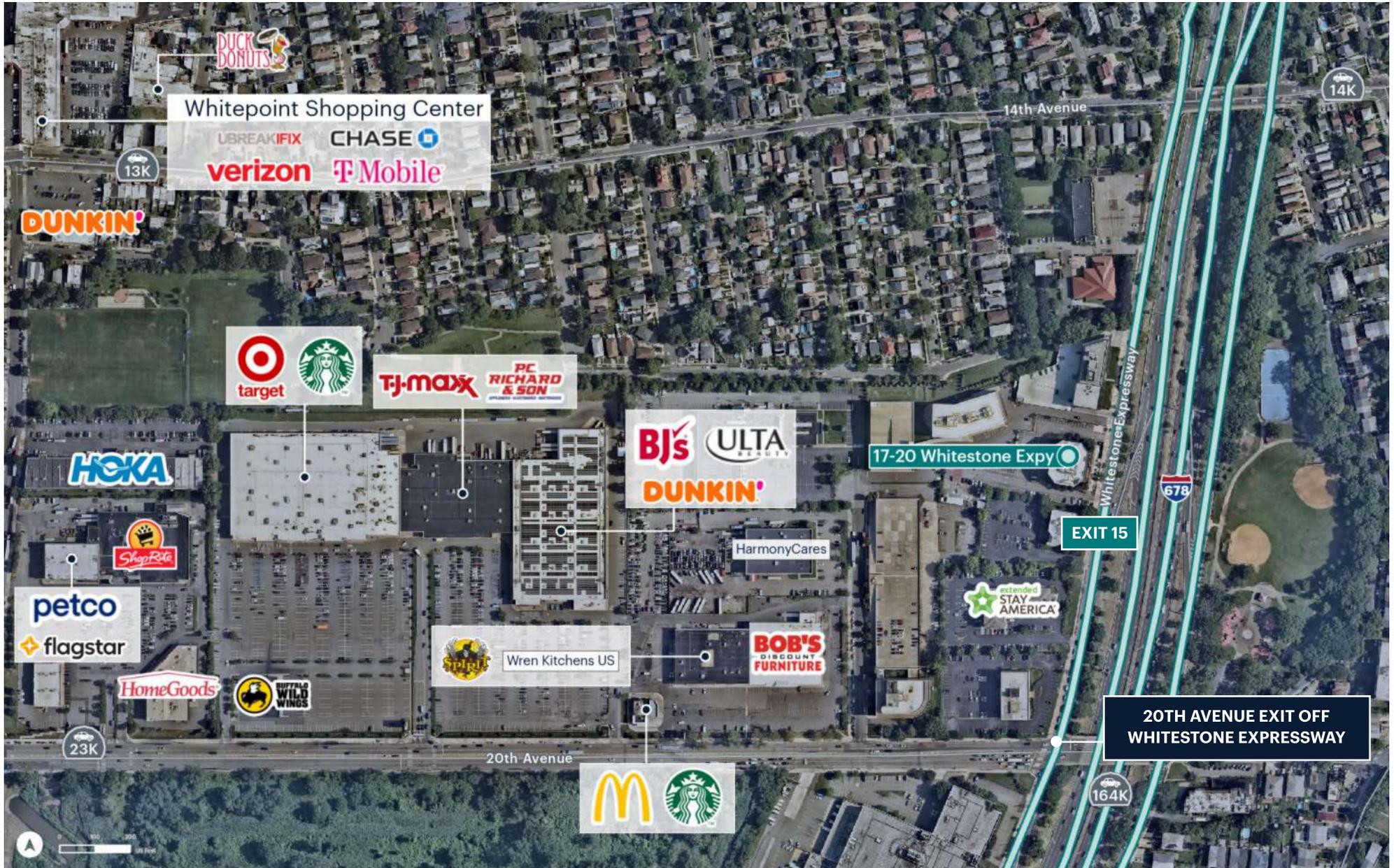


WHITESTONE EXPRESSWAY

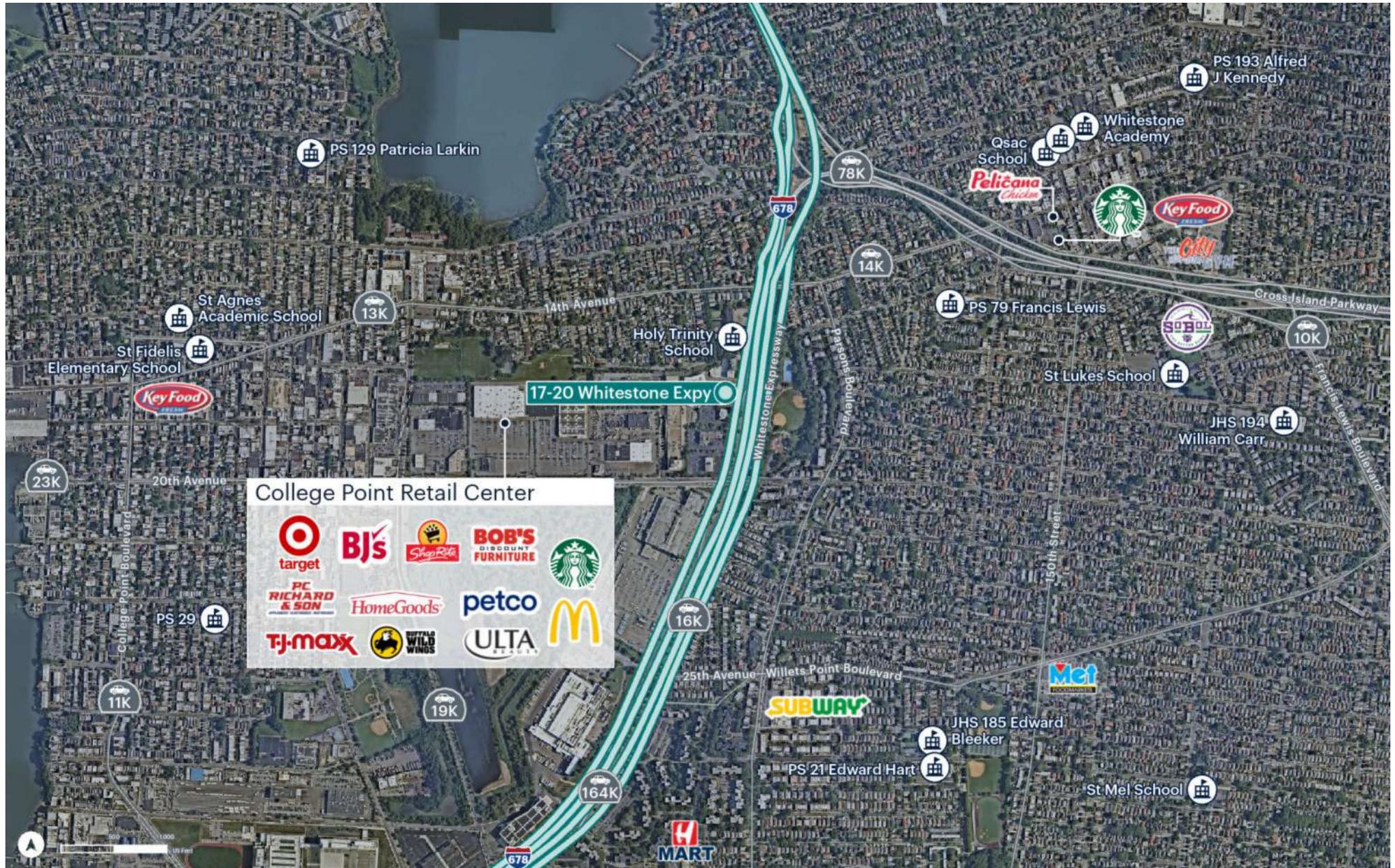
# Interior Photos



# Aerial



# Market Aerial



# Area Demographics



<b>Population</b>	1 mile	42,170	<b>% Population with Bachelors+</b>	1 mile	30.0%
	2 miles	171,883		2 miles	30.0%
	3 miles	404,831		3 miles	29.0%
<b>Total Households</b>	1 mile	14,637	<b>Daytime Population</b>	1 mile	38,758
	2 miles	62,546		2 miles	166,055
	3 miles	140,924		3 miles	374,210
<b>Average Household Income</b>	1 mile	\$102,862	<b>Total Daytime Employees</b>	1 mile	14,440
	2 miles	\$91,474		2 miles	68,390
	3 miles	\$93,139		3 miles	142,919
<b>Median Household Income</b>	1 mile	\$71,854	<b>Total Businesses</b>	1 mile	1,232
	2 miles	\$60,217		2 miles	6,628
	3 miles	\$61,861		3 miles	10,845

## Contact Exclusive Agents

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150 East 58th Street, 15th Floor, New York, NY 10155 | [ripcony.com](http://ripcony.com)  
 Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.