

40-08 WARREN STREET

QUEENS, NY 11373



ROD MIREA

rod@agwpartners.com

917.512.5558



DESCRIPTION

Brokers Protected

Second Floor 5,500 SF at Roosevelt Av corner. Private elevator & (3) Private Terraces. Located on Warren Street and steps away from Roosevelt Avenue in the heart of Elmhurst, Queens, this space is 5,500 SF on the second floor with three separate points of egress, including a private lobby elevator entrance. Situated a 5-minute drive off the BQE and one minute away from Junction Boulevard & 90 Street Elmhurst Ave subway stations, the property benefits from some of the highest traffic counts in all of Queens.

HIGHLIGHTS

- Elevator and staircase access directly from Warren Street
- Dedicated meeting rooms for presentations and collaborative sessions
- 2.2 Million Annual Property Visitors (PlacerAI, 2023)
- In close proximity to public transportation Subways: 7 | Bus Line: Q72
- Steps from the intersection of Junction Blvd and Roosevelt Avenue

SUMMARY

Lease Rate:	Upon Request
Available SF:	5,500 SF
Building Size:	11,740 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,754	19,910	73,752
Total Population	17,676	72,030	241,520
Average HH Income	\$81,087	\$83,554	\$88,738

SECOND FLOOR PLAN

