

86-46 QUEENS BOULEVARD

BETWEEN 54TH & 55TH AVENUES | ELMHURST



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PROPERTY HIGHLIGHTS

- New development
- Charter school plans
- High foot traffic area
- Dense residential neighborhood
- Steps away from both Queens Center and Queens Place Mall
- Neighboring tenants:
Bank of America, Chase, Target, Macy's, Best Buy, Lidl, Chipotle, Cold Stone, & many more!

SIZE: 9,000 SF Ground Floor
8,000 SF Second Floor
7,000 SF Lower Level
Total Gross SF - 24,000 SF (as is)

FRONTAGE: 83'

POSSESSION: Immediate

ASKING RENT: Upon Request

TRANSPORTATION: E F M R



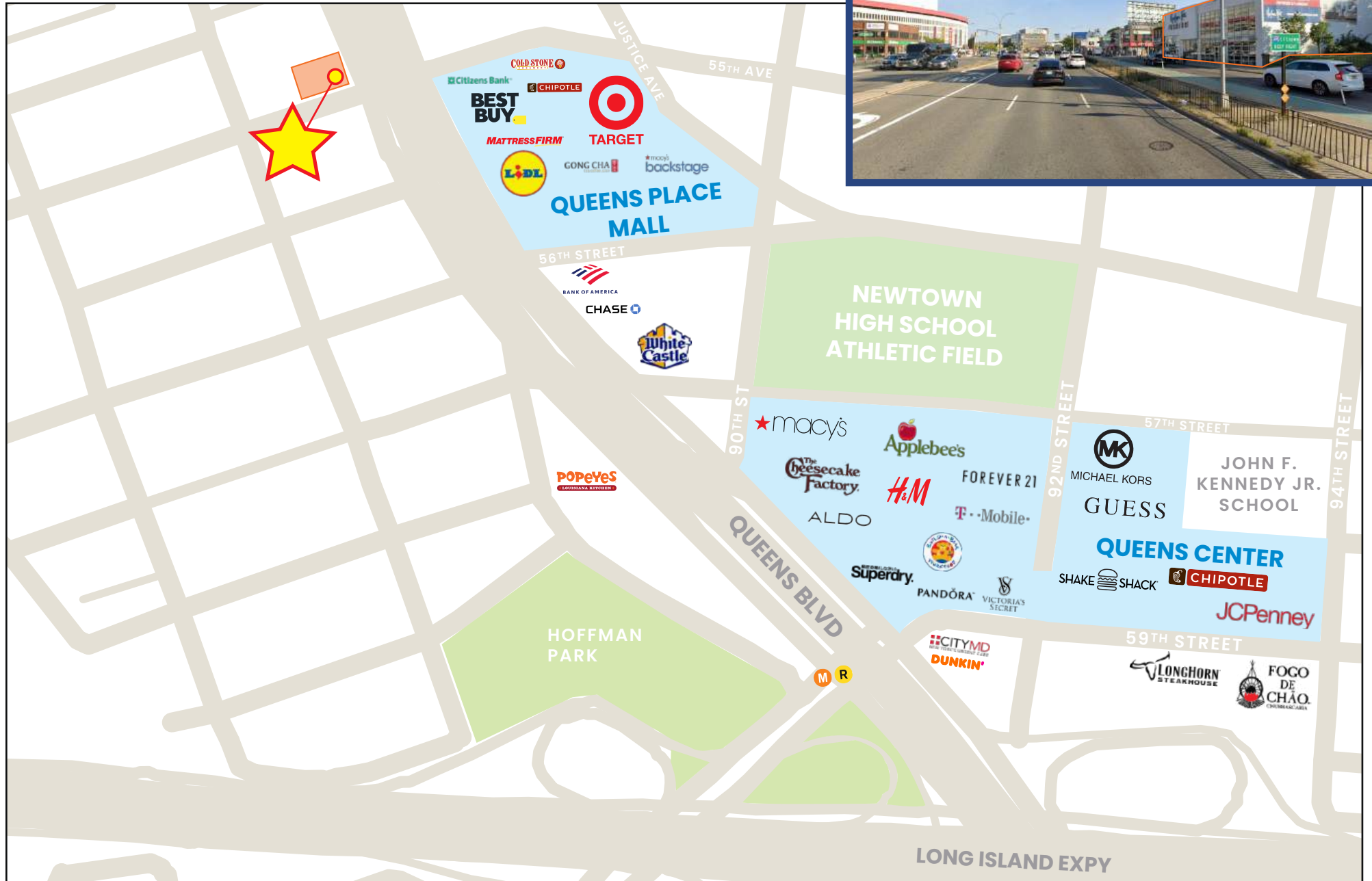
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AREA MAP:



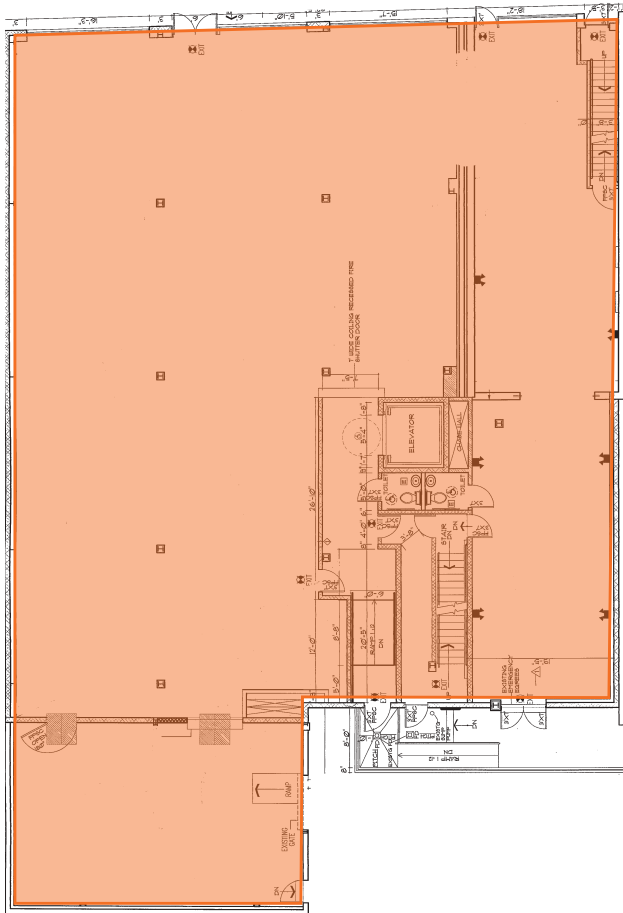
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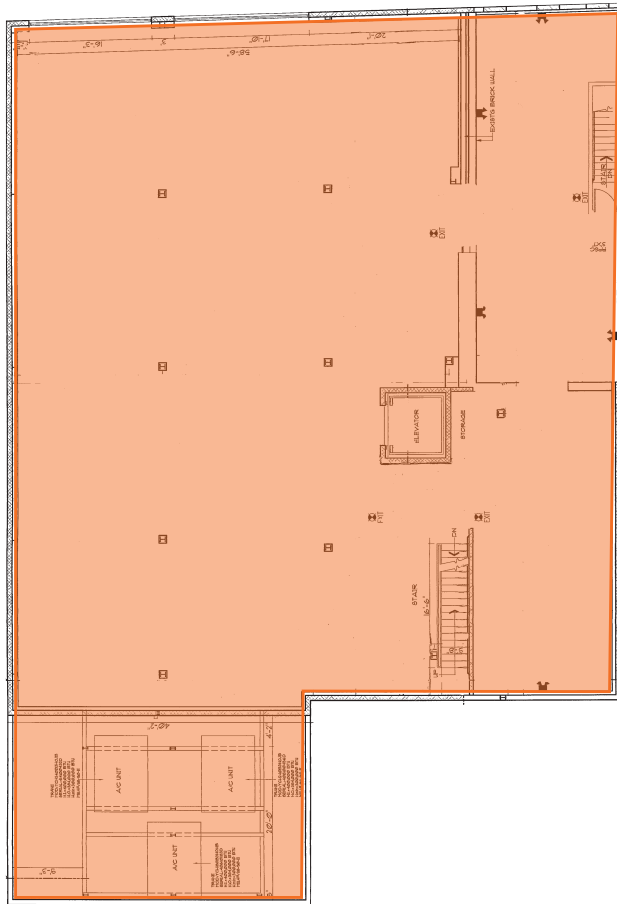
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FLOOR PLANS:

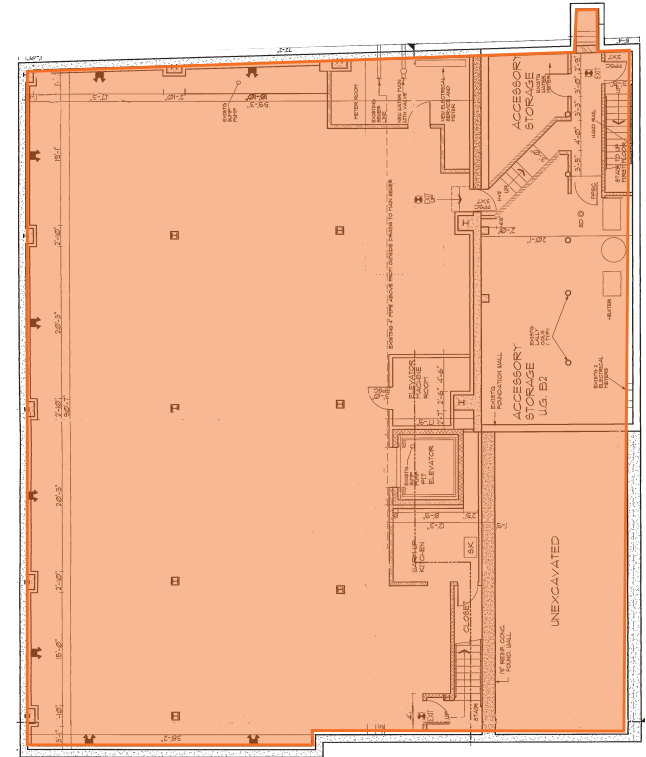
TOTAL GROSS SF - 24,000 SF (AS IS)



GROUND FLOOR:
9,000 SF



SECOND FLOOR:
8,000 SF



LOWER LEVEL
7,000 SF

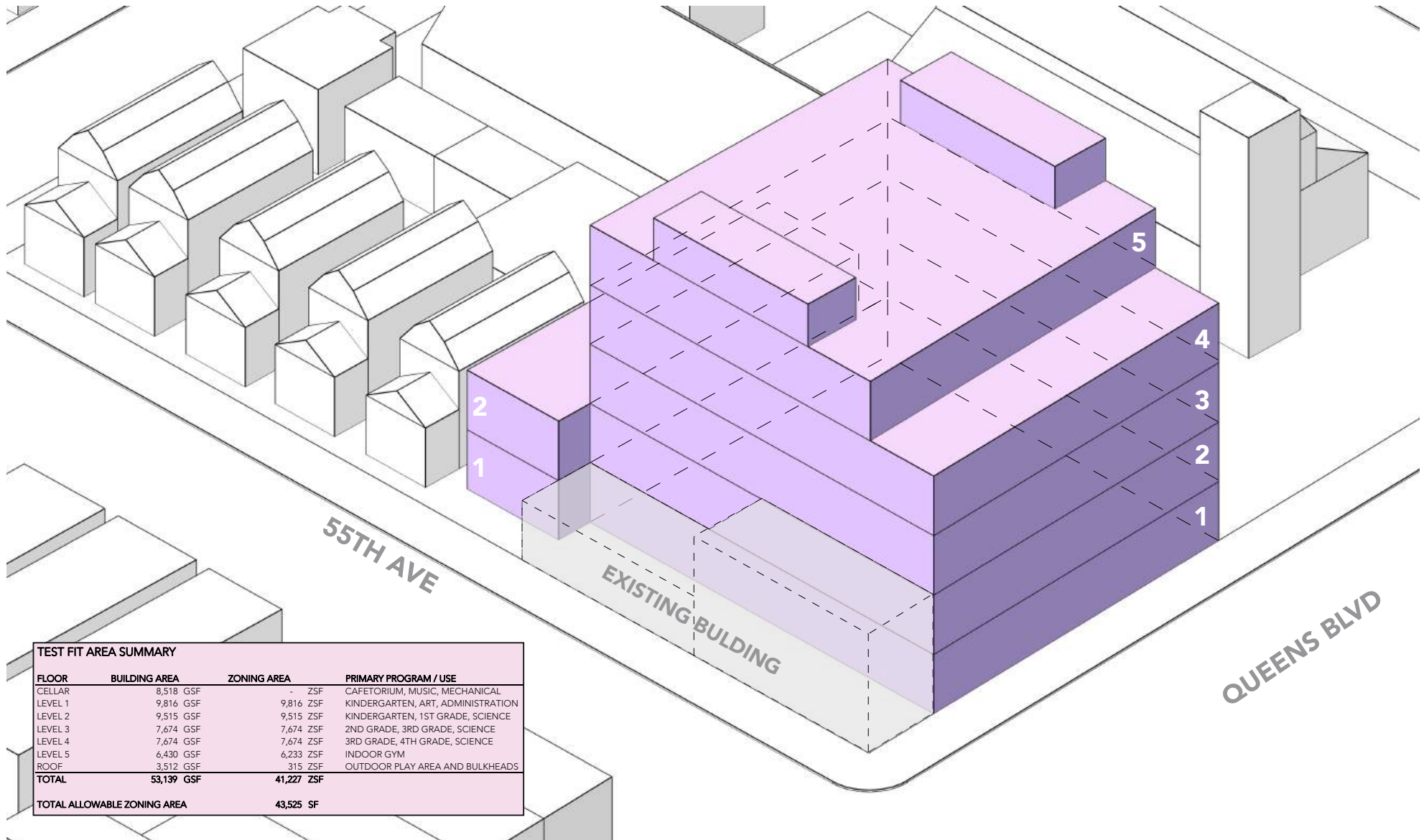


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BUILDABLE OPPORTUNITY:
EDUCATIONAL FACILITY TEST FIT



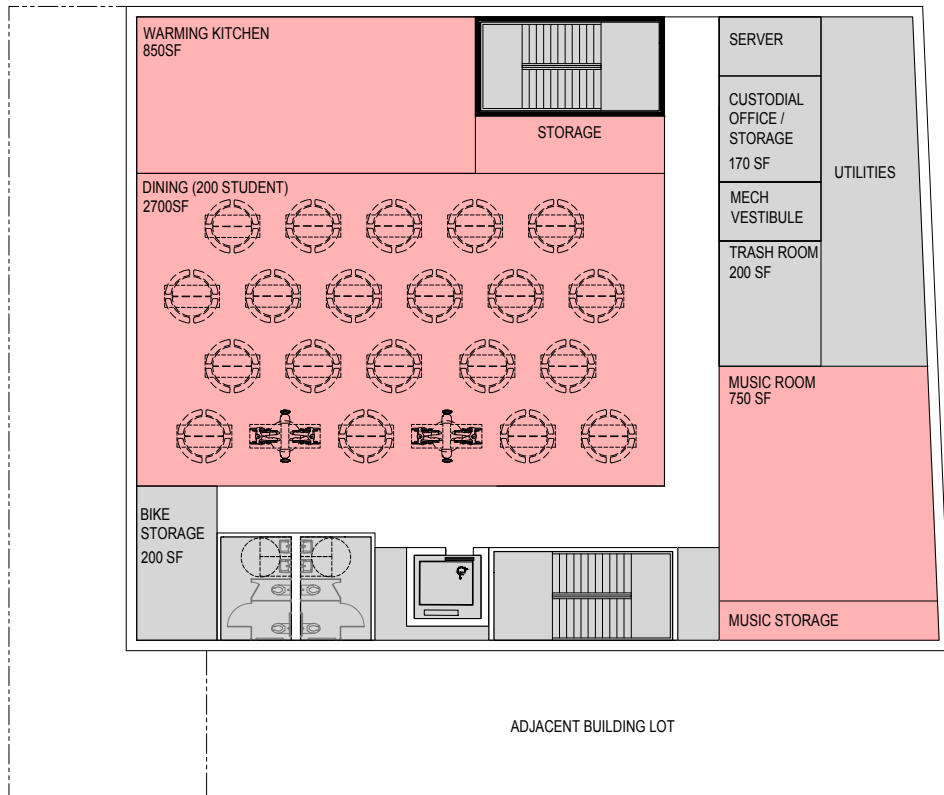
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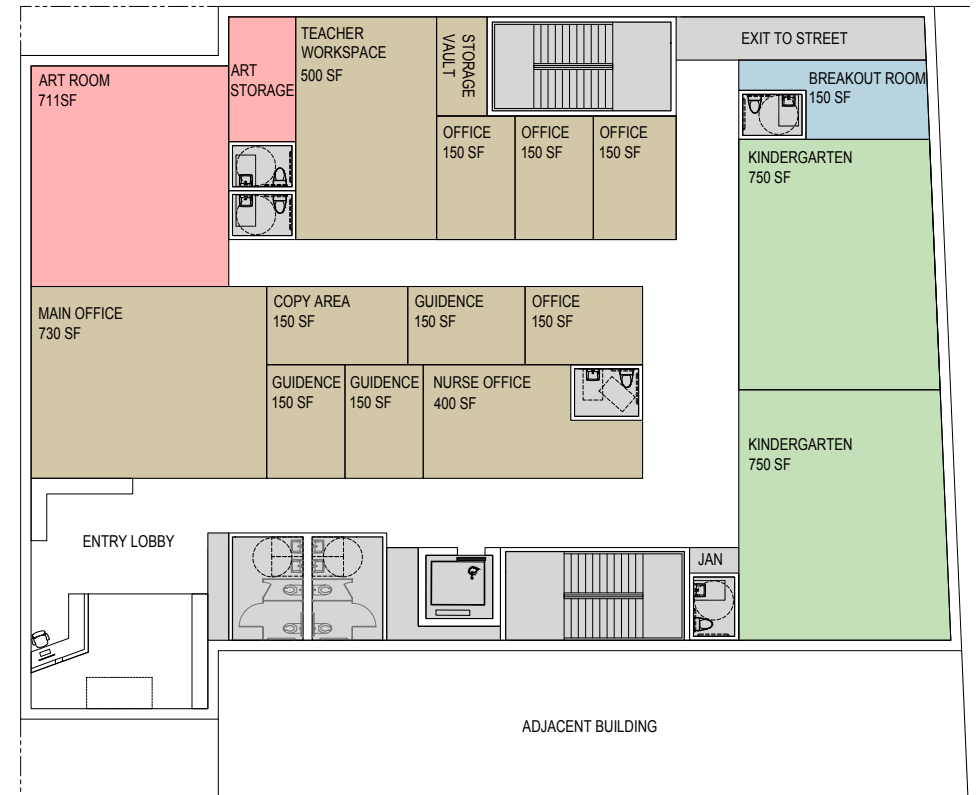
BUILDING TEST FIT:

INDIVIDUAL FLOOR PLANS

CELLAR - 8,518 SF



GROUND FLOOR - 9,816 SF



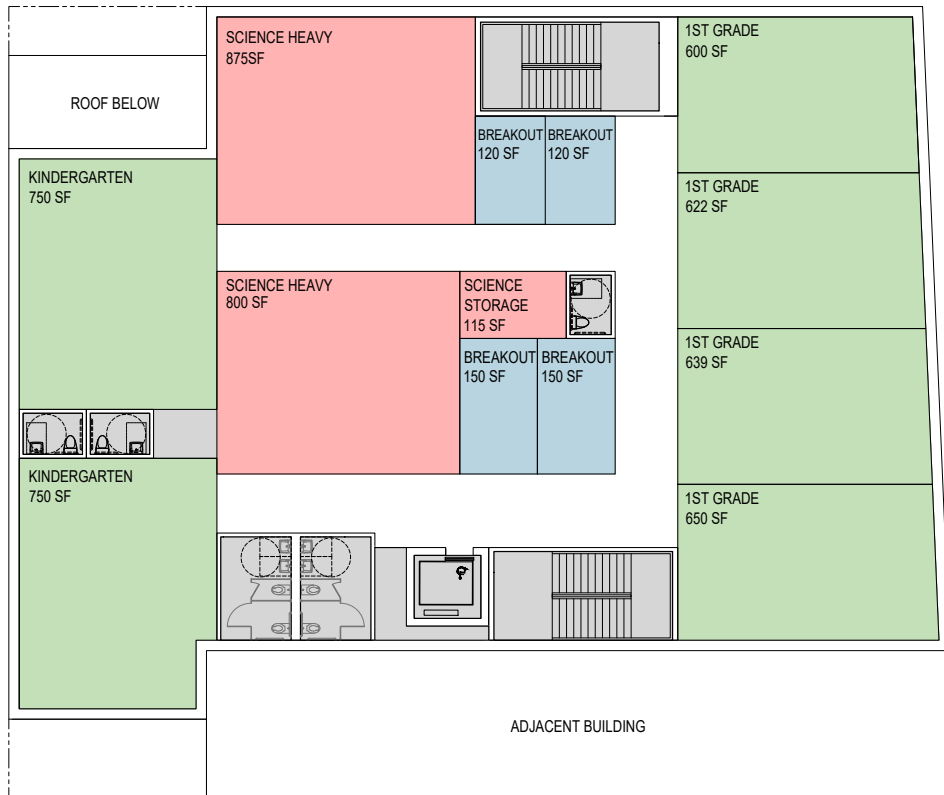
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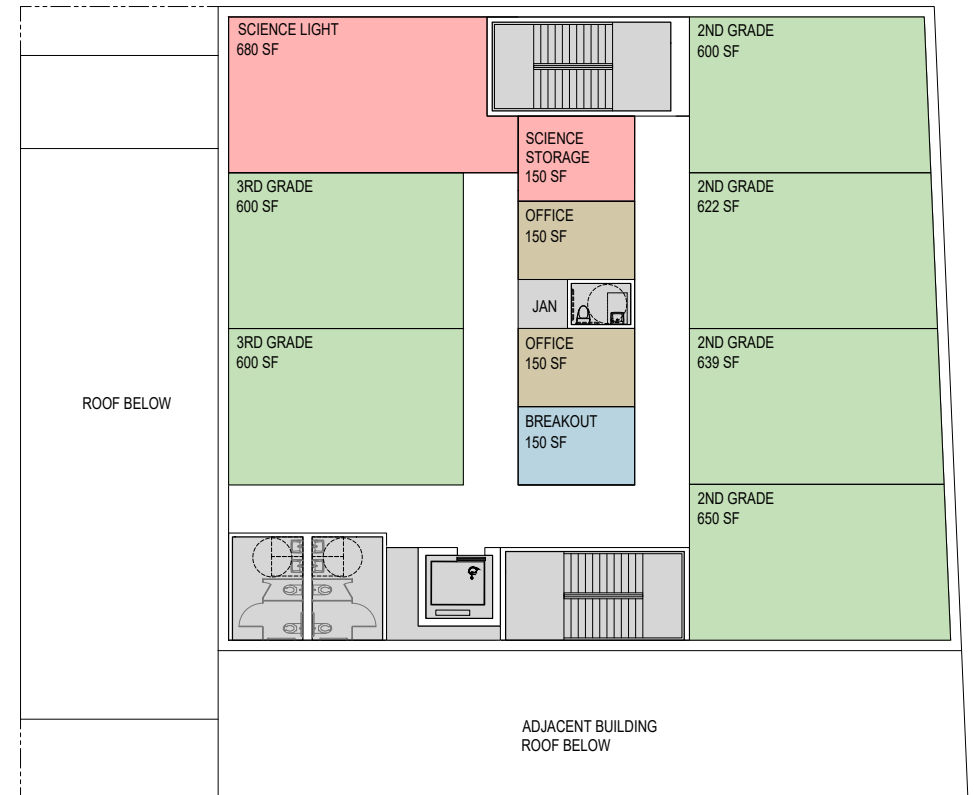
BUILDING TEST FIT:

INDIVIDUAL FLOOR PLANS

SECOND FLOOR - 9,515 SF



THIRD FLOOR - 7,674 SF



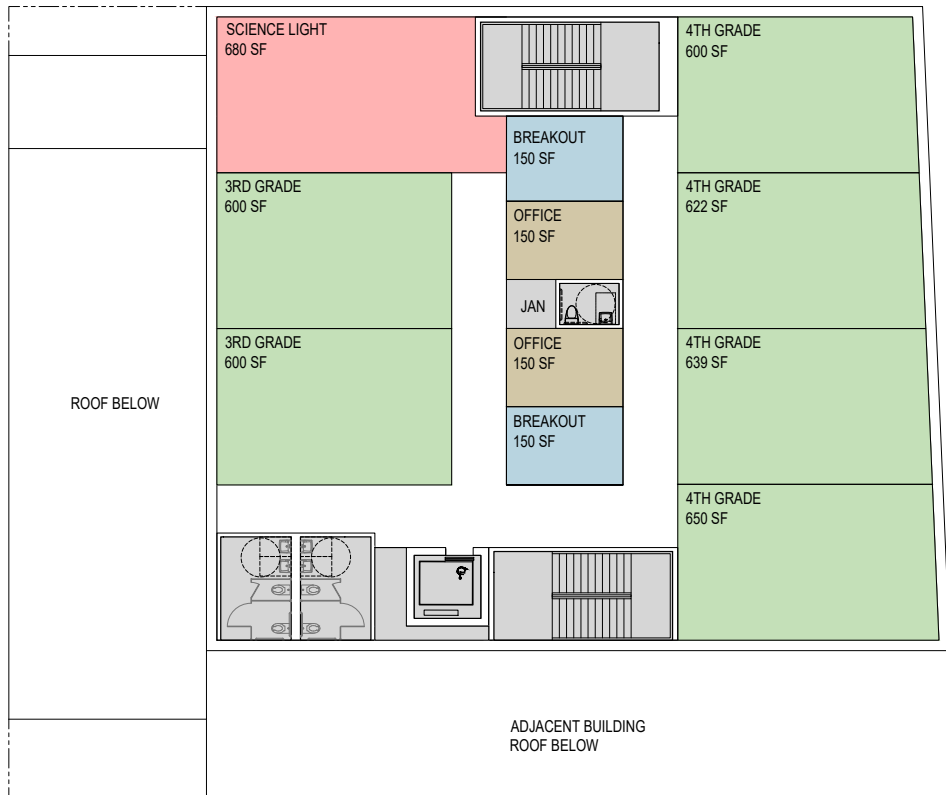
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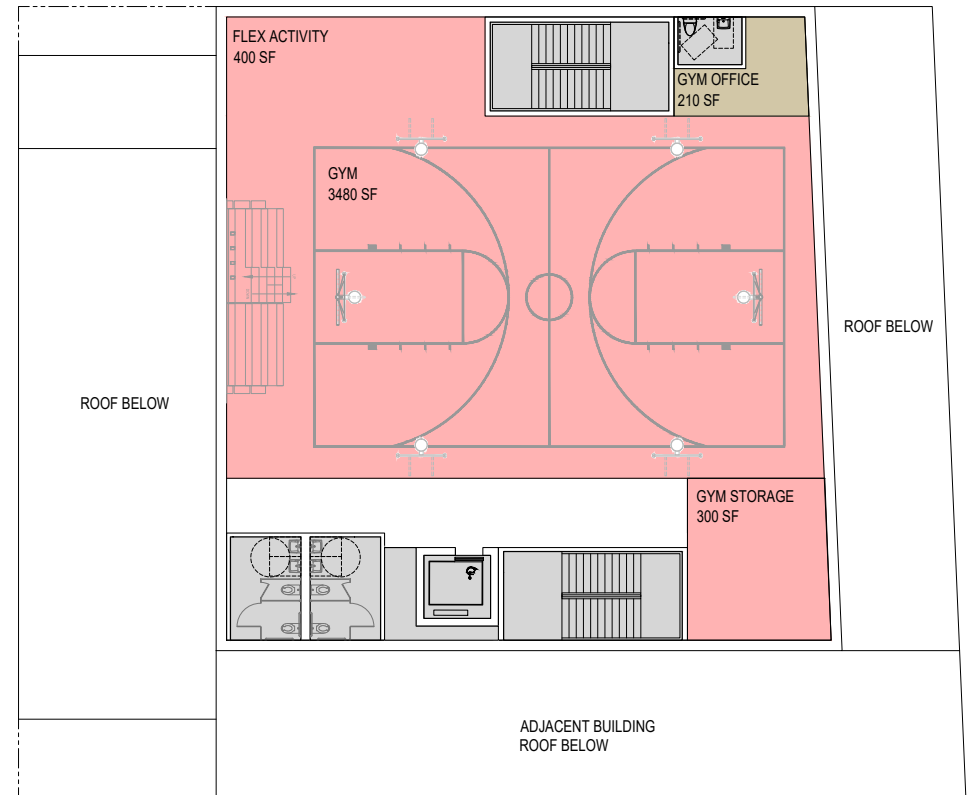
BUILDING TEST FIT:

INDIVIDUAL FLOOR PLANS

FOURTH FLOOR - 7,674 SF



FIFTH FLOOR - 6,430 SF



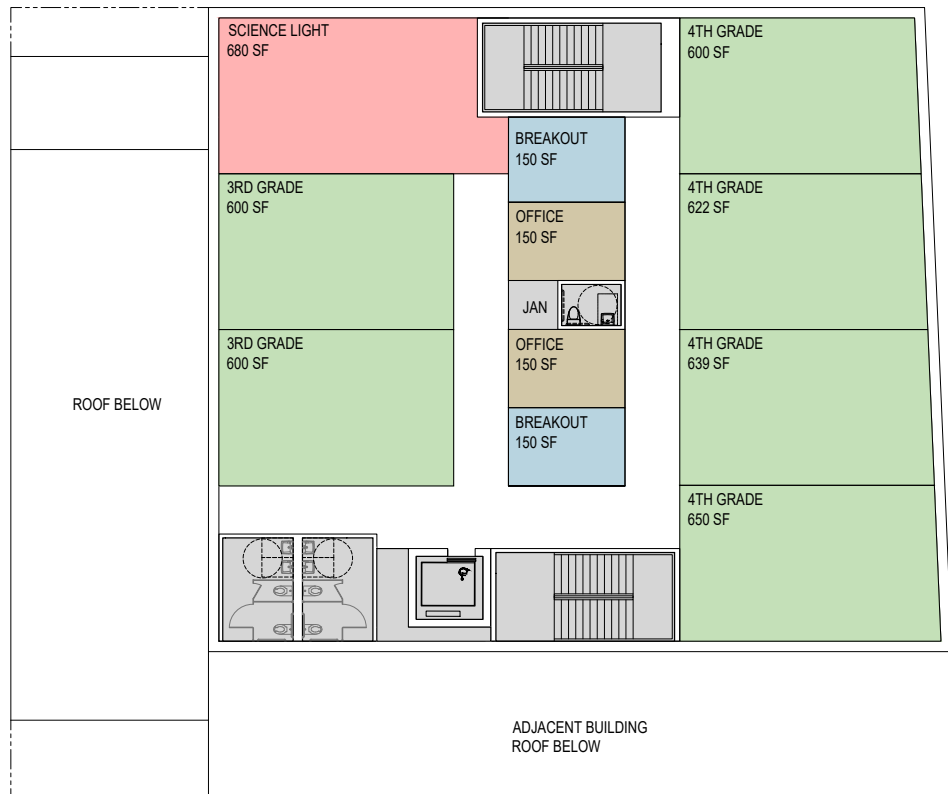
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BUILDING TEST FIT:

INDIVIDUAL FLOOR PLANS

ROOFTOP - 3,512 SF



PROGRAM WORKSHEET:

DIVISION	ROOM	REQ	PROVIDED
Administration	Main Office	1	1
	Reception-Security	1	1
	Individual Office	8	8
	Guidance Counselor	3	3
	Nurse	1	1
	Teacher Work Space	1	1
	Copy Room	1	1
	Vault	1	1
Dedicated Educational	Kindergarten	4	4
	1st Grade	4	4
	2nd Grade	4	4
	3rd Grade	4	4
	4th Grade	4	4
	Science Light	2	2
	Science Heavy	2	2
	Science Storage	3	2
	Music	1	1
	Music Storage	1	1
	Art Room	1	1
	Art Storage	1	1
Assembly - Common	Cafeteria - Auditorium	1	1
	Warming Kitchen	1	1
	Cafeteria Storage	1	1
	Cafeteria Staff Closet	1	1
	Dance - Fitness	1	0
	Breakout Roms	5	8
	Gymnasium	1	1
	Stage	1	0
	Gym Offices	1	1
	Changing - Locker Rooms	1	0
Support - Resources	Bike Room	1	1
	Storage Closets	2	0
	Single Occupant Staff WC	3	3
	Server Room	1	1
	Trash Room	1	1
	Custodial Closet	3	3
	Custodial Office	1	1

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FOR MORE INFORMATION,
PLEASE CONTACT:

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