



SECOND FLOOR OFFICE/ MEDICAL SPACE WITH PARKING

BAYSIDE, NY

45-64 FRANCIS LEWIS BLVD

SIZE

Both on the second floor:

- 3,404 SF
 - 3,563 SF
- can be combined for total 6,967 SF

ASKING RENT

Upon Request

CO-TENANTS

North Queens Surgical Center, Dunkin', New Bank, DaVita

NEIGHBORS

H Mart, Webster Bank, Paris Baguette, OMNI Medical Complex, NewYork-Presbyterian, Main Street Radiology, P.C. Richard & Son, Queens Public Library at East Flushing, TD Bank

COMMENTS

- Prime second floor sublease opportunity of two spaces: 3,404 SF and 3,563 SF which can be combined to total 6,967 SF
- 3,563 RSF space is former medical space
- Elevator servicing second floor
- Ample of surface parking in front and rear of the building with a lower level garage for over 90 cars
- Signage Opportunity Available
- Close proximity to heavily trafficked Northern Blvd
- Perfect opportunity for any office or medical use

CONTACT EXCLUSIVE AGENTS

GREG BATISTA

gbatista@ripcony.com
516.933.8880

MICHELLE ABRAMOV

mabramov@ripcony.com
718.663.2652

BRIAN KRAKOWER

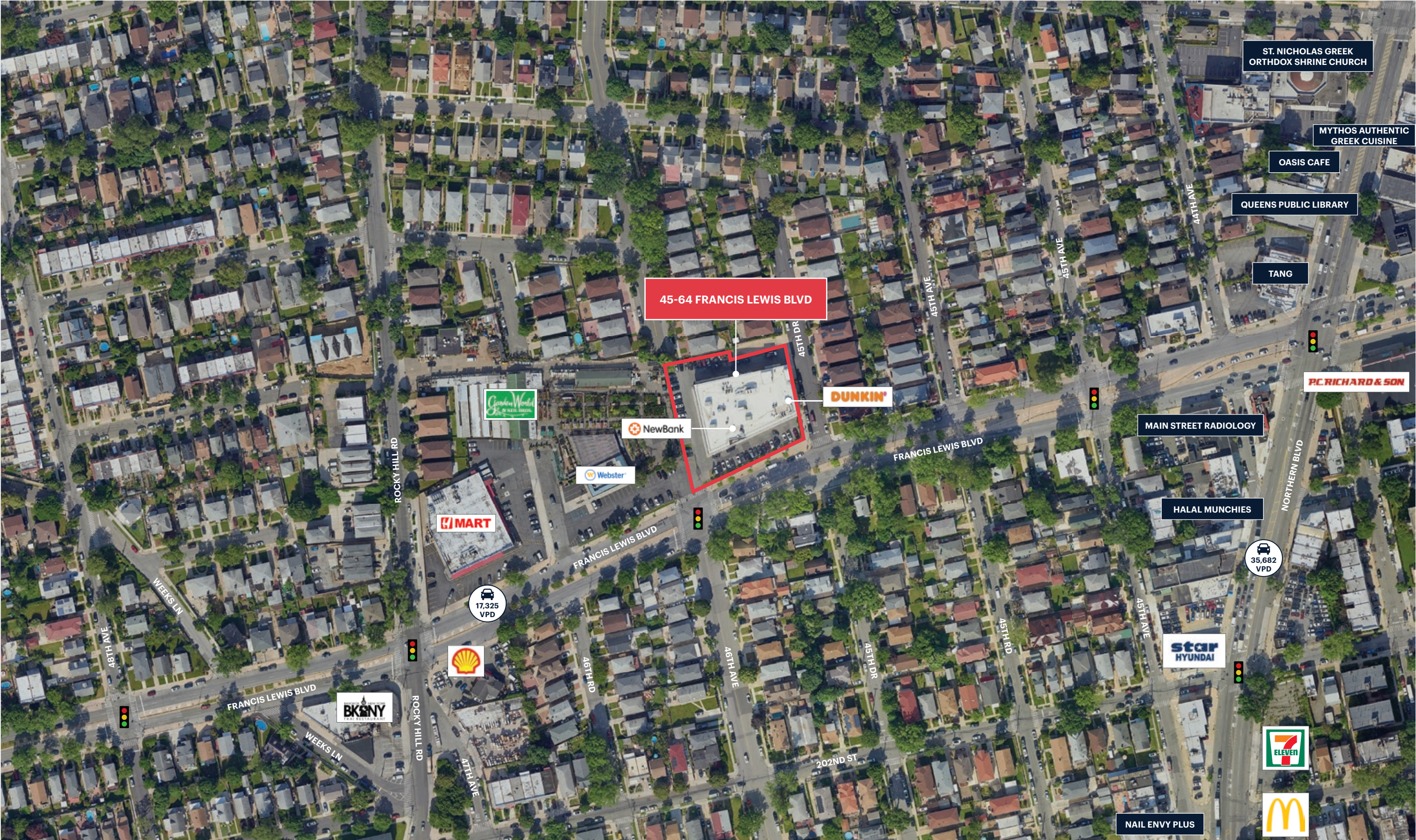
bkrakower@ripcony.com
718.663.2656

RIPCO
REAL ESTATE

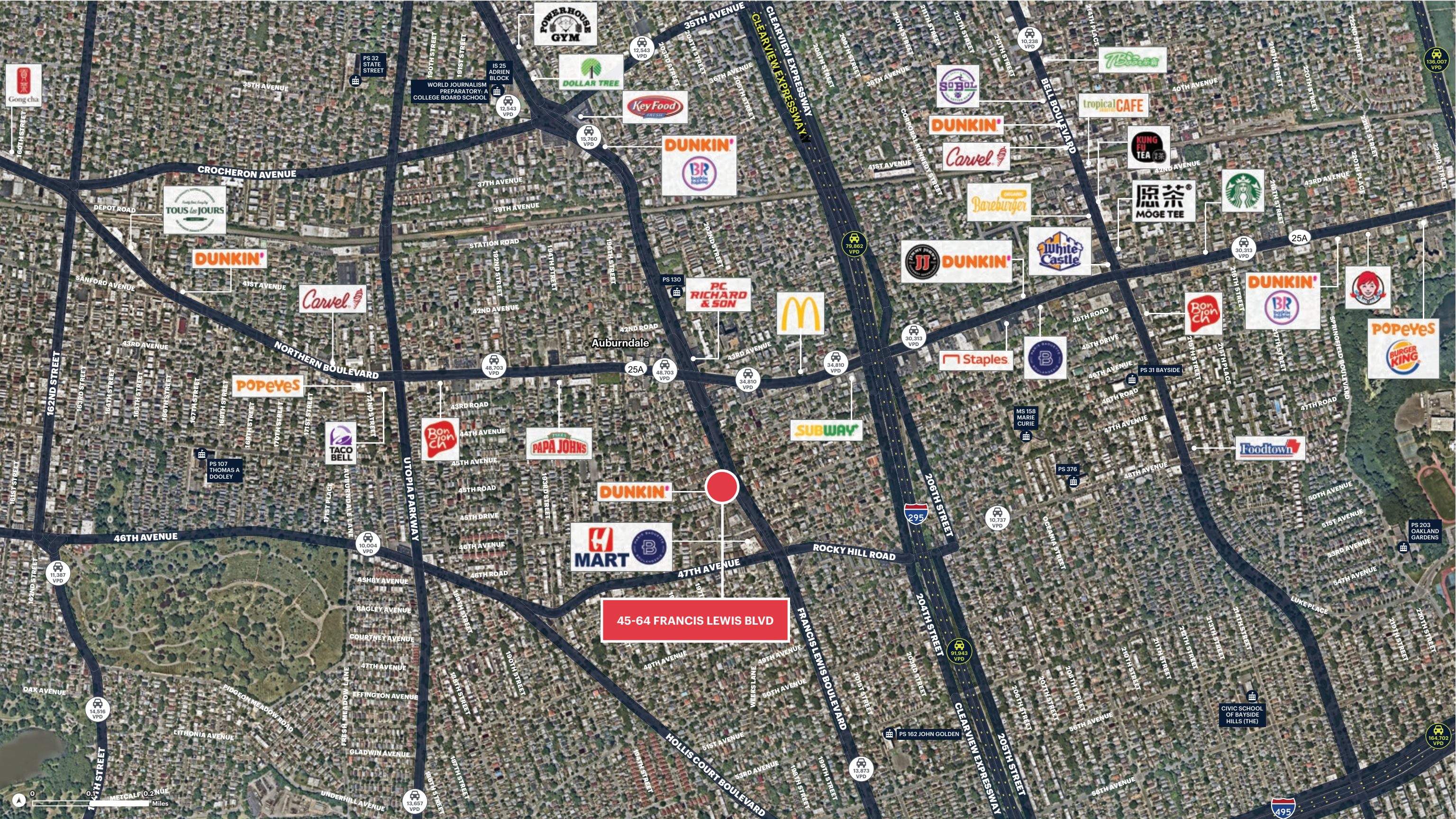
80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

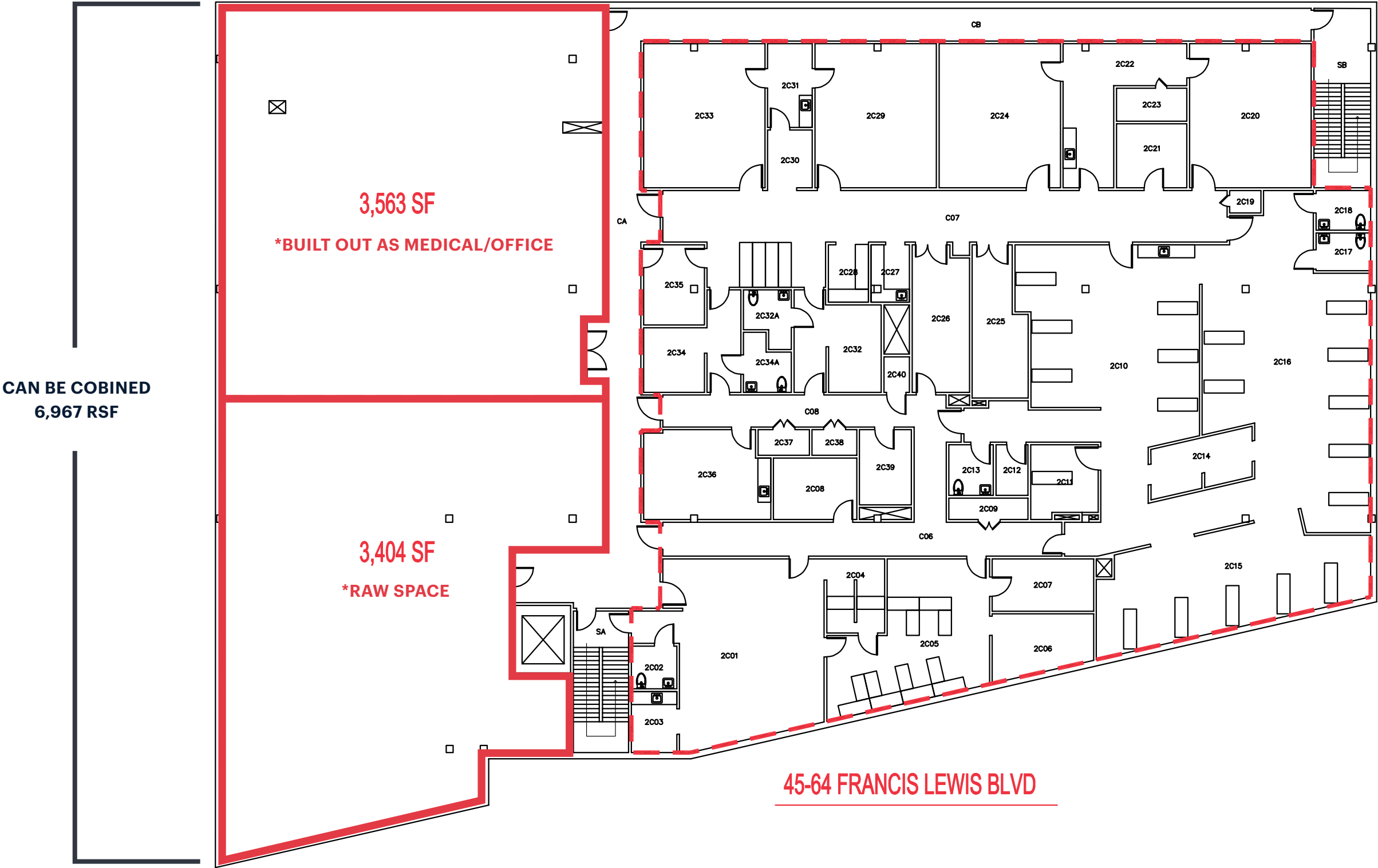


MARKET AERIAL



SITE PLAN

SECOND FLOOR



AREA DEMOGRAPHICS



45-64 FRANCIS LEWIS BLVD BAYSIDE, NY

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
54,655	17,799 - 29.5%
HOUSEHOLDS	TOTAL BUSINESSES
19,676	1,838
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$125,371	19,209
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$95,208	47,583

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
201,047	65,307 - 29.5%
HOUSEHOLDS	TOTAL BUSINESSES
73,114	5,579
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$118,419	60,804
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$87,291	168,140

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
485,921	145,635 - 27.8%
HOUSEHOLDS	TOTAL BUSINESSES
176,380	14,092
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$110,320	160,169
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$78,366	425,521

AREA DEMOGRAPHICS



45-64 FRANCIS LEWIS BLVD BAYSIDE, NY

