

2391 BELL BLVD., BAY TERRACE (BAYSIDE), NY

LEASING OPPORTUNITY

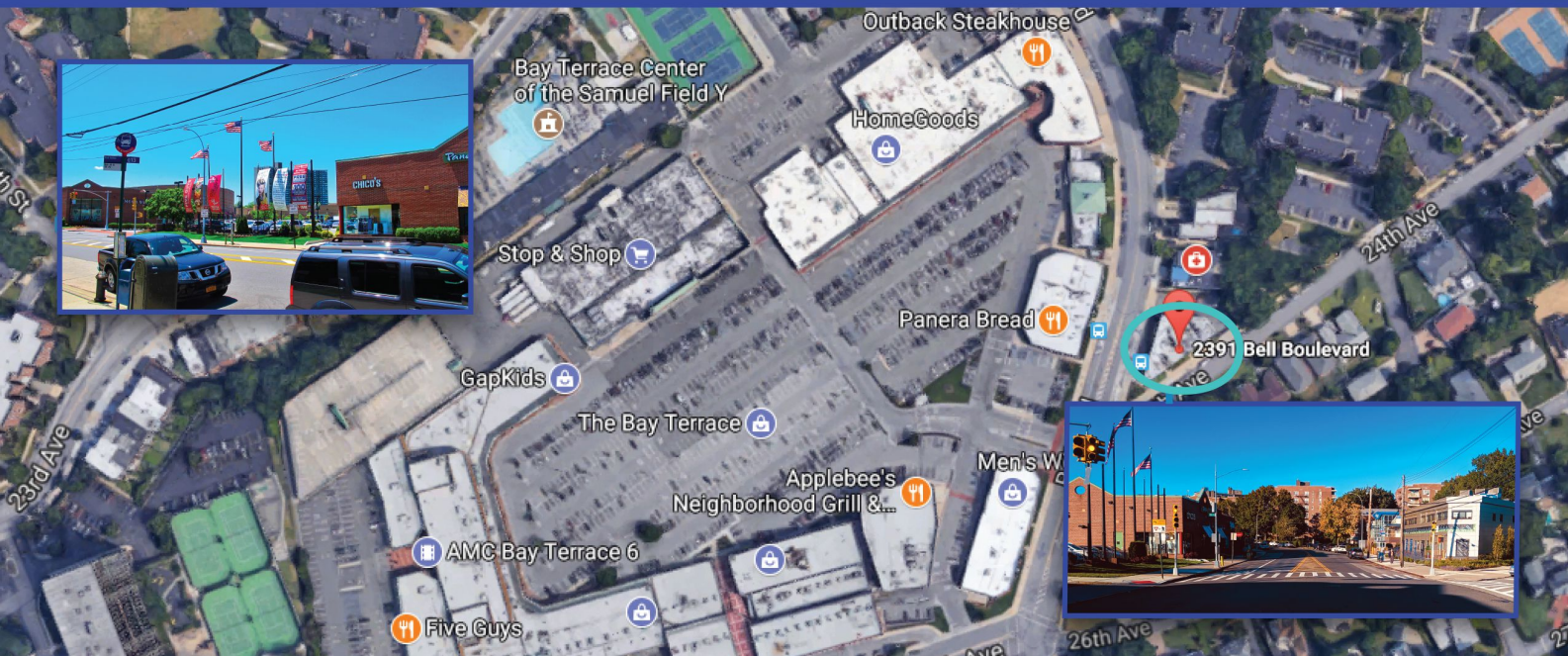


OVERVIEW



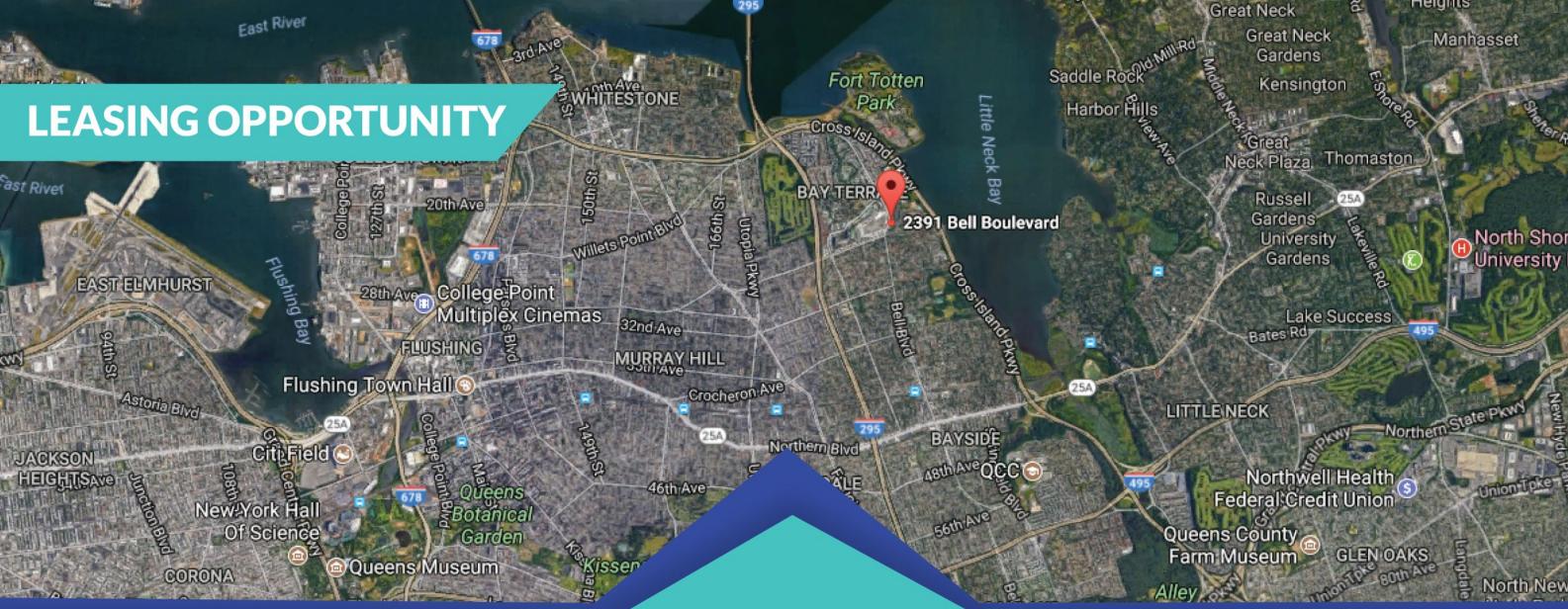
2391 Bell Blvd. is a well-established professional building in the Bay Terrace neighborhood of Queens, on busy Bell Blvd, directly opposite the Bay Terrace Shopping Center, the largest and most upscale shopping center in Queens and containing many national tenants. Bus stops are directly in front of building, centrally located between the Cross Island Parkway and the Clearview Expressway/LIE and moments to the Bayside LIRR station on Bell Blvd, the commercial center of Bayside.

Valuable attended valet parking lot on site. Recently completed extensive renovation building-wide, including new: contemporary facade, roof, windows, automated door, HVAC, signage, entry plaza, landscaping and much more. Building includes new retail-style ground floor space with oversized store fronts and direct entrance. Suites/ Stores of various sizes and configurations possible (200-10,000 SF).



FOR MORE INFORMATION CONTACT OWNER : 917-935-4800 x 14

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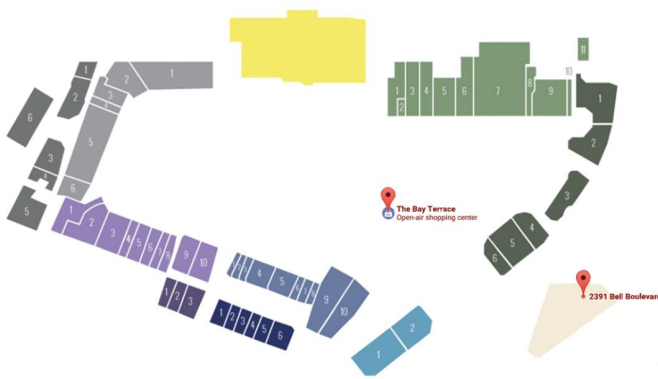


## HIGHLIGHTS

- Huge, upscale shopping center directly across street
- Bus stops directly outside front door
- Valet parking lot on site
- Moments to Cross Island Parkway, Clearview Expwy, LIE, Northern Blvd., Throgs Neck Bridge, LIRR
- High visibility in busy, well populated trafficked area
- Modern update to exterior, storefronts, signage & systems



## STORES@BAY TERRACE SHOPPING CENTER



<b>ACCESSORIES</b>	<b>BANKING</b>	<b>FOOTWEAR</b>	<b>PHARMACY &amp; HEALTH</b>
H4 Claire's	B11 Bank of America	E2 Aerosoles	D1 Duane Reade
<b>APPAREL</b>	H5 Capital One Bank	I3 Aldo's	H1 The Health Nuts
E4 American Eagle Outfitters	B1 Chase Bank	H3 Footlocker	<b>SPECIALTY STORES</b>
I2 Carter's	C3 Santander Bank	<b>HOME &amp; DECOR</b>	B7 Home Goods
C6 Chico's	<b>ELECTRONICS &amp; ENTERTAINMENT</b>	E6 Yankee Candle Co.	H8 Bath and Body Works
I5 Express	H6 GameStop	B7 Home Goods	B10 Bay Terrace Liquors
H10 Justice just for girls	J6 Loews Cineplex Entertainment	<b>MEDICAL</b>	B9 Christie & Co
B6 Lane Bryant	B8 Verizon Wireless	J5 ENT and Allergy	H7 Cohen's Fashion Optical
C2 Loft	<b>FOOD &amp; DINING</b>	G2 Physical Therapy	F2 Marial Arts
D2 Men's Wearhouse	J5 Allora Italian Restaurant and Bar	J2 P1M Pediatrics	G3 Modern Pet
B3 New York & Co.	E10 Applebee's	<b>MISCELLANEOUS</b>	F4 Mud Genius
E5 Tess Morgan	I8 Asian Terrace	E1 Professional Offices	J1 Weight Watchers
B2 Ruby and Jenna	H2 Ben's Deli		H9 Sephora— OPENING SEPT 29
C4 The Children's Place	B4 Boston Market		<b>SERVICE STORES</b>
I1 The Gap	F6 Dunkin Donuts		F3 Bay Benjamin Real Estate
E9 Victoria's Secret	J4 Five Guys Burgers and Fries		F1 Bayview Cleaners
	E3 Jack's Pizza & Pasta		E7 Liberty Travel
	C1 Outback Steakhouse		G1 Post Office
	C5 Panera Bread		<b>SUPERMARKET</b>
	F8 Terrace Diner		A1 Stop & Shop
	E8 Yogurt Couture		

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