

87-10 NORTHERN BOULEVARD

JACKSON HEIGHTS, NY 11372

STONEFIELD
REAL ESTATE



FOR LEASE

RETAIL | RESTAURANT

CONFIDENTIAL

LEASING OVERVIEW

SPACE	SIZE	RENTAL RATE	LEASE TYPE	USE	POSSESSION
1st Floor – Corner	4,400 RSF	\$95.00 / RSF	Triple Net	Retail / Restaurant	90 Days' Notice

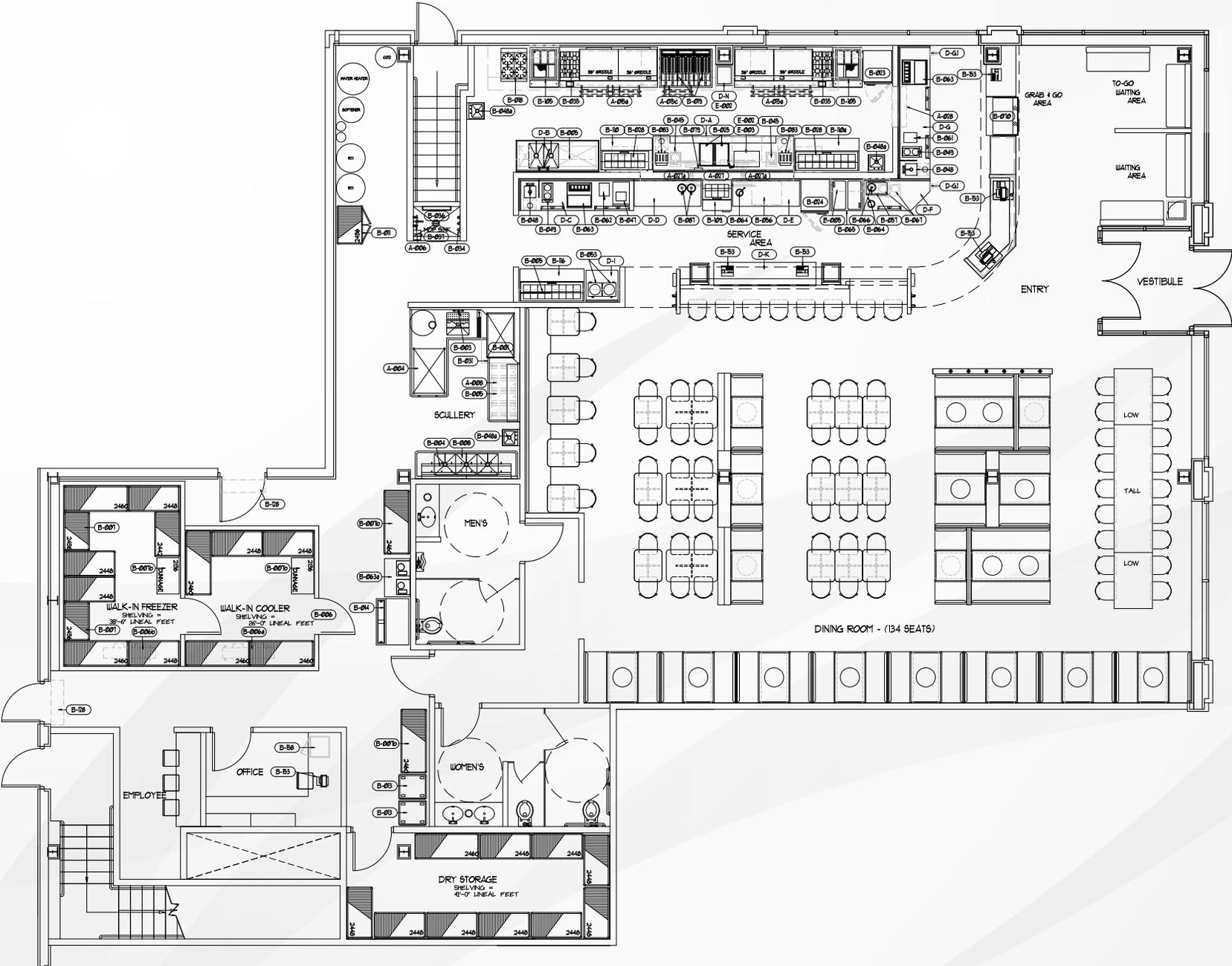
ADDITIONAL RENTS	TRIPLE NET
Real Estate Taxes	\$6.36/RSF (Approx.)
Building Operating Expenses	\$4.79/RSF (Approx.)
Utilities	Metered Usage

FEATURES:

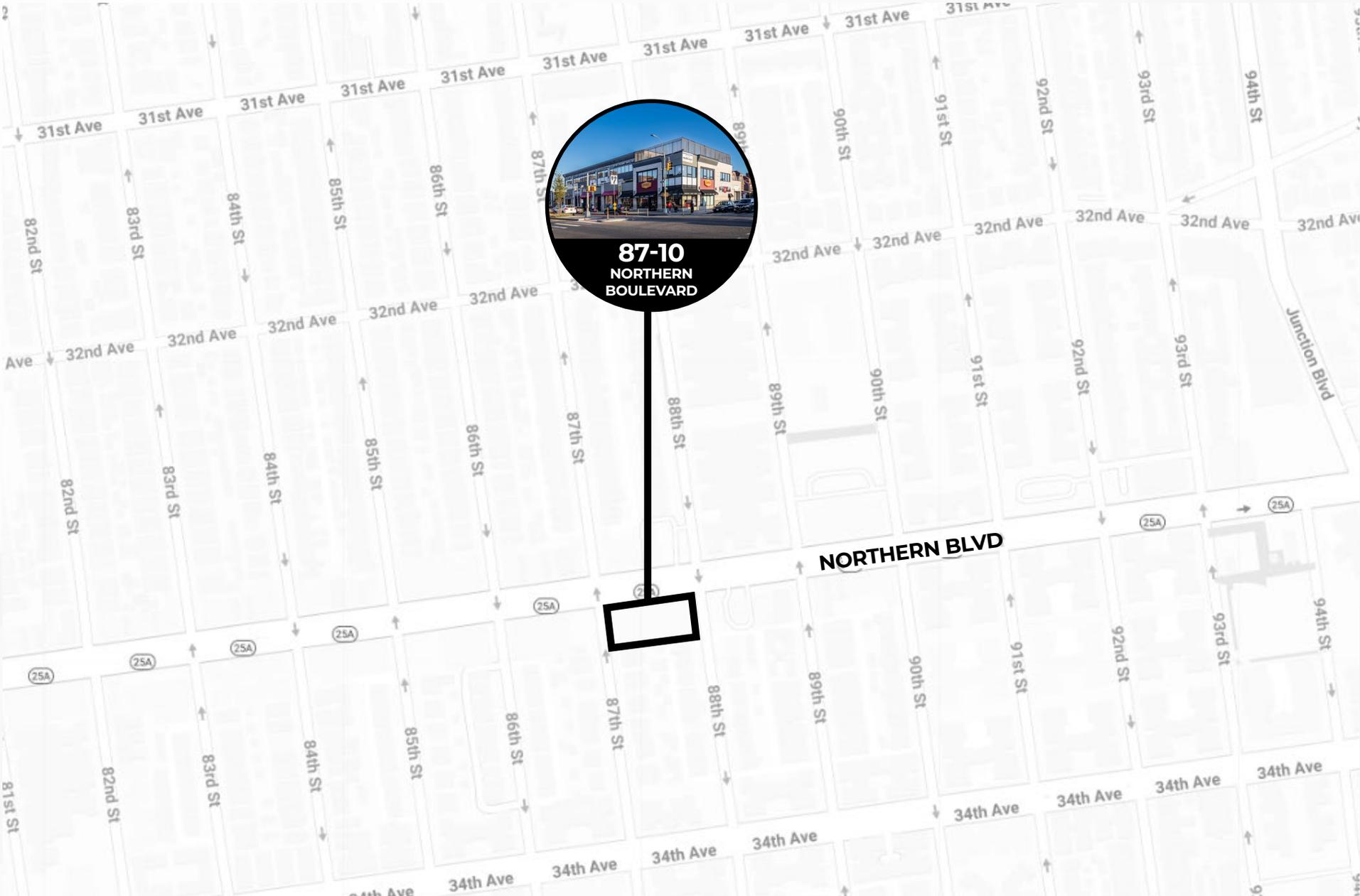
- Existing venting and gas lines allow for immediate restaurant use and reduced buildout costs
- Walk-in refrigeration and freezer systems provide significant savings on equipment and installation
- Private dock ensures efficient and discreet deliveries directly into the premises
- Prominent wraparound frontage along Northern Boulevard offers exceptional signage and branding opportunities
- Valet parking garage provides convenient access to both customers and staff

FLOOR PLAN

1ST FLOOR - CORNER



MAP



CONFIDENTIALITY & DISCLAIMER

The information contained in this Leasing Brochure is confidential and has been provided solely to assist prospective tenants in evaluating the available space described herein. It may not be copied, distributed, or used for any other purpose without the prior written consent of Stonefield Real Estate LLC. By accepting this brochure, the recipient agrees to maintain its confidentiality.

This brochure is intended as a summary of the property and available leasing opportunities to gauge interest. It is not an exhaustive document and should not replace a thorough independent investigation. Stonefield Real Estate LLC and the property owner make no representations or warranties as to the accuracy or completeness of the information contained herein, including but not limited to square footage, floor plans, zoning, condition, permitted uses, or building systems.

All information has been compiled from sources believed to be reliable; however, it has not been independently verified. Any estimates of expenses or representations of property condition are illustrative only and are not guarantees of future performance or suitability.

The landlord reserves the right to modify or withdraw any space from the market at any time without notice or obligation. Any lease agreement is subject to final approval and execution of a mutually acceptable lease by both landlord and tenant.

STONEFIELD

REAL ESTATE

CONTACT EXCLUSIVE BROKER:

ADAM YAKUBOV

FOUNDER & CEO

929.600.4648

adam@stonefieldrealestate.com

215-15 NORTHERN BOULEVARD, SUITE 304, BAYSIDE, NY 11361

STONEFIELDREALESTATE.COM

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. Tenant must verify the information and bear all risk for any inaccuracies.