



**CLASS A OFFICE SPACE | FULLY BUILT OUT
LEED CERTIFIED**

WHITESTONE, NY

16-16 WHITESTONE EXPRESSWAY

SIZE 18,733 RSF (Entire 4th Floor) (Divisible)	ASKING RENT Upon Request
CO-TENANTS International Union of Operating Engineers- Local 30, E.E. Cruz & Company, Inc.	POSSESSION Immediate
	CEILING HEIGHTS 12 FT

NEIGHBORS
Laborers’ Local 1010, BODYARMOR, Greater New York
Automobile Dealers Association, Bob’s Discount Furniture, Old
Navy, McDonald’s, Starbucks, Target, T.J. Maxx, P.C. Richard &
Son, BJ’s Wholesale Club

- COMMENTS**
- Newly Built-out Class A office space in prime Whitestone location with division possibilities
 - Opportunity for a seamless plug and play office with existing furniture in-place
 - Directly located on the Whitestone Expressway within close proximity and easy access to Manhattan
 - Abundance of on-site parking
 - LEED certified building with lower electrical expenses

- SPACE FEATURES**
- Full floor presence with lots of light and air with wrap-around window façade
 - Fully furnished office with cubicles and furniture in-place
 - Quality installation of high-end perimeter offices, workstations and conference rooms providing a layout combination of private offices, conference rooms and open floor with cubicles
 - 2 elevators service the space
 - Private bathrooms within the space
 - Space has built out kitchen, drop ceilings, fully carpeted and central air conditioning

CONTACT EXCLUSIVE AGENTS

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Please visit us at 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.

EXTERIOR BUILDING PHOTOS

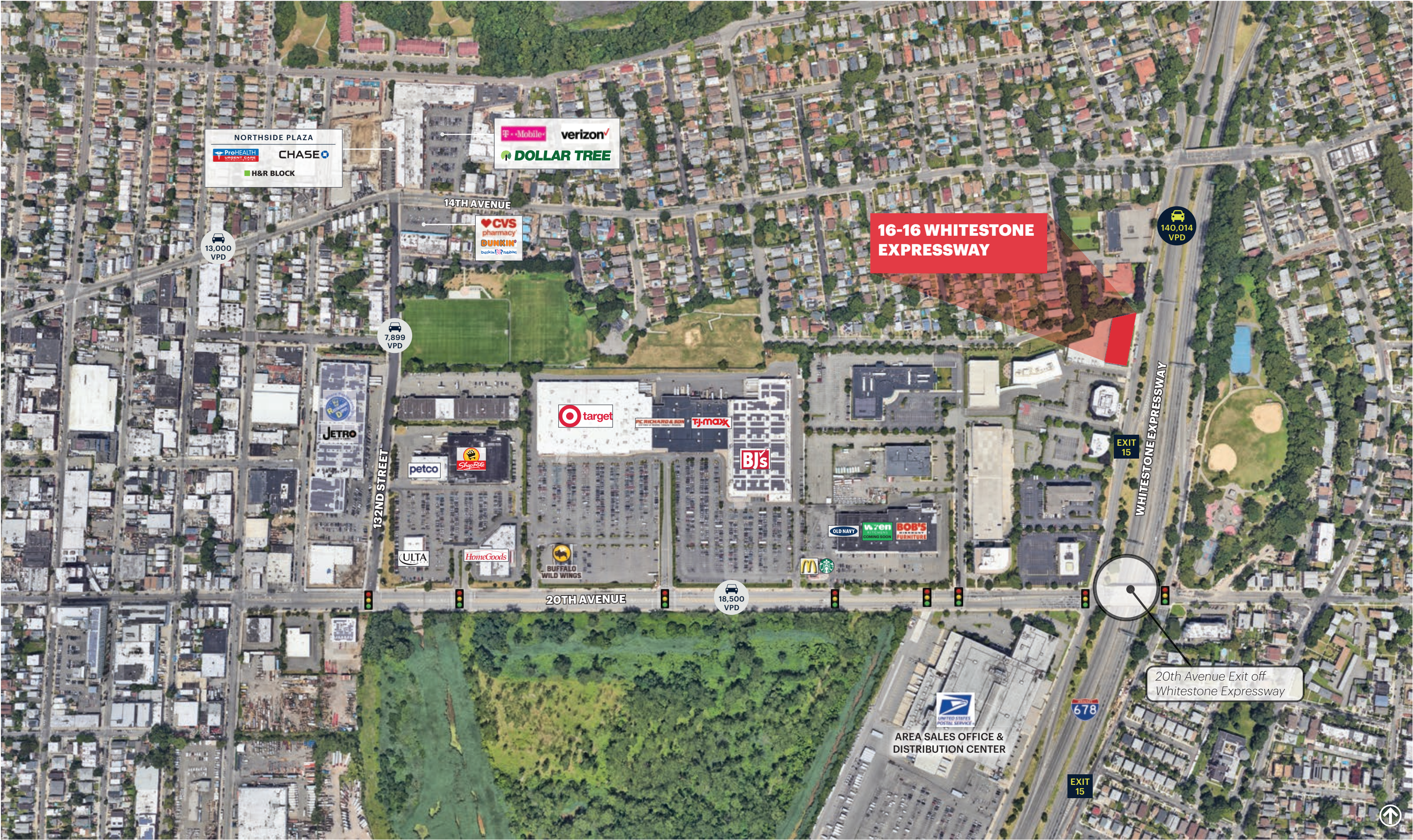


INTERIOR PHOTOS

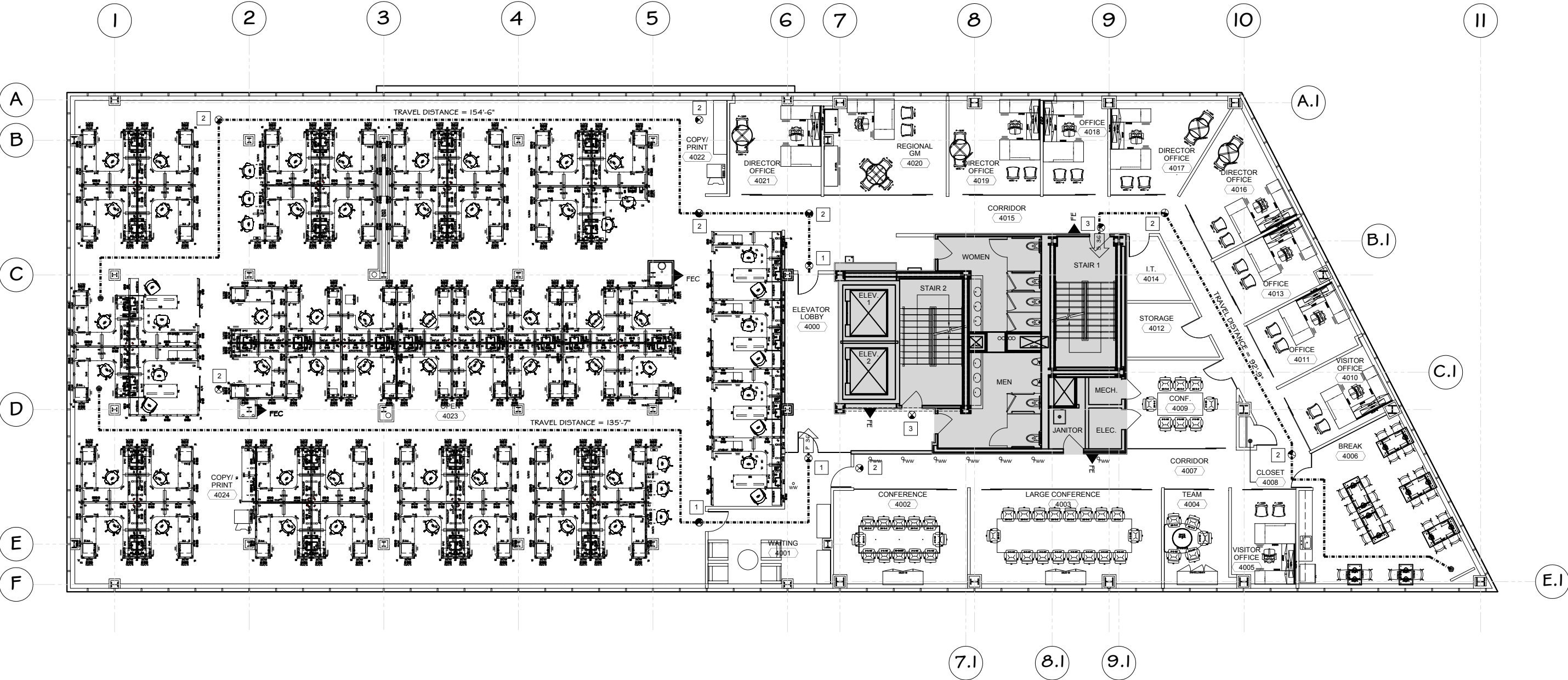


MARKET AERIAL

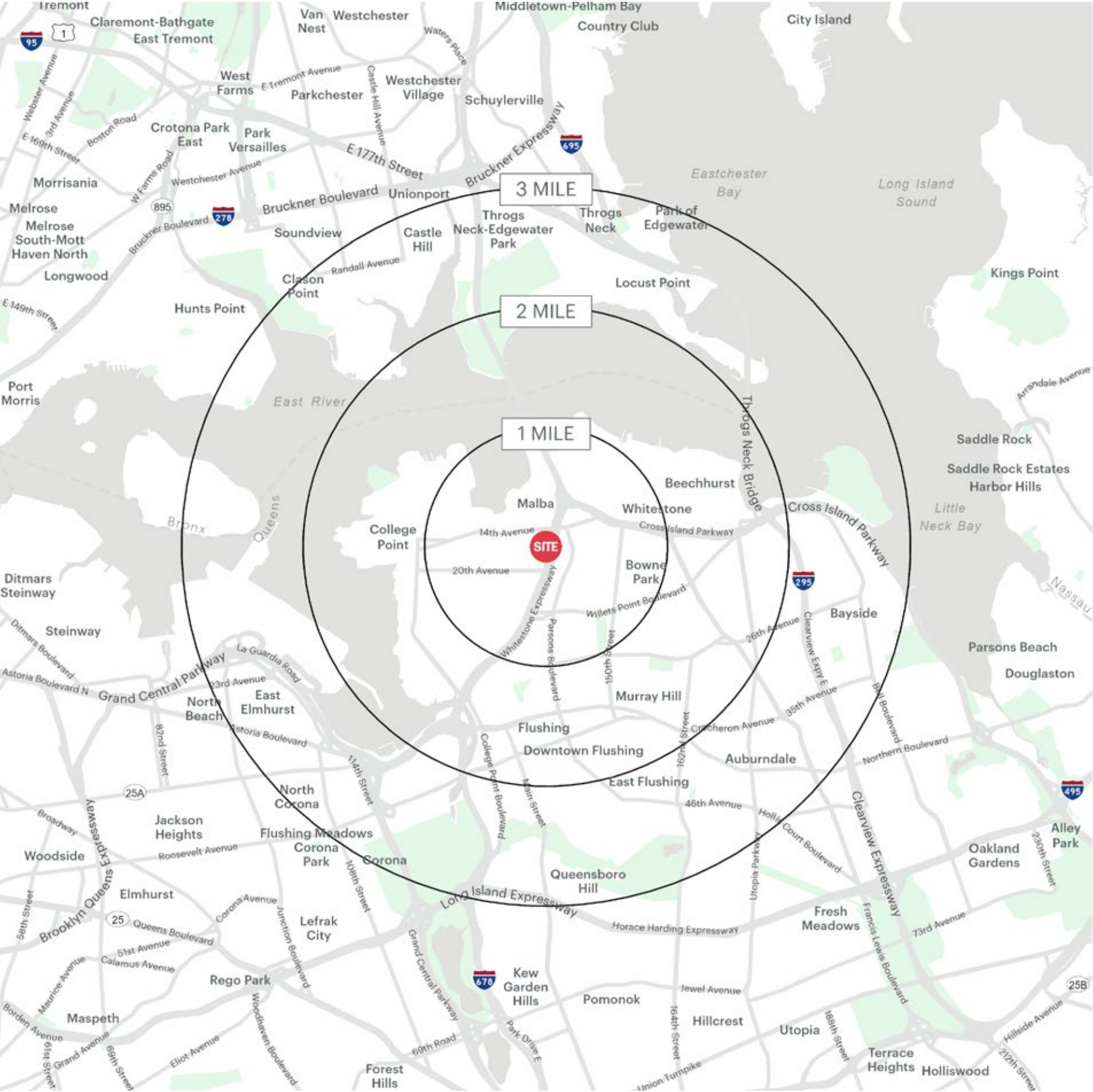




AS BUILT FLOOR PLANS



AREA DEMOGRAPHICS



16-16 WHITESTONE EXPRESSWAY WHITESTONE, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
42,170	9,472 - 30.0%
HOUSEHOLDS	TOTAL BUSINESSES
14,637	1,232
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$102,862	14,440
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$71,854	38,758

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
171,883	39,687 - 30.0%
HOUSEHOLDS	TOTAL BUSINESSES
62,546	6,628
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$91,474	68,390
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$60,217	166,055

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
404,831	88,057 - 29.0%
HOUSEHOLDS	TOTAL BUSINESSES
140,924	10,845
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$93,139	142,919
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$61,861	374,210

AREA DEMOGRAPHICS

