

4008
WARREN
STREET

ELMHURST, QUEENS



Second Floor 5,500 SF At Roosevelt Avenue Corner
Private Entrance with Elevator & Three Private Terraces



Visit Our Website

DETAILS

5,500 SF BUILT OUT SECOND FLOOR OFFICE STEPS FROM ROOSEVELT AVENUE

SIZE

Second Floor: 5,500 SF

POSSESSION

Immediate

RENT

Upon Request

HIGHLIGHTS

- Heavy pedestrian and vehicle traffic. Located in one of the busiest neighborhoods of Queens, NY - **ELMHURST**.
- Dense neighborhood with over 250,000 residents within 1-mile radius.
- Private elevator with a private lobby entrance designated for office tenants.
- 3 Private Terraces – (1) Private terrace facing Warren Street and (2) in the rear of the property.
- Surrounded by national and local retailers, medical and education facilities.
- Steps to the entrance of the 7 train and Junction Blvd which is the 7th busiest subway station in Queens with over 8 million annual riders.
- An amazing opportunity for variety of different uses including retail, fitness, office, medical, education, daycare, adult care, community facility, non-profit, fitness, and many more.

0.5 MILE RADIUS

POPULATION	74,250	COLLEGE GRADUATES (BACHELOR'S +)
HOUSEHOLDS	20,482	7,719 - 10.5%
AVERAGE HOUSEHOLD INCOME	\$86,657	TOTAL BUSINESSES 1,254
MEDIAN HOUSEHOLD INCOME	\$66,995	TOTAL EMPLOYEES 8,835
		DAYTIME POPULATION (W/ 16 YR +) 45,040

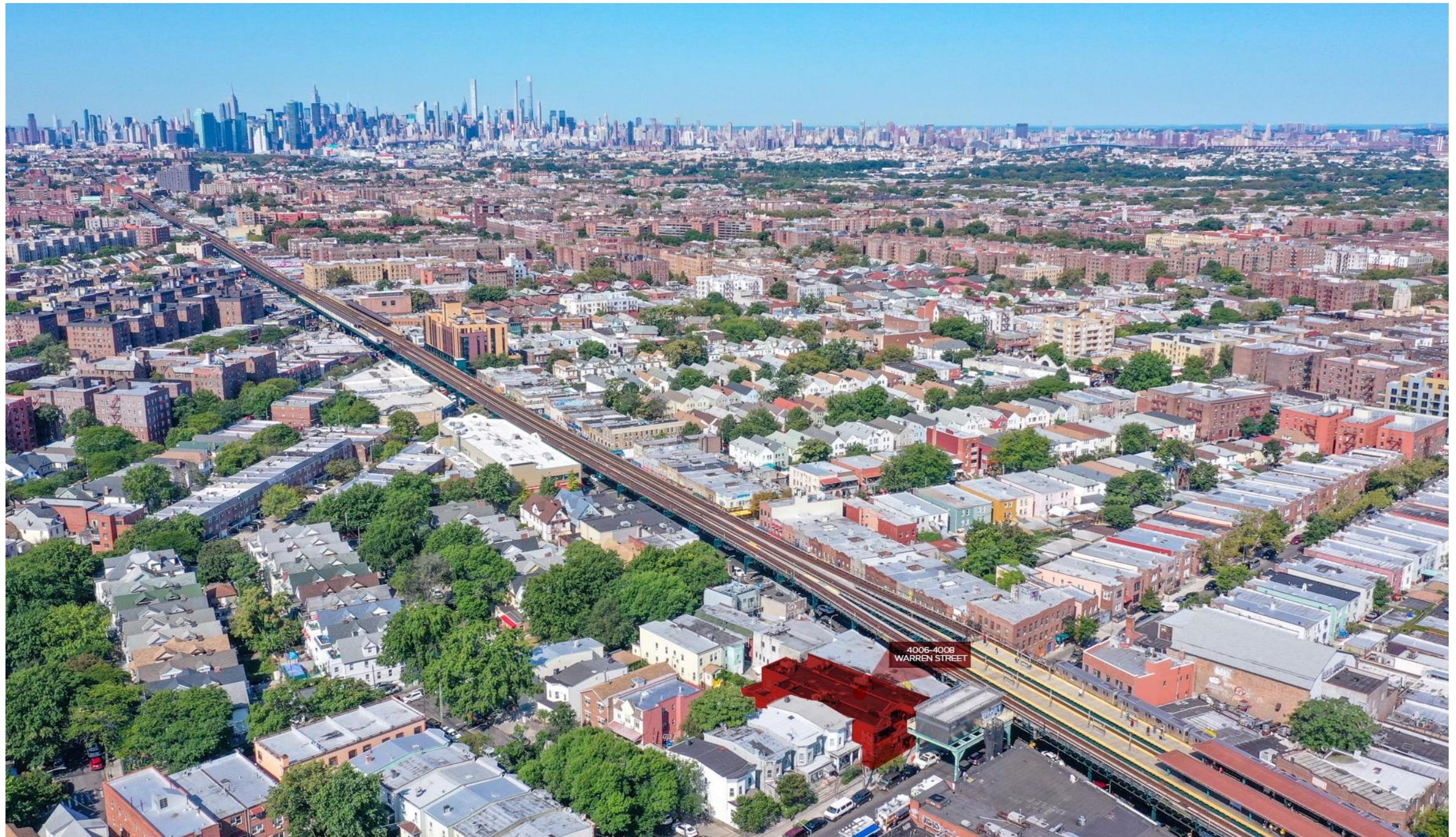
1 MILE RADIUS

POPULATION	252,354	COLLEGE GRADUATES (BACHELOR'S +)
HOUSEHOLDS	76,931	41,948 - 17.2%
AVERAGE HOUSEHOLD INCOME	\$93,240	TOTAL BUSINESSES 4,198
MEDIAN HOUSEHOLD INCOME	\$68,408	TOTAL EMPLOYEES 42,248
		DAYTIME POPULATION (W/ 16 YR +) 171,264

1.5 MILE RADIUS

POPULATION	391,631	COLLEGE GRADUATES (BACHELOR'S +)
HOUSEHOLDS	125,008	79,922 - 20.7%
AVERAGE HOUSEHOLD INCOME	\$96,430	TOTAL BUSINESSES 7,238
MEDIAN HOUSEHOLD INCOME	\$69,548	TOTAL EMPLOYEES 87,254
		DAYTIME POPULATION (W/ 16 YR +) 290,603

AERIAL



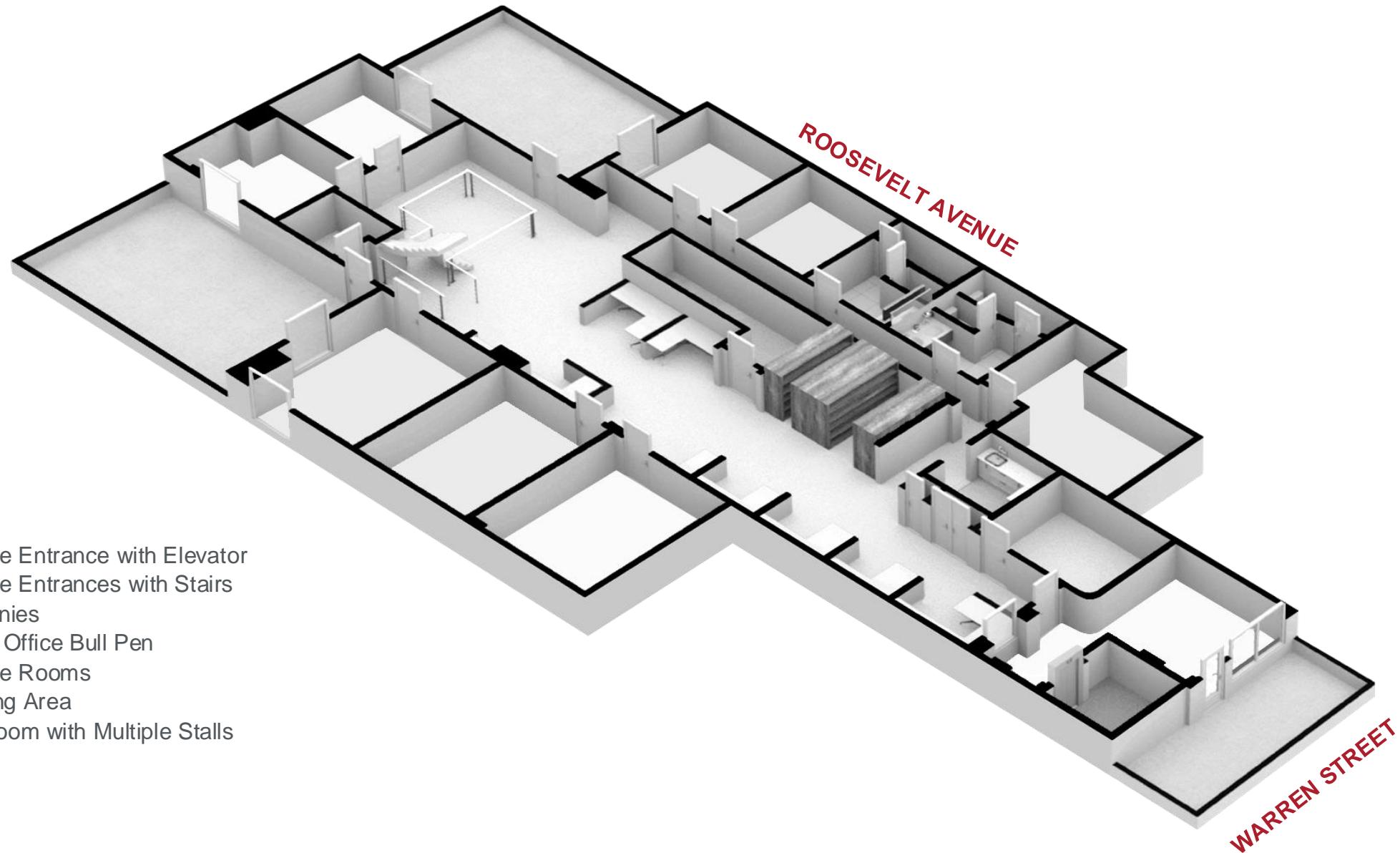
AERIAL

TRANSPORTATION

Transit/Subway/ Drive / Walk / Distance
Junction Boulevard (7) 1 min / 2 min/0.1 mi
90 Street-Elmhurst Avenue (7) 1 min / 7 min/0.3 mi
103 Street-Corona Plaza (7) 1 min / 9 min / 0.4 mi
82 Street-Jackson Heights (7) 2 min / 15 min / 0.7 mi
Elmhurst Avenue (E,M,R) 3 min / 17 min / 0.8 mi

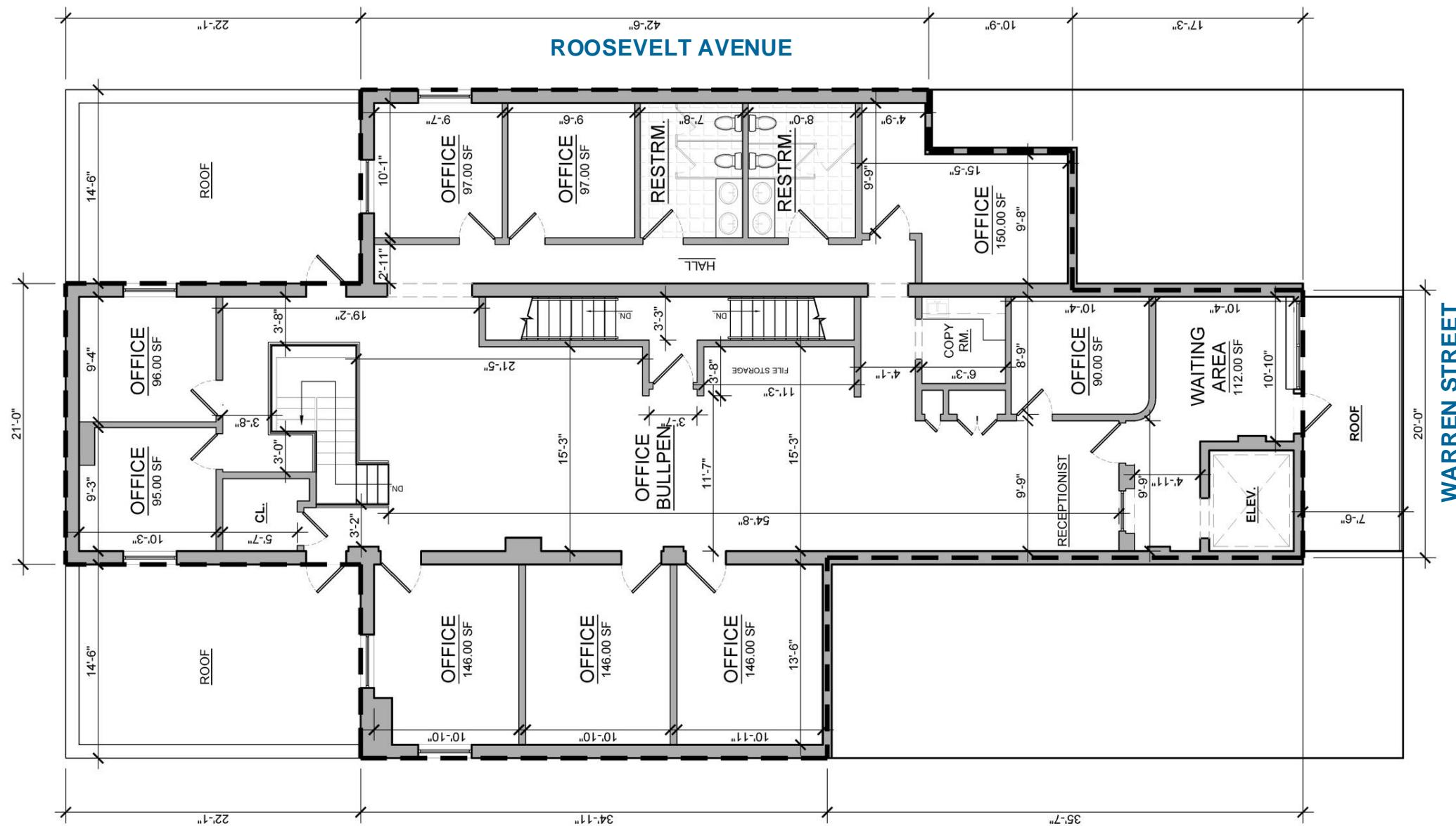


3D FLOORPLAN



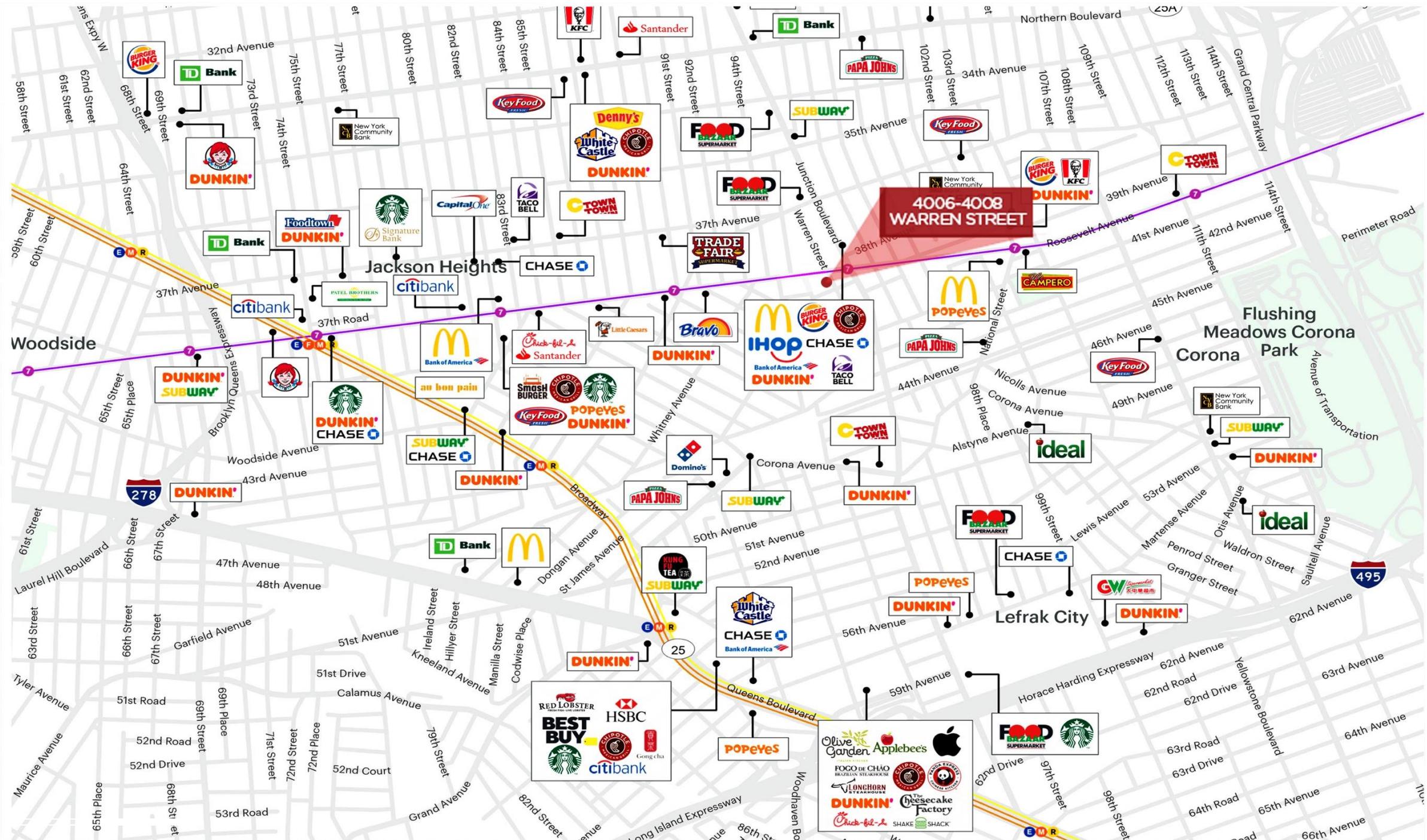
***OWNERSHIP WILL CONTRIBUTE TO THE BUILDOUT COST FOR QUALIFIED OPERATORS**

FLOORPLAN



***OWNERSHIP WILL CONTRIBUTE TO THE BUILDOUT COST FOR QUALIFIED OPERATORS**

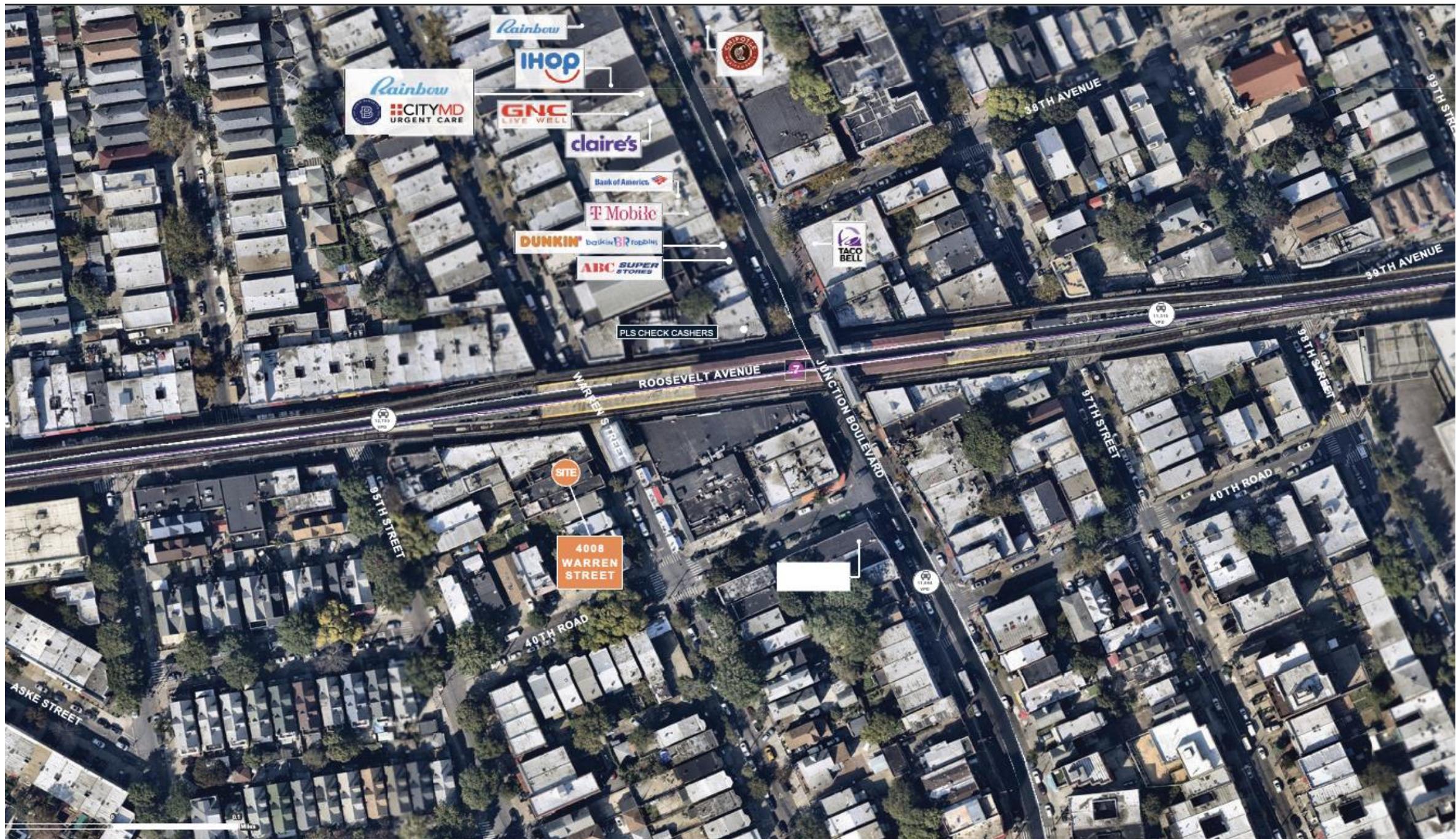
RETAIL MAP



MARKET AERIAL



MARKET AERIAL (CLOSE UP)



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