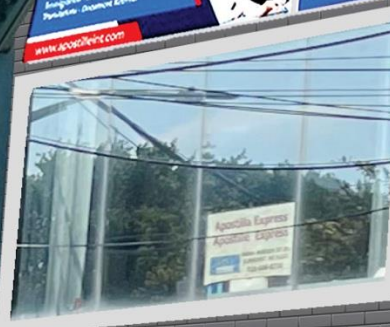


4008
WARREN
STREET

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

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

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

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

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

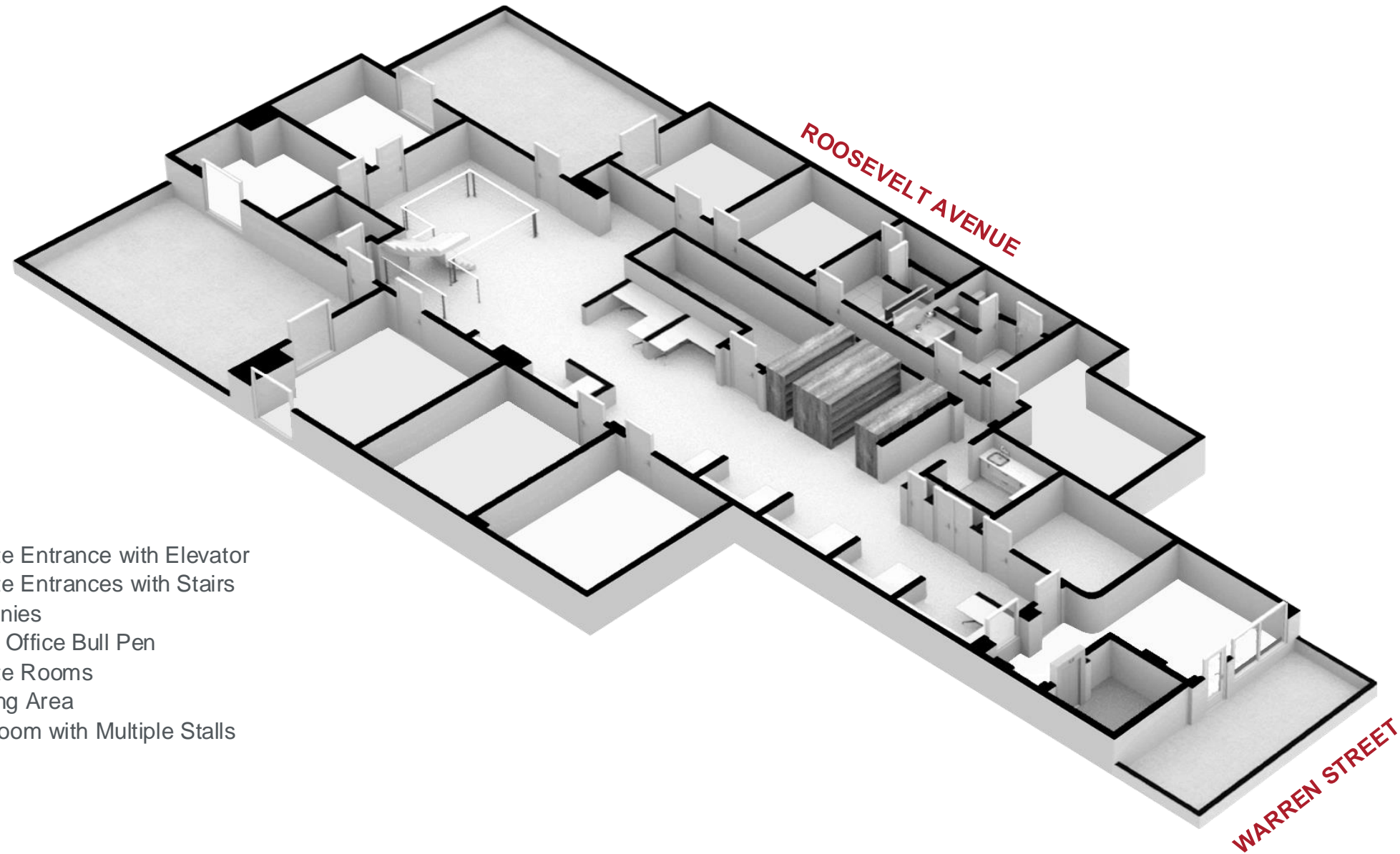
103 Street-Corona Plaza (7) 1 min / 9 min / 0.4 mi

82 Street-Jackson Heights (7) 2 min / 15 min / 0.7 mi

Elmhurst Avenue (E,M,R) 3 min / 17 min / 0.8 mi



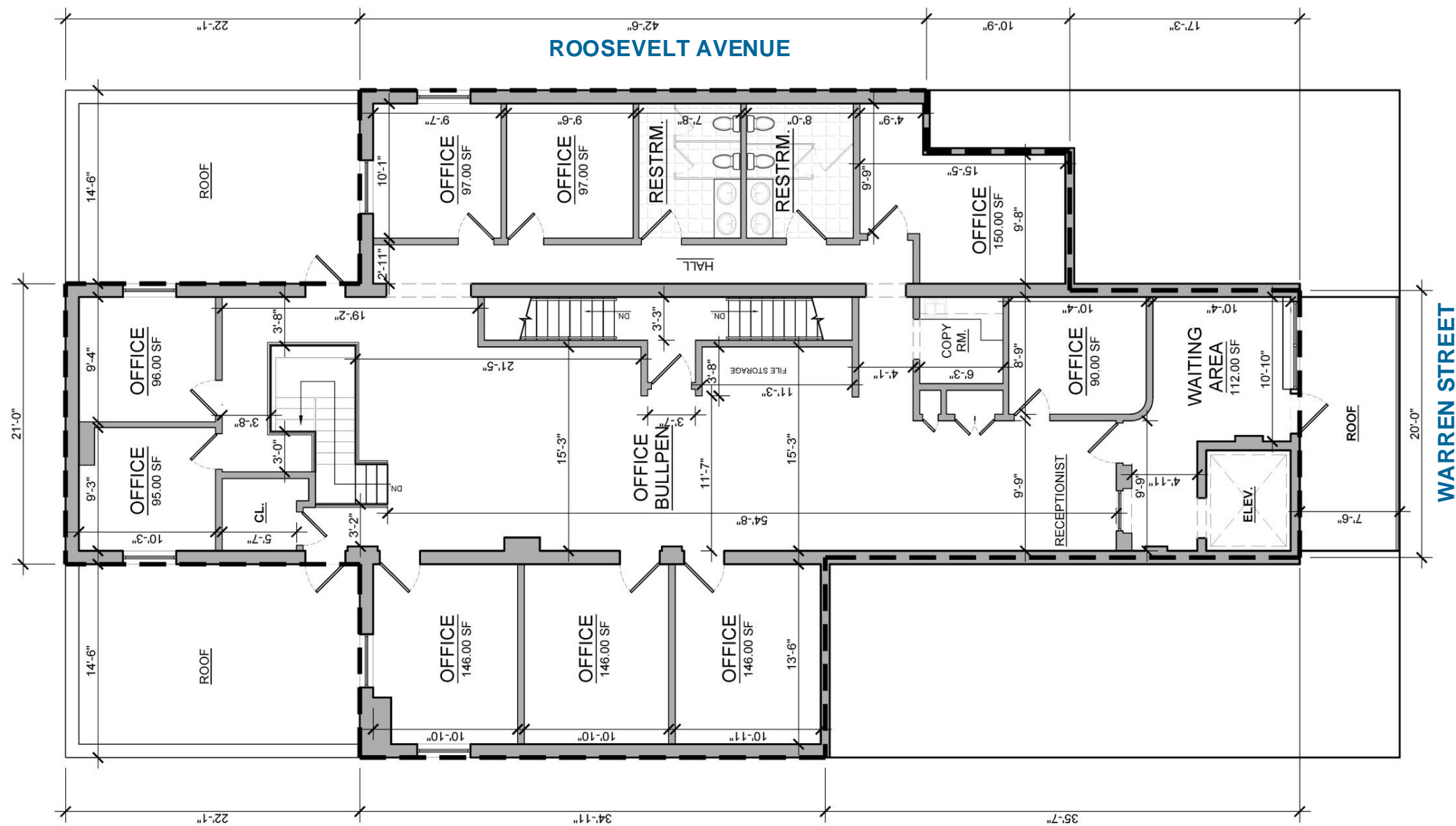
3D FLOORPLAN



- (1) Private Entrance with Elevator
- (2) Private Entrances with Stairs
- (3) Balconies
- (1) Open Office Bull Pen
- (9) Private Rooms
- (1) Waiting Area
- (2) Bathroom with Multiple Stalls

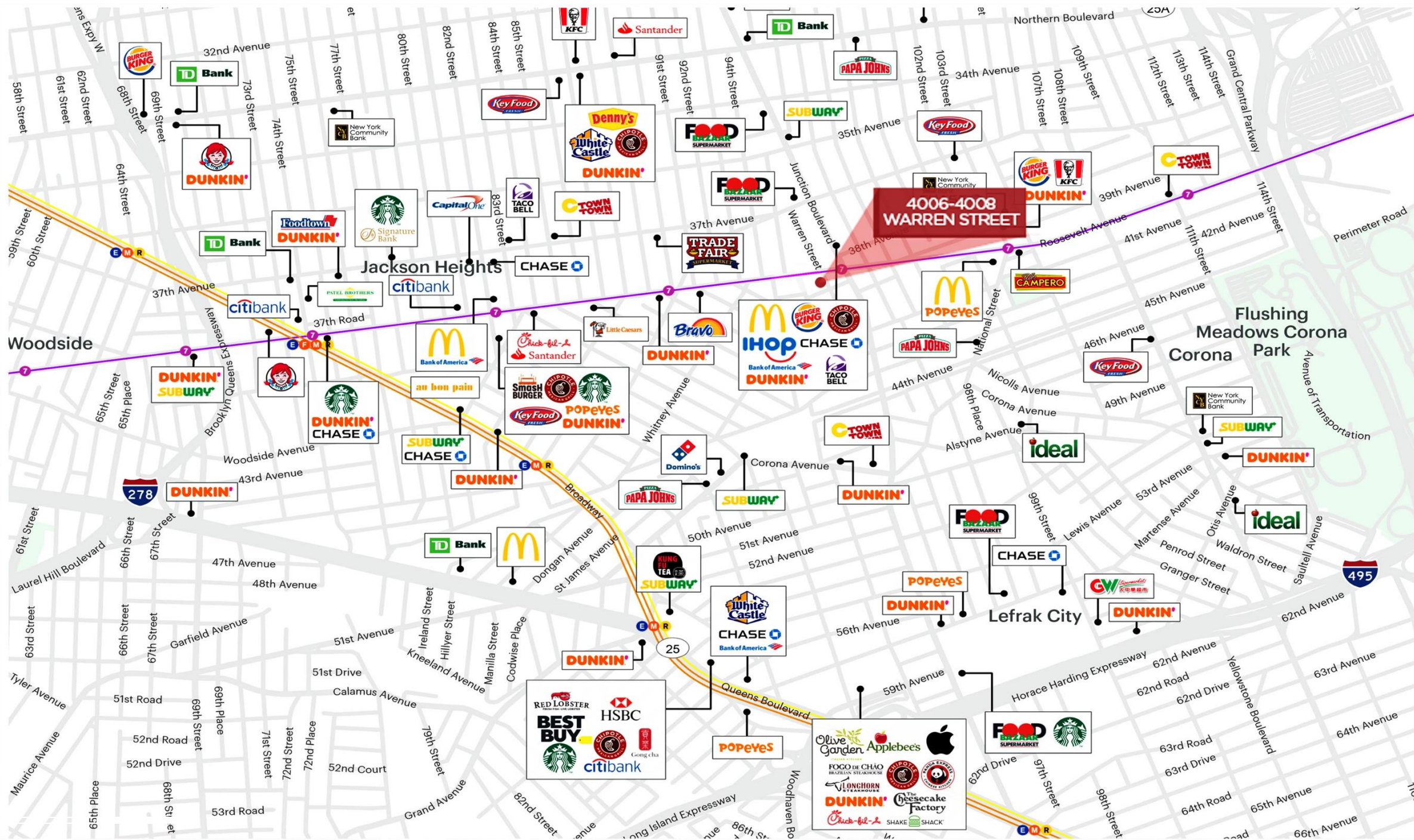
***OWNERSHIP WILL CONTRIBUTE TO THE BUILDOUT COST FOR QUALIFIED OPERATORS**

FLOORPLAN



*OWNERSHIP WILL CONTRIBUTE TO THE BUILDOUT COST FOR QUALIFIED OPERATORS

RETAIL MAP



MARKET AERIAL



MARKET AERIAL (CLOSE UP)



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4008
WARREN
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