



9131 Queens Blvd

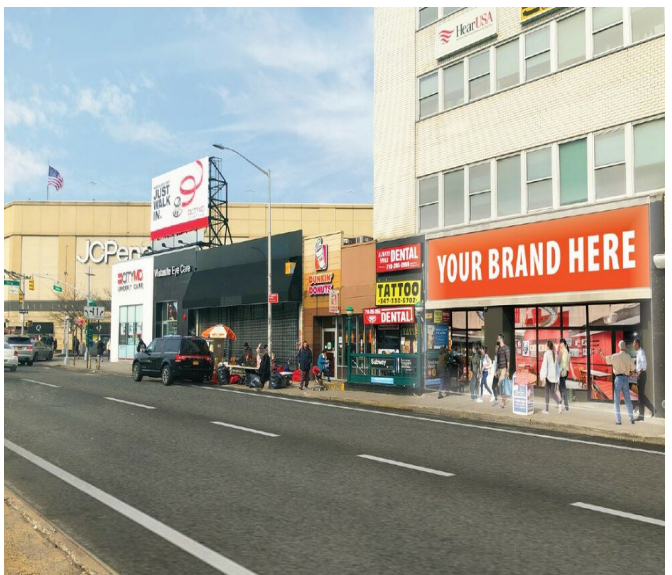
\$50.00 - \$55.00 /SF/YR

Prime Location & Unparalleled Accessibility: Situated directly above the M/R subway station, our building offers immediate access to the heart of New York City, ensuring a smooth and hassle-free commute. This convenience is augmented by a direct connection to the subway entrance from within the building. This station makes it incredibly easy to navigate to any of New York's five boroughs. It's a feature our tenants cherish, evidenced by their appreciation for the seamless transit options at their doorstep.

Vibrant Surroundings:

Located opposite the Queens Center Mall, the area is a hive of activity, offering various dining and shopping experiences. The mall's significance is highlighted by its ranking as the #1 Uber drop-off location in New York State, a title bestowed by the New York Post.

- Steps away from Queens Center Mall.
- Next to Woodhaven Blvd train lines which have 7.14 million riders annually.



Rental Rate:	\$50.00 - \$55.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	82,943 SF
Year Built:	1963
Walk Score ®:	96 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$4.33 /SF/MO

For more information please call

Myles Menowitz

(718) 457-0106

myles@menowitz.com



3rd Floor Ste 301

1

Space Available	1,100 SF
Rental Rate	\$52.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

5th Floor Ste 503

2

Space Available	4,000 SF
Rental Rate	\$50.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

Large open area with 5 private offices. Open for office or medical use.

5th Floor Ste 510

3

Space Available	700 SF
Rental Rate	\$55.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 Years