

**50,000 SF BUILT-TO-SUIT
EDUCATION CENTER - AVAILABLE FOR LEASE
78-15 LINDEN BOULEVARD - HOWARD BEACH, QUEENS, NY**

**INCLUDES
PARKING GARAGE!**



OFFERING MEMORANDUM

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REAL ESTATE

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"CREATING OPPORTUNITIES TOGETHER"

**78-15 LINDEN BOULEVARD
HOWARD BEACH, QUEENS, NY
BUILT-TO-SUIT EDUCATIONAL CENTER**

**GREINER-MALTZ REAL ESTATE
CONTACTS:**

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EXCLUSIVELY REPRESENTED BY:

GREINER-MALTZ
REAL ESTATE

LICENSED REAL ESTATE BROKERS

FOR LEASE
50,000 SF BUILT-TO-SUIT SCHOOL
4 FLOORS WITH ROOFTOP
AND ON-SITE PARKING!

OFFERING HIGHLIGHTS

- **50,000 BUILT-TO-SUIT SCHOOL WITH PARKING**
- **LOCATED IN EASILY ACCESSIBLE SHOPPING CENTER**
- **BRAND NEW CONSTRUCTION**
- **PRIME HOWARD BEACH LOCATION**
- **CUSTOM CONFIGURATIONS AND BUILD-OUT**



78-15 LINDEN BOULEVARD HOWARD BEACH, QUEENS, NY BUILT-TO-SUIT EDUCATIONAL CENTER

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EXECUTIVE SUMMARY

Location: Located in the heart of Howard Beach, Queens

71-15 Linden Boulevard is situated in one of the newest retail centers in Howard Beach, putting it at the epicenter of a thriving residential area with high traffic counts and excellent density.

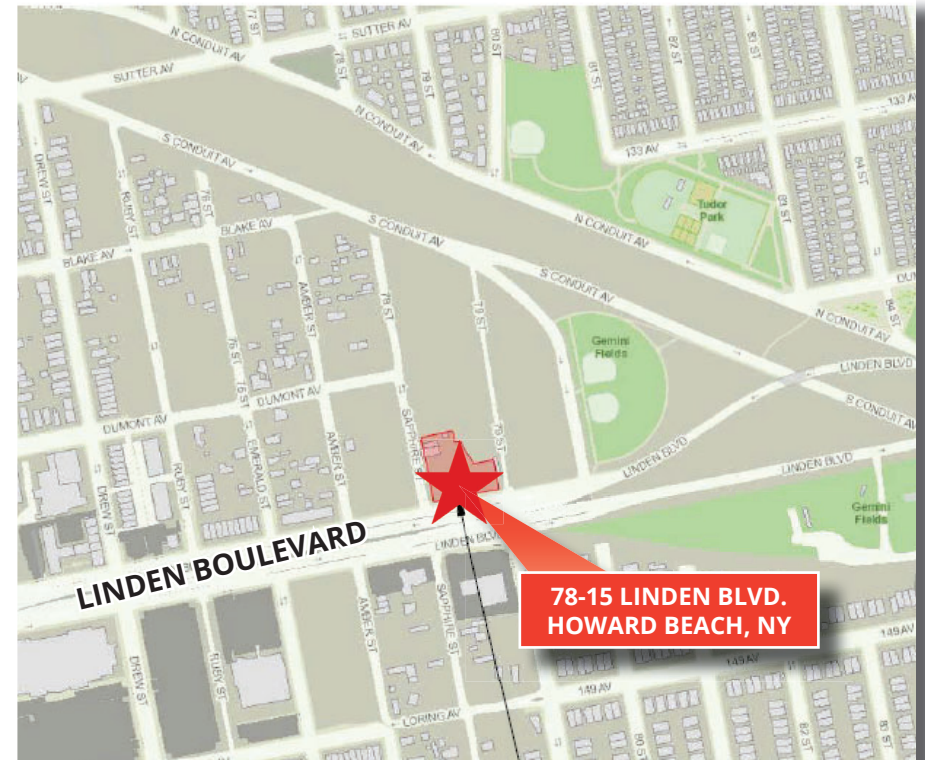
SITE:	50,000 SF FLEX SPACE
FLOORS:	4 FLOORS ABOVE GRADE + LOWER/PARKING & ROOFTOP
FRONTAGES:	LINDEN BOULEVARD AND SAPPHIRE STREET
ZONING:	R4, C2-2
PARKING:	20,000 SF BASEMENT LEVEL PARKING

Building Stacking Plan:

- **Parking/Lower Level:** 40 CARS (INCLUDED)
- **First Floor:** 3,667 SF (AVAILABLE)
- **Second Floor:** 19,815 SF (AVAILABLE)
- **Third Floor:** 15,160 SF (AVAILABLE)
- **Fourth Floor:** 11,358 SF (AVAILABLE)
- **Rooftop Terrace:** 5,000 SF (INCLUDED)

TOTAL SF:

APPROX. 50,000 SF BUILT-TO-SUIT



**78-15 LINDEN BLVD.
HOWARD BEACH, NY**

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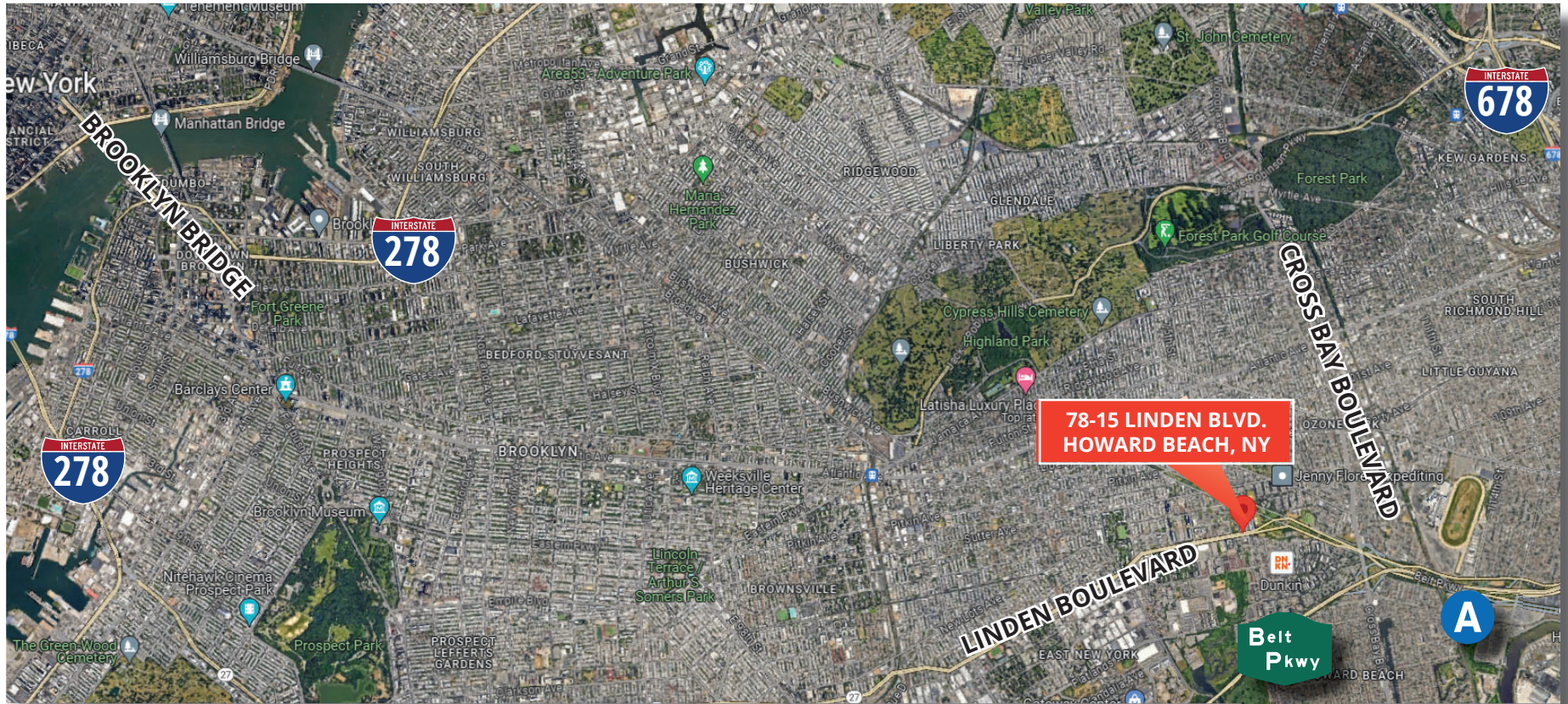
AREA MAP



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REGIONAL MAP



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INVESTMENT HIGHLIGHTS:

- BRAND NEW BUILDING
- MANHATTAN VIEWS
- ROOFTOP TERRACE
- ON-SITE PARKING
- 50,000 SF WITH FLEXIBLE CONFIGURATIONS.
- WINDOWS ON 4 SIDES
- 2 ELEVATORS
- HIGH CEILINGS
- WIDE STAIR CASE
- ALL MECHANICALS IN PLACE

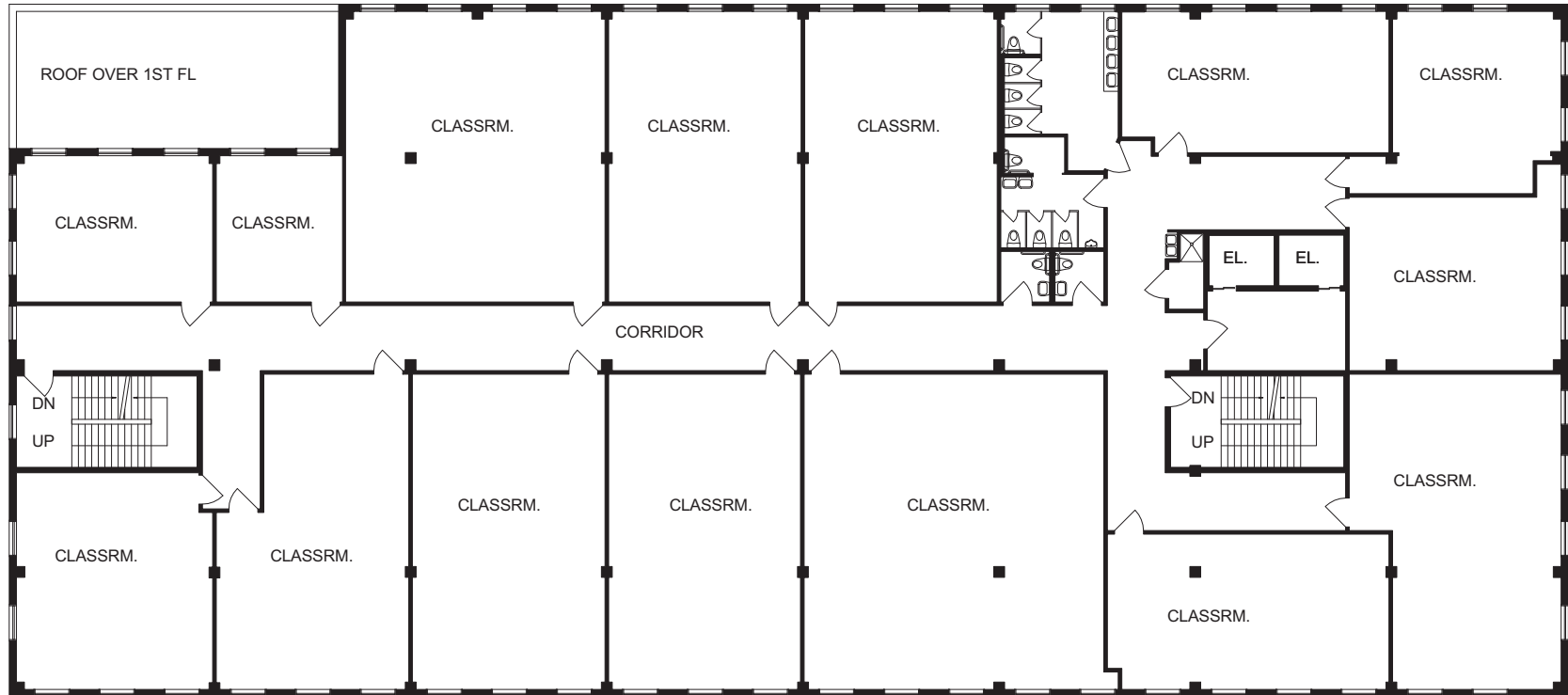
LOCATION HIGHLIGHTS:

- LOCATED IN HIGH-TRAFFIC RETAIL CENTER
- SITUATED IN THE HEART OF HOWARD BEACH, NY
- MINUTES FROM MANHATTAN
- EXCELLENT SUBWAY AND HIGHWAY ACCESS
- LOCATED IN DISTRICT 27

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2ND FLOOR PLAN - 19,815 SF



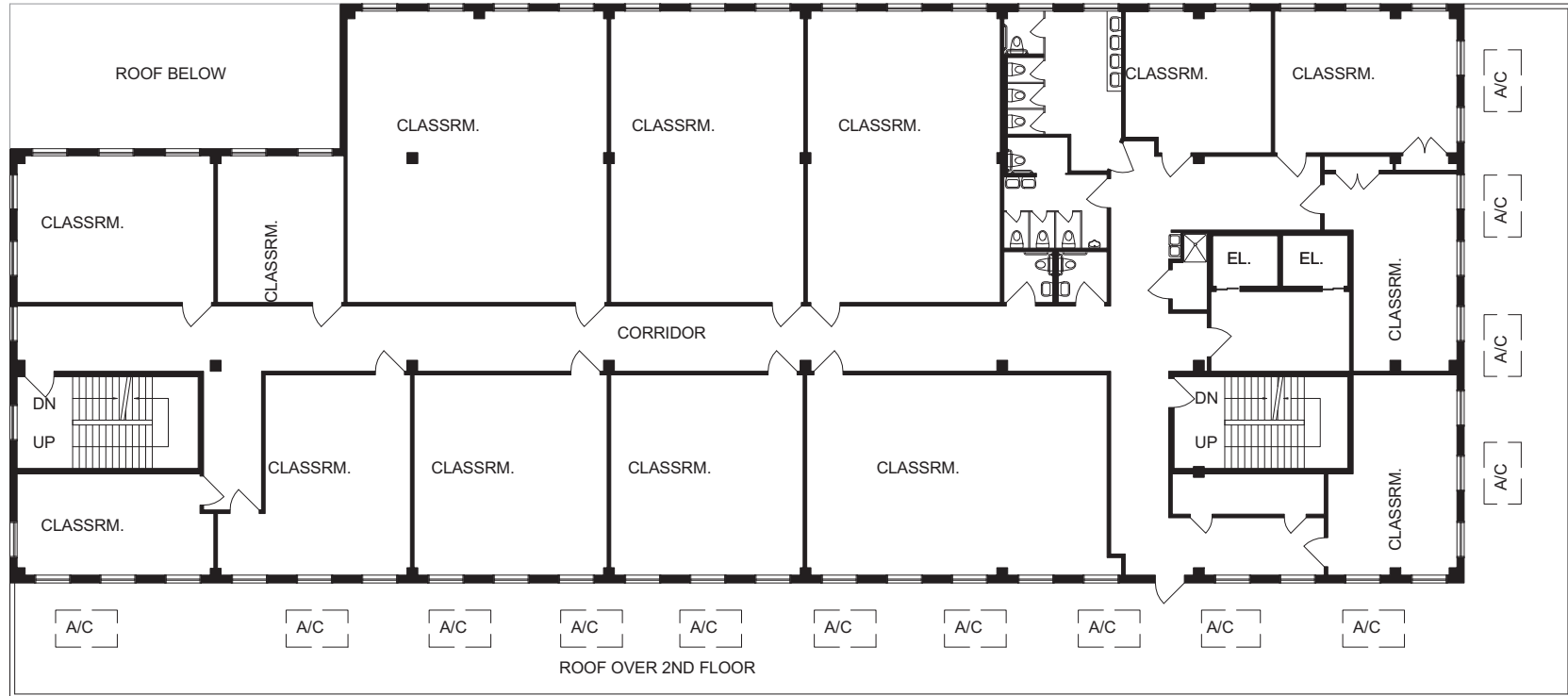
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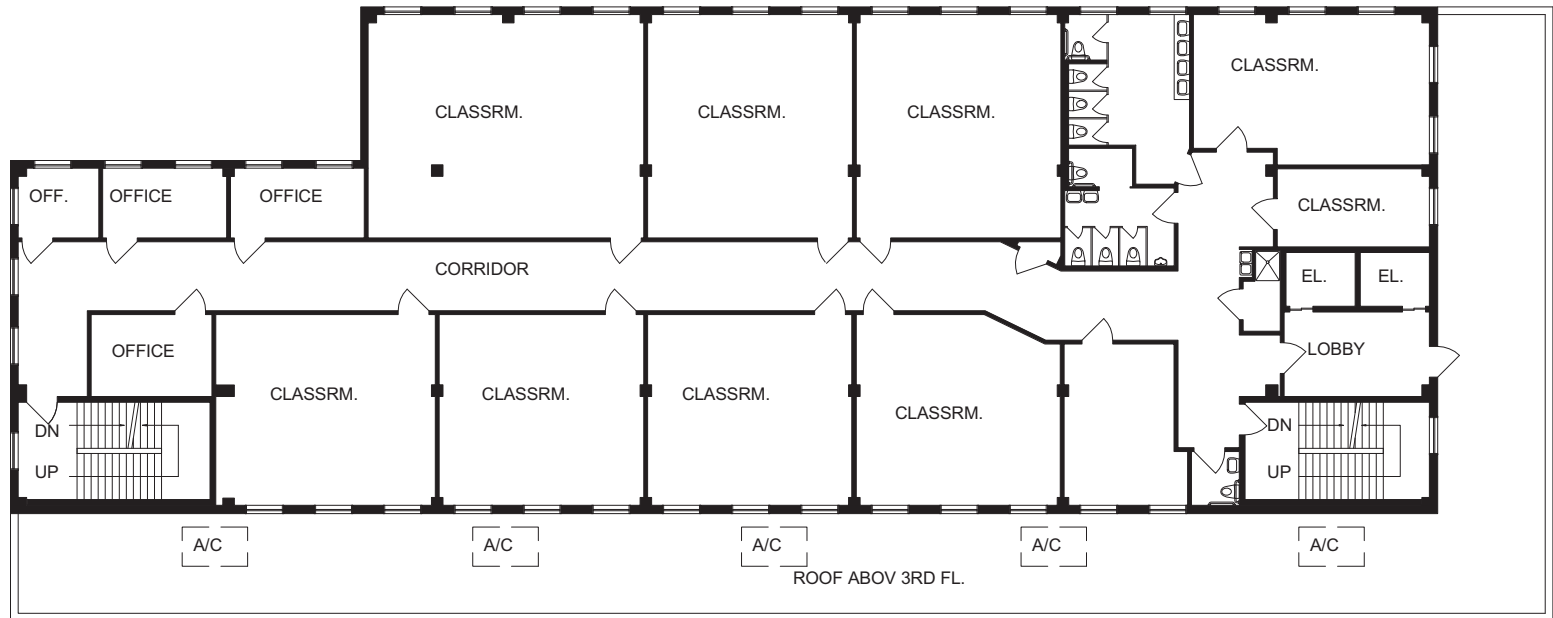
3RD FLOOR PLAN - 15,160 SF



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4TH FLOOR PLAN - 11,358 SF



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ROOFTOP - 5,000 SF (APPROX.)



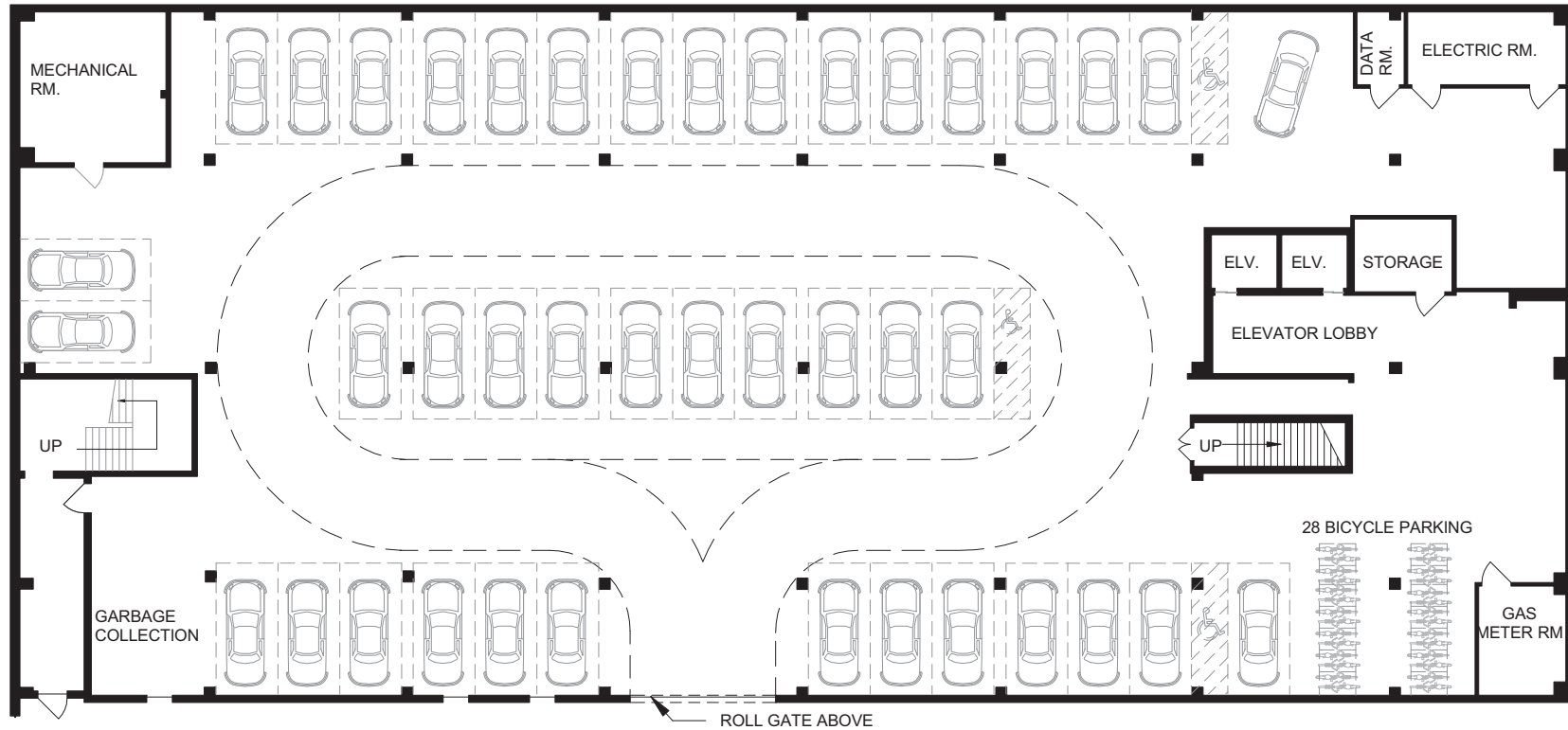
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LOWER LEVEL PARKING (APPROX. 40 CARS)



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TO SCHEDULE AN INSPECTION OR TO RECEIVE CONFIDENTIAL INCOME & EXPENSE
REPORTS AND/OR LEASE SCHEDULES PLEASE CONTACT THE EXCLUSIVE AGENT:

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