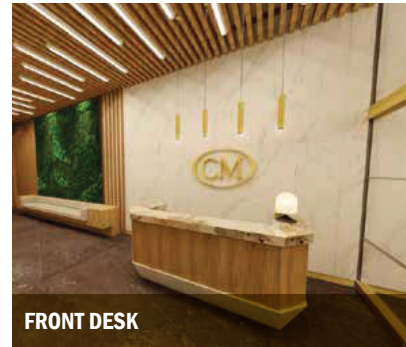
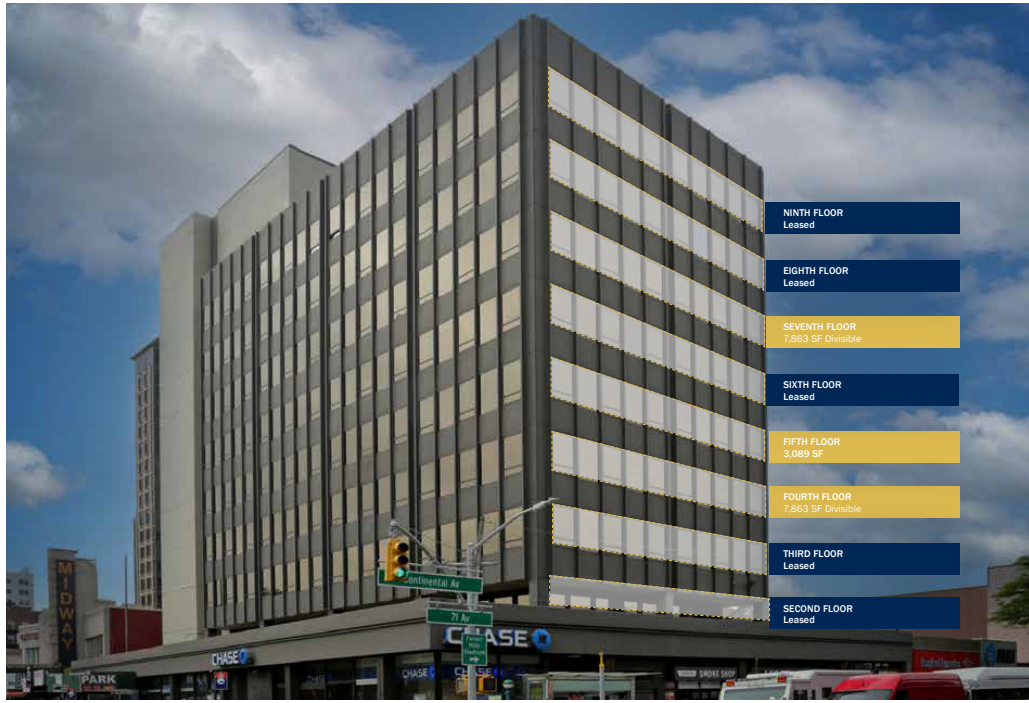


# PRIME FOREST HILLS OFFICE SPACE AVAILABLE

108-18 Queens Boulevard, Forest Hills, NY 11375

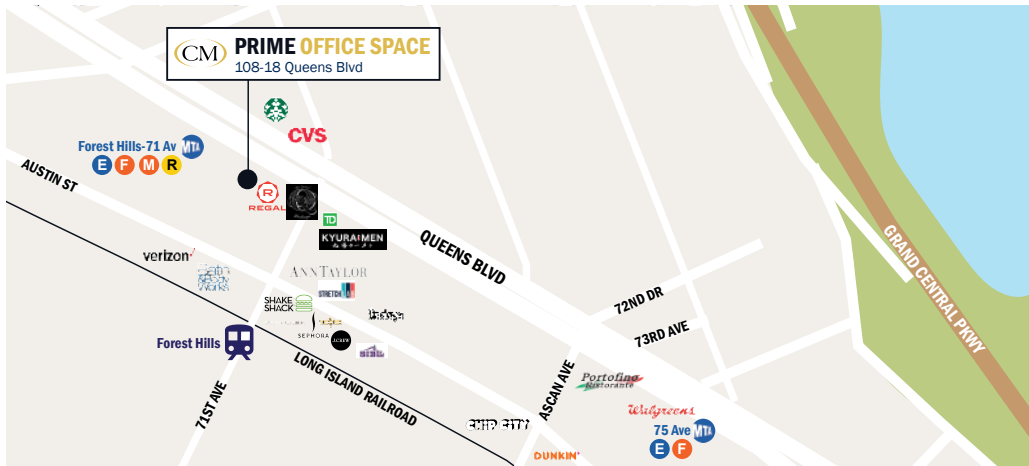
Queens Boulevard between Continental Ave & 71st Road



## OFFICE SPACE AVAILABLE

### UP TO 7,863 SF DIVISIBLE

- Excellent accessibility from the NYC Subway (E, F, M, R trains) and Queens Boulevard Bus Lines (Q23 & Q60)
- Newly renovated lobby, including a Green Wall
- Easy access to the LIRR Forest Hills Train Station
- Doorman building with 24-hour tenant access
- Prime location in the heart of Forest Hills
- On-site parking garage located at the base of the building
- Walking distance to abundant shopping and restaurants
- 19 minutes from Penn Station; 16 minutes from Grand Central Madison



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	96,604	889,081	1,987,321
Average HH Income	\$119,424	\$92,335	\$90,347

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108-18 Queens Boulevard, Forest Hills, NY 11375

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ACCESSIBILITY

