

# PRIME FOREST HILLS OFFICE SPACE

108-18 Queens Boulevard, Forest Hills, NY 11375



## *Renovations Underway*

2,000-7,863 SQ FT AVAILABLE

COMMON OUTDOOR GARDEN TERRACE

EASY ACCESS TO PUBLIC TRANSPORTATION

ON-SITE PARKING GARAGE

SURROUNDED BY RESTAURANTS & SHOPS

ESG SUSTAINABILITY INITIATIVES PLANNED

# PROPERTY HIGHLIGHTS

Renovations underway

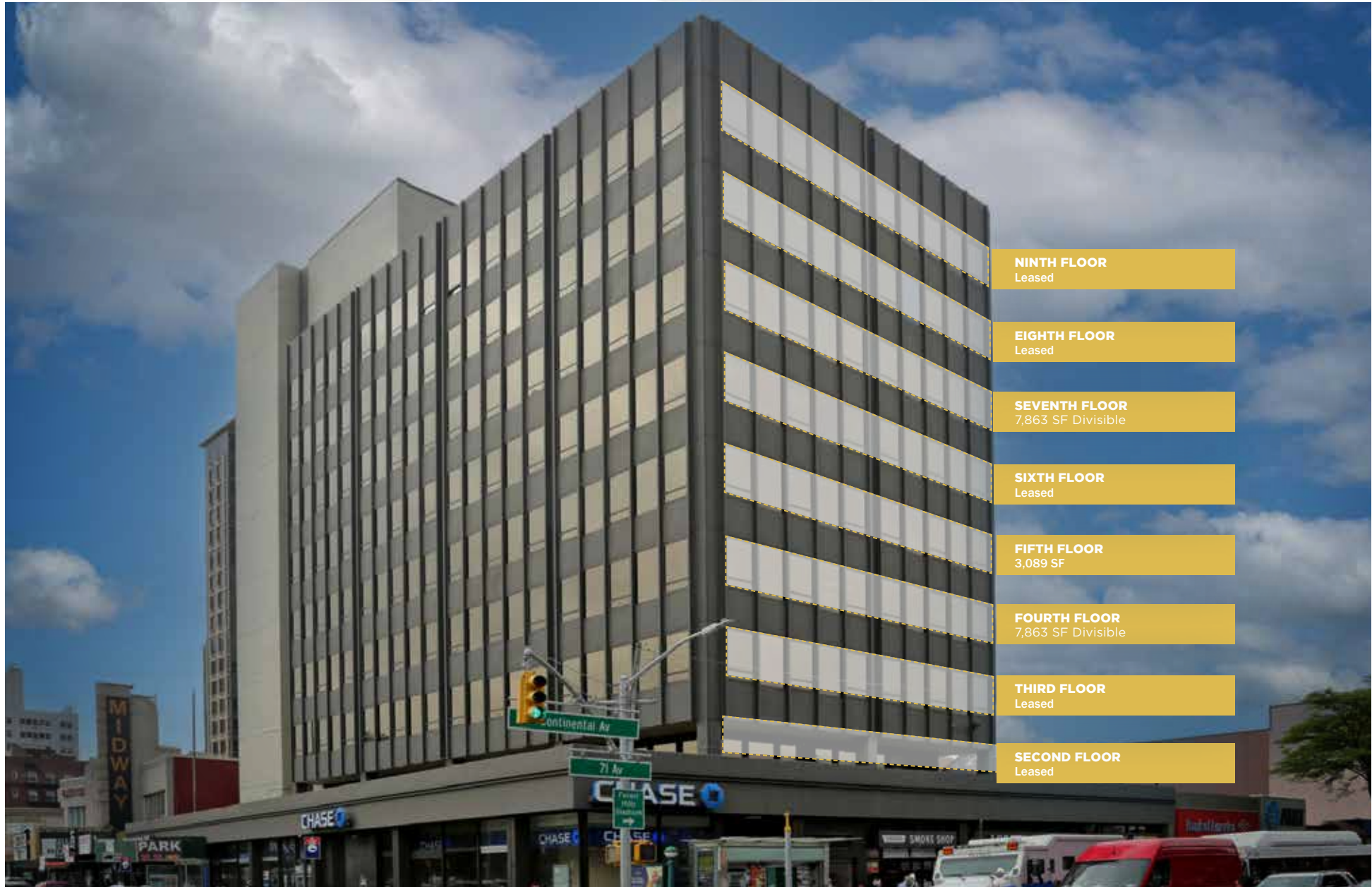


- ◆ Prime location in heart of Forest Hills
- ◆ Newly renovated lobby, including a Green Wall
- ◆ Office space built to suit tenant needs
- ◆ Outdoor common terrace (garden & seating area)
- ◆ Doorman building with 24 hour tenant access
- ◆ Excellent accessibility to the NYC Subway (E,F,M,R trains) and Queens Boulevard bus lines (Q23 & Q64)
- ◆ Easy access to LIRR Forest Hills Branch
- ◆ 19 minutes from Penn Station; 16 minutes from Grand Central Madison
- ◆ Walking distance to abundant shopping and restaurants
- ◆ Parking garage at the base of the building



# AVAILABLE SPACE

Spaces divisible to suit your needs



**NINTH FLOOR**  
Leased

**EIGHTH FLOOR**  
Leased

**SEVENTH FLOOR**  
7,863 SF Divisible

**SIXTH FLOOR**  
Leased

**FIFTH FLOOR**  
3,089 SF

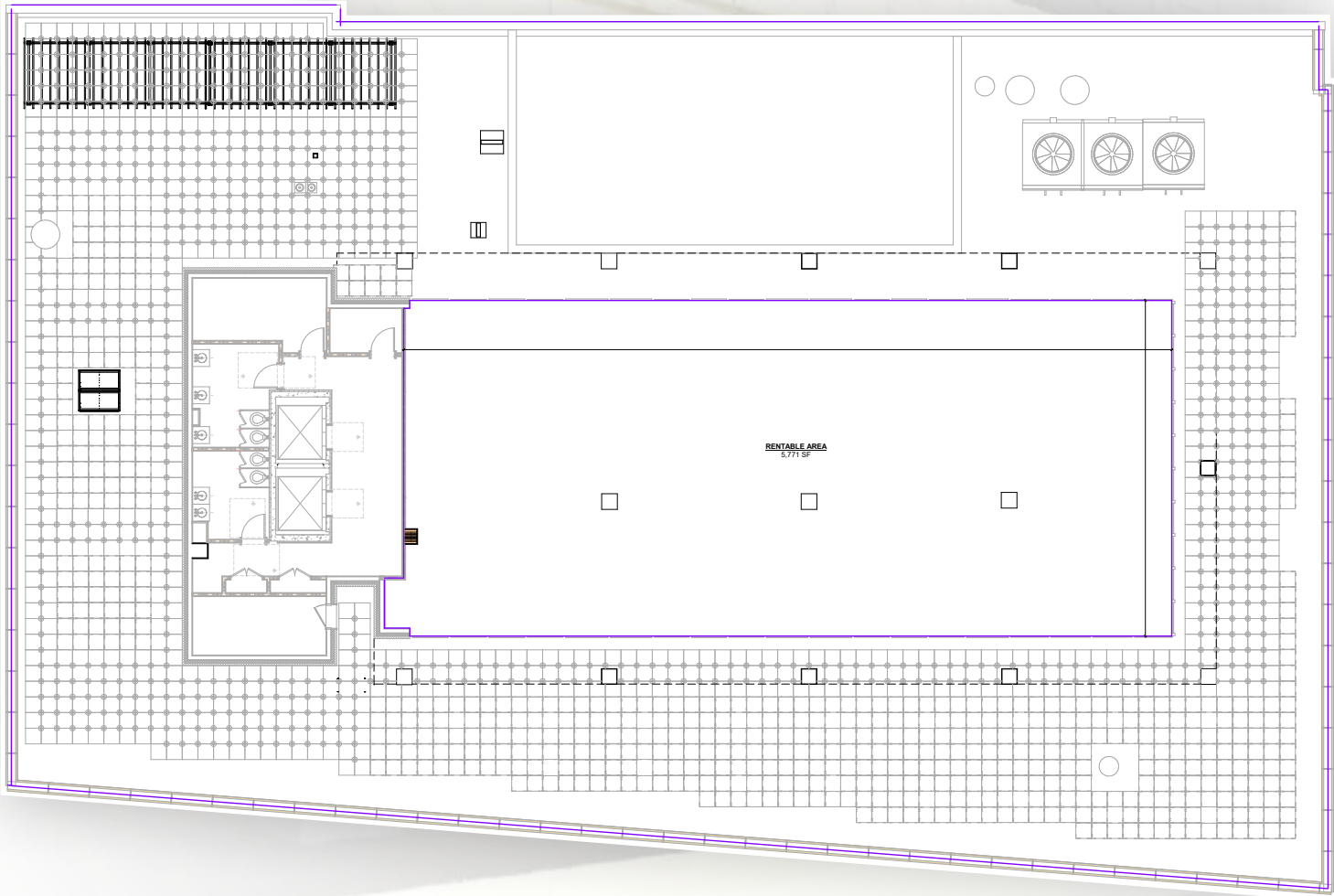
**FOURTH FLOOR**  
7,863 SF Divisible

**THIRD FLOOR**  
Leased

**SECOND FLOOR**  
Leased

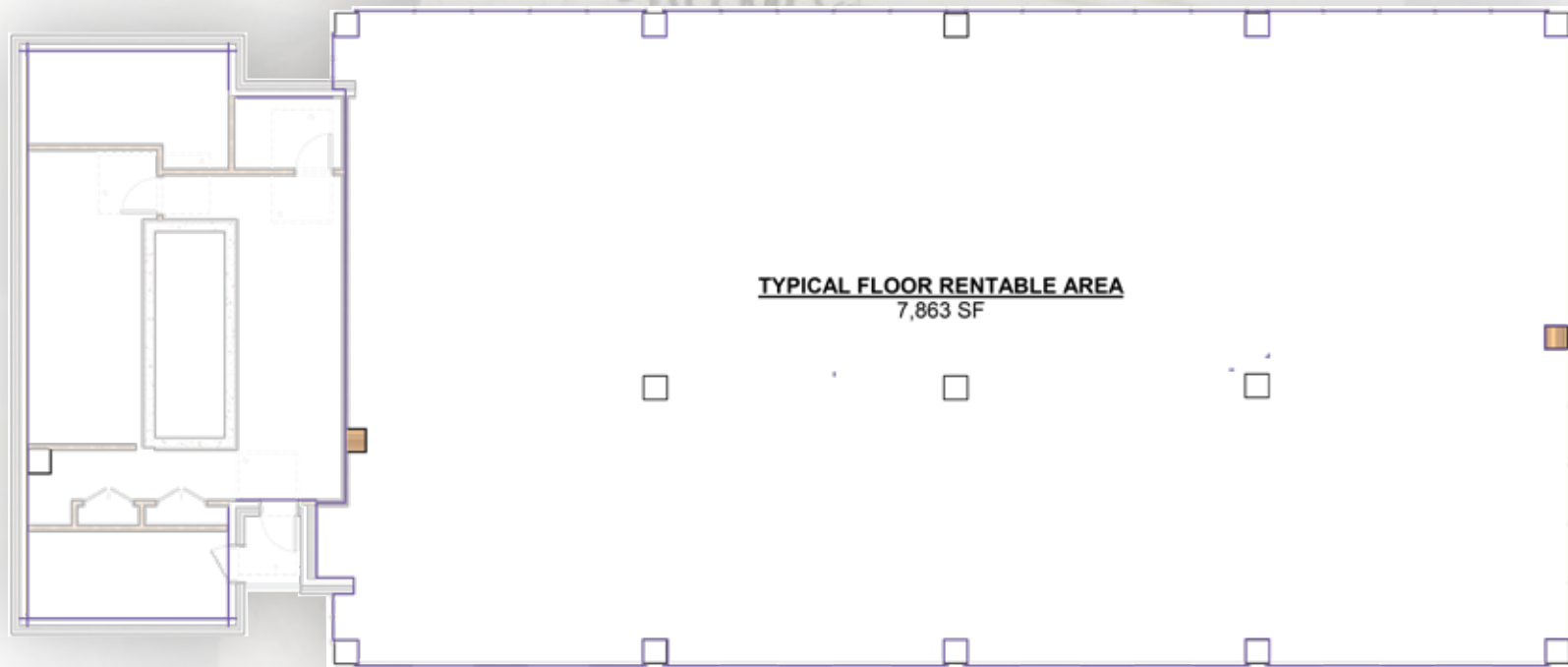
# SECOND FLOOR PLAN

Common outdoor terrace



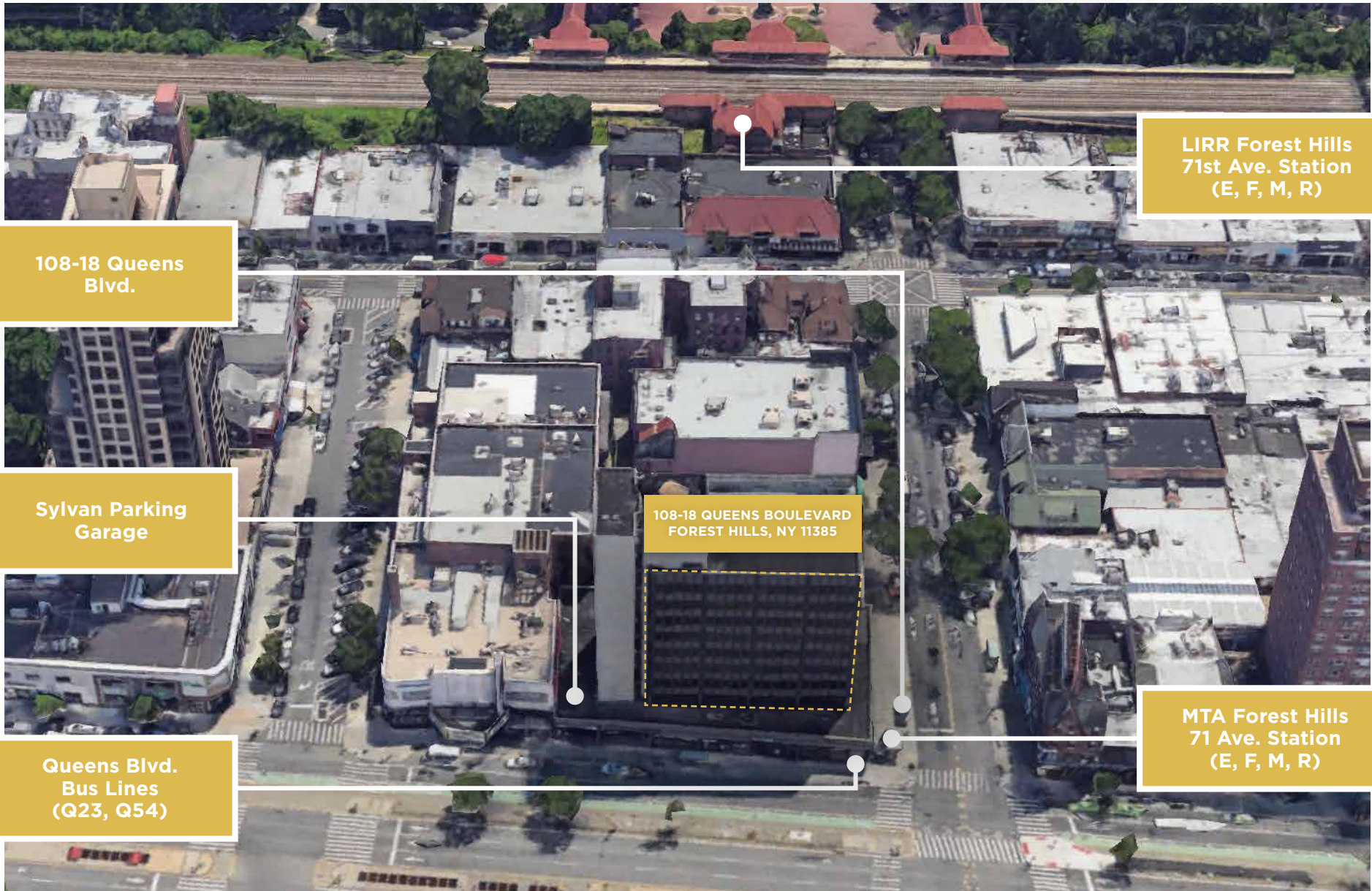
# TYPICAL FLOOR PLAN

Floors Three through Nine



# EXCELLENT ACCESSIBILITY

Convenient location, close to public transportation and parking



LIRR Forest Hills  
71st Ave. Station  
(E, F, M, R)

108-18 Queens  
Blvd.

Sylvan Parking  
Garage

108-18 QUEENS BOULEVARD  
FOREST HILLS, NY 11385

MTA Forest Hills  
71 Ave. Station  
(E, F, M, R)

Queens Blvd.  
Bus Lines  
(Q23, Q54)

# PLETHORA OF DINING OPTIONS

All within walking distance



**GREGORYS**  
COFFEE  
**STARBUCKS**  
**DUNKIN'**  
*Gotta Getta Bagel*

Gregory's Coffee  
 Starbucks  
 Dunkin Donuts  
 Gotta Get a Bagel

**Gloria Pizza**  
**BOSTON MARKET**  
**SHAKE SHACK**  
**McDonald's**  
**Bareburger**  
**KYURAMEN**

Gloria Pizza  
 Boston Market  
 McDonald's  
 Shake Shack  
 Bareburger  
 Kyuramen

**Mighty Quinn BBQ**  
**5 BURRO CAFE**  
**Mad for Chicken**  
**OBA**  
**(aged.)**  
**MoCA**  
 ASIAN BISTRO  
 NEW YORK  
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Mighty Quinn BBQ  
 5 Burro Cafe  
 Mad for Chicken  
 OBA Mediterranean  
 Gyro & Grill  
 Aged  
 MoCA Asian Bistro

**PARIS BAGUETTE**  
**B**  
**BAKERY CAFE**  
**MCB**  
**UGLY DONUTS**  
 & CORN DOGS  
**CHIP CITY**  
 COOKIES

Paris Baguette  
 Martha's Country  
 Bakery  
 Ugly Donuts  
 Chip City Cookies

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