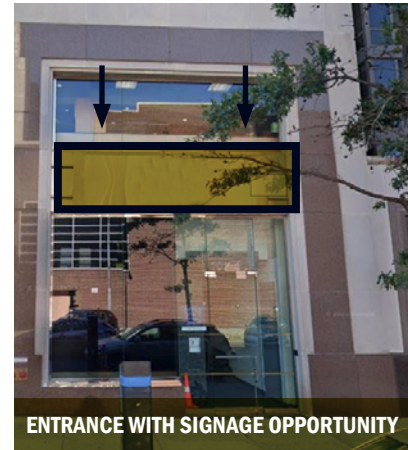
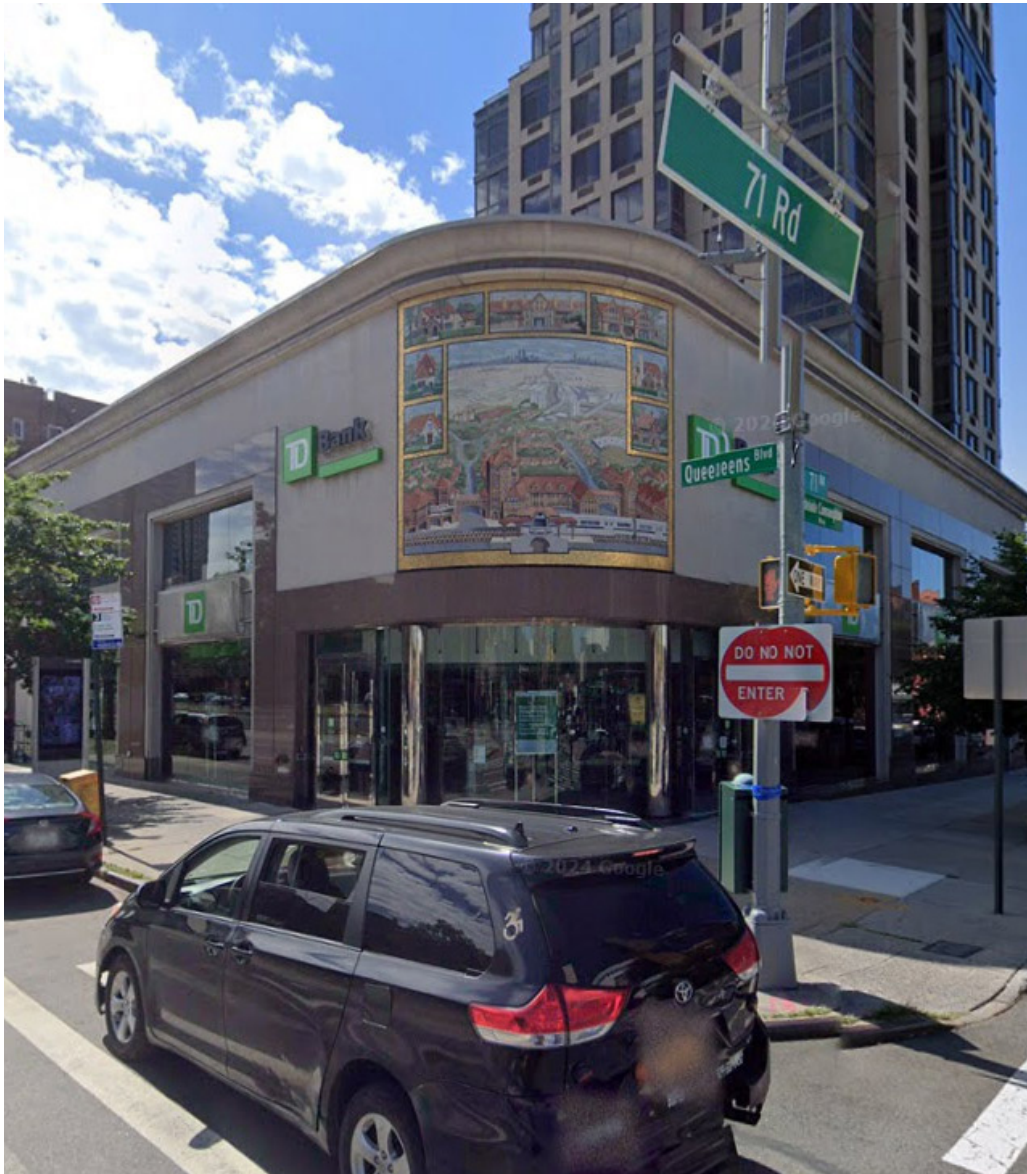


# ACROSS FROM THE WINDSOR SECOND FLOOR OFFICE SPACE AVAILABLE

107-30 71st Road, Forest Hills, NY 11375

Entrance on 71st Road with windows facing Queens Boulevard



## SECOND FLOOR OFFICE SPACE AVAILABLE 13,292 SF DIVISIBLE

- Excellent accessibility from the NYC Subway (E, F, M, R trains) and Queens Boulevard Bus Lines (Q23, Q60 & Q64)
- Easy access to the LIRR Continental Avenue (71st Ave) & Austin Street
- 6.7 miles from Penn Station
- In the heart of Forest Hills
- Neighboring Businesses include TD Bank, REGAL Midway Movie Theater, Blue Pearl Veterinary Hospital, Sephora, Shake Shack, Ann Taylor Loft, Banana Republic

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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SITE PLAN LOD

