

Brand New Commercial Space for Lease
Concourse Level of Newly Built Condo Building
46-02 70th Street, Woodside, NY 11377



For further information, kindly contact exclusive agents:

CHARLES CHAN CEO

charlesc@harvestinternational.net

516.326.8223

DAPHNE ZHOU-CHAN President

daphnec@harvestinternational.net

516.326.8200

ANNY WANLING WU Director

annyw@harvestinternational.net

516.326.8221

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

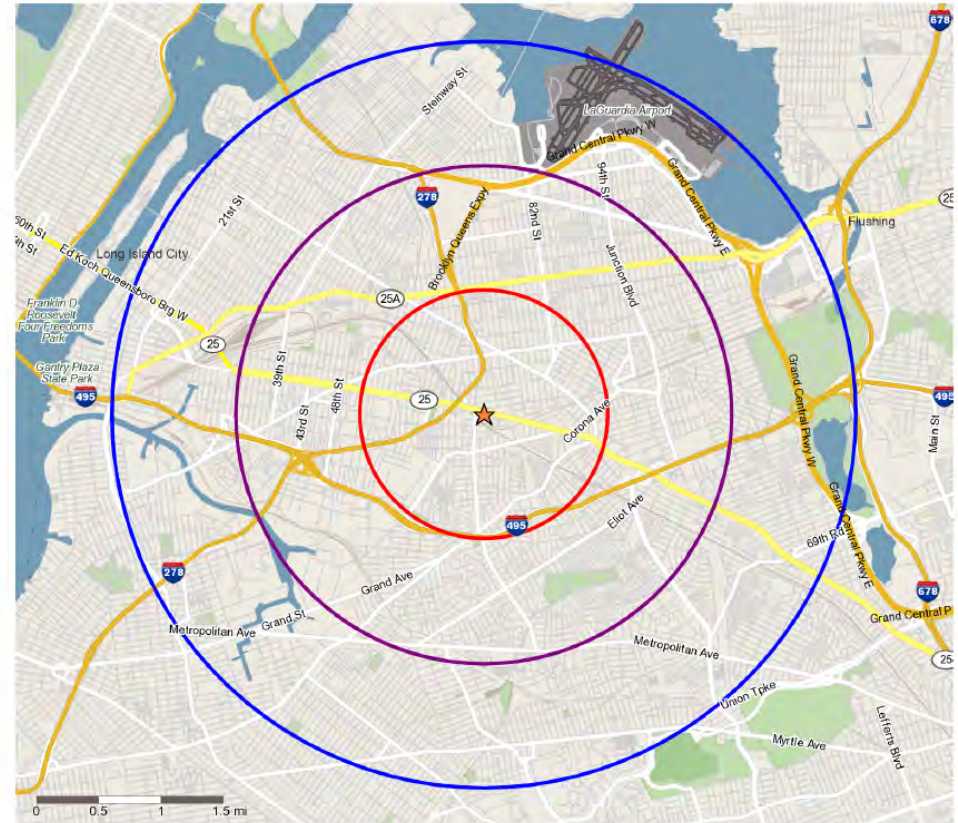
Brand New Commercial Space for Lease

Concourse Level of Newly Built Condo Building

46-02 70th Street, Woodside, NY 11377

PROPERTY OVERVIEW

Address:	46-02 70th Street, Woodside, NY, 11377
Block & Lot:	02432-0034
Zoning:	R7X / C2-3
Gross SF:	±60,000 SF (Residential) + ±12,000 SF (Commercial)
Number of Stories:	9
Parking:	38 spots
Residential Units:	74 (Studio -7; 1bdr - 26; 2bdr - 41)
Residential Units Size:	436 SF - 838 SF
Commercial Units Size:	1, 195 SF– 12, 000 SF
Ceiling Height on Concourse Level:	17' 9" FT
Amenities in Commercial Units:	HVAC, Sprinklers, Plumbing & Bathroom in each unit
Possession:	Immediately
Price:	Upon Request
Real Estate Taxes:	25 Years ICAP for Commercial Unit
Highlights:	The building is fully sprinkled; compliance with ADA Laws; conveniently located on the signaled intersection of Queens Blvd & 70th Street; near Subway, BQE and LI Express Way; over 38,400 vehicles pass daily on Queens Blvd



2017 Estimated Demographics

	1 MILE	2 MILES	3 MILES
POPULATION	165,295	547,959	975,215
TOTAL HOUSEHOLDS	57,211	188,720	355,781
MEDIAN HOUSEHOLD INCOME	\$52,630	\$55,302	\$56,469
TOTAL DAYTIME POPULATION	116,924	399,208	772,973

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

Brand New Commercial Space for Lease
Concourse Level of Newly Built Condo Building
46-02 70th Street, Woodside, NY 11377

INTERIOR PHOTO



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

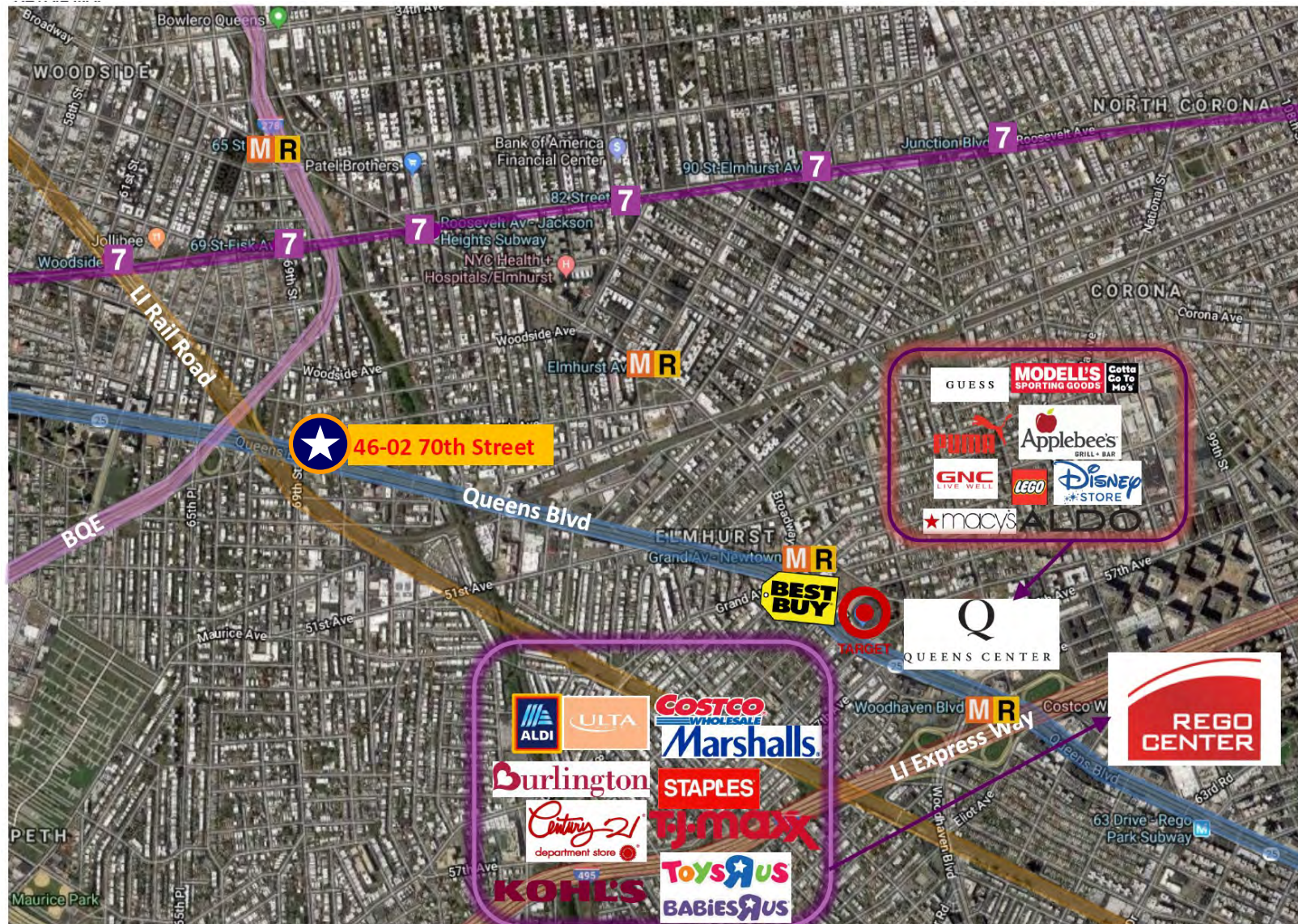
Brand New Commercial Space for Lease
Concourse Level of Newly Built Condo Building
46-02 70th Street, Woodside, NY 11377



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

Brand New Commercial Space for Lease
Concourse Level of Newly Built Condo Building
46-02 70th Street, Woodside, NY 11377

NEIGHOR MAJOR RETAILERS MAP



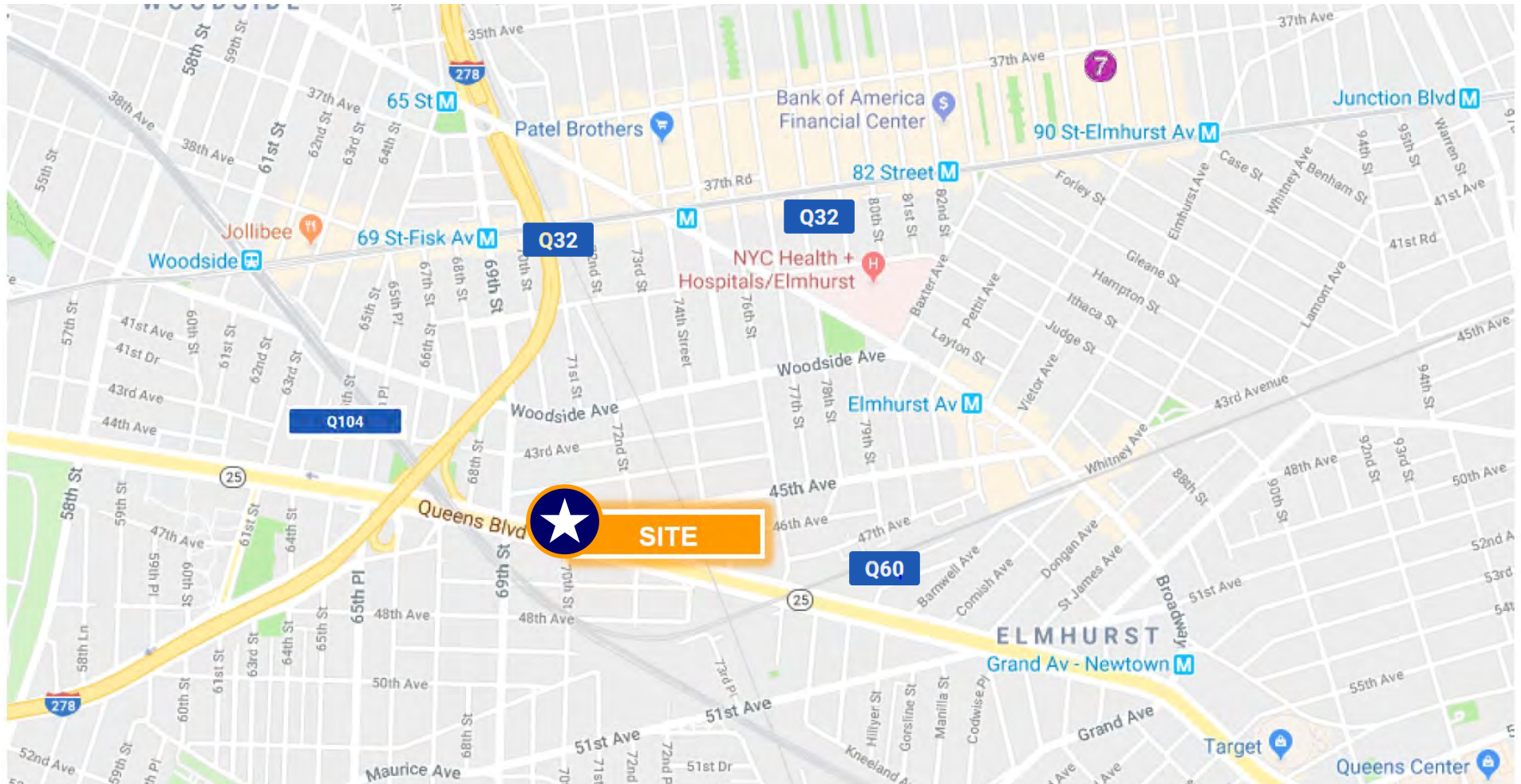
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

Brand New Commercial Space for Lease

Concourse Level of Newly Built Condo Building

46-02 70th Street, Woodside, NY 11377

MAP AND TRANSPORTATION



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.