

FOR RENT #1 RE/MAX Team 71-15 Northern Blvd
Jackson Heights, NY, 11370

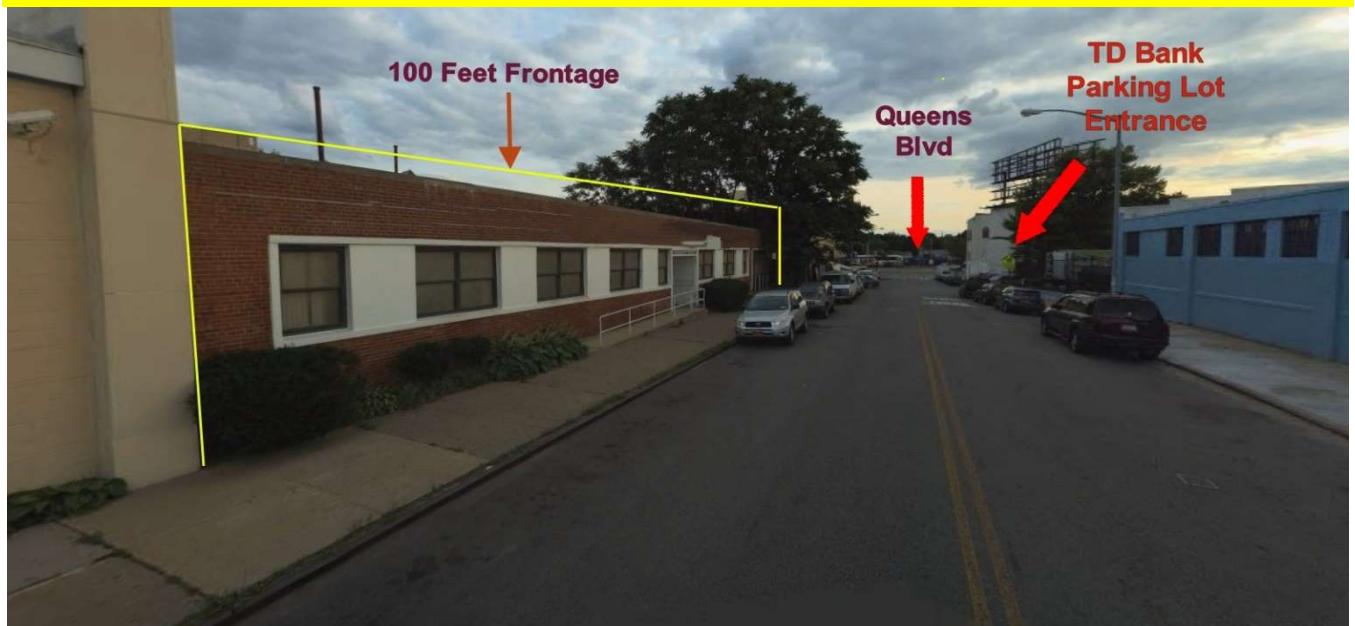
VICTOR WEINBERGER
E-mail: Victor@VictorWeinberger.com

917-806-7040 → CELL
718-533-4136 → OFFICE

EXCLUSIVE: COMMERCIAL PRIVATE OFFICE FOR RENT

79-00 Barnwell Ave, Elmhurst, NY, 11373

(Off Queens Blvd. Next to TD Bank parking lot)



Description: 4,500 SF Ground Floor Office w/private entrance (105 x 40 Ft)

Fully Sprinkled. Central Heat/Air. Wheelchair ramp.

\$13,500 per month (includes utilities & RE tax).

IDEAL: Any office. Medical use. Senior center. Day Care. Nursery school.
Religious use, shipping company, export/import, etc.

OVER 2,500 APARTMENTS ARE BEING BUILT WITHIN AN 8 BLOCKS RADIUS
4 Different schools located within 4 blocks. Two nightclubs are next block.

Video: <https://youtu.be/45WFGYO45dk> (Double click or right click to see)

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BUILDING LAYOUT



FOR RENT



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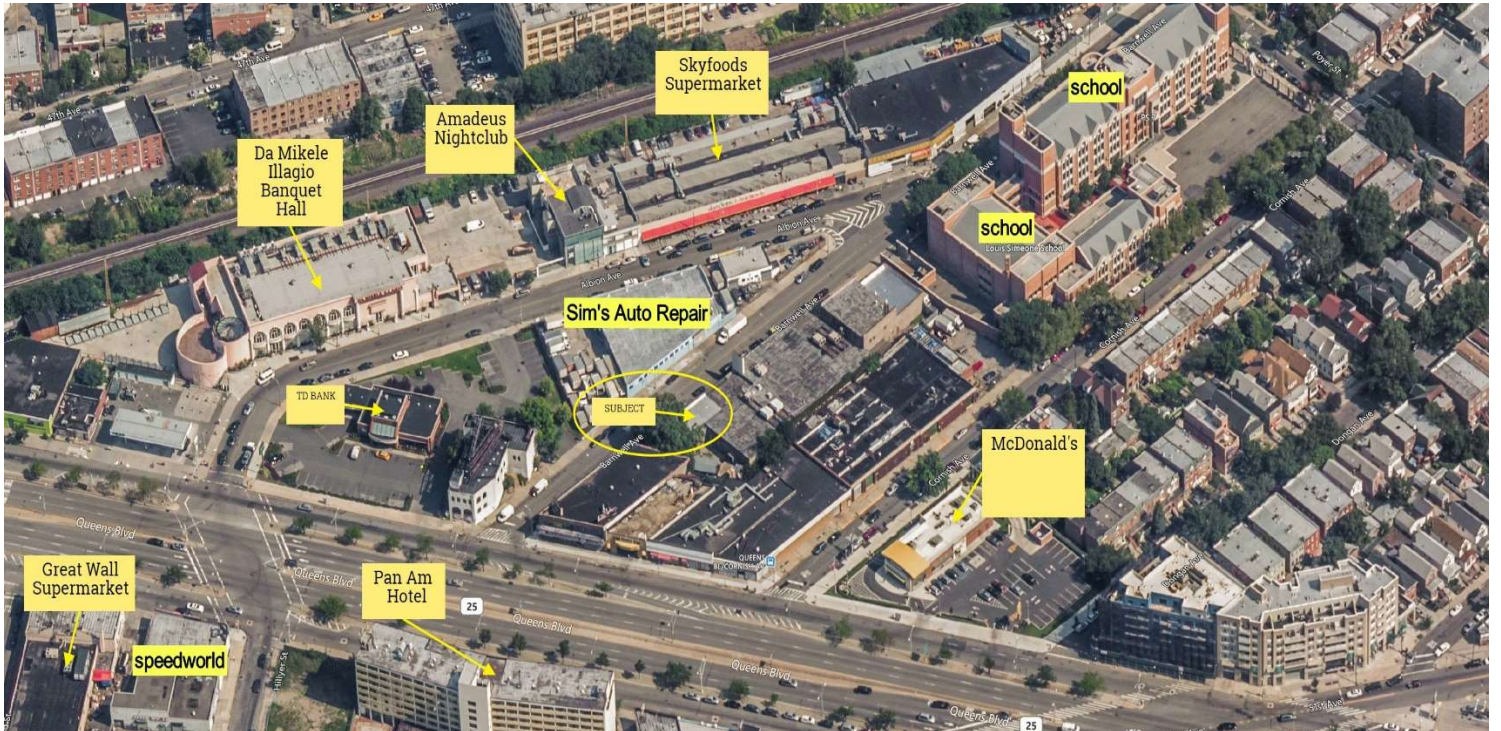
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AERIAL NORTH/SOUTH VIEW



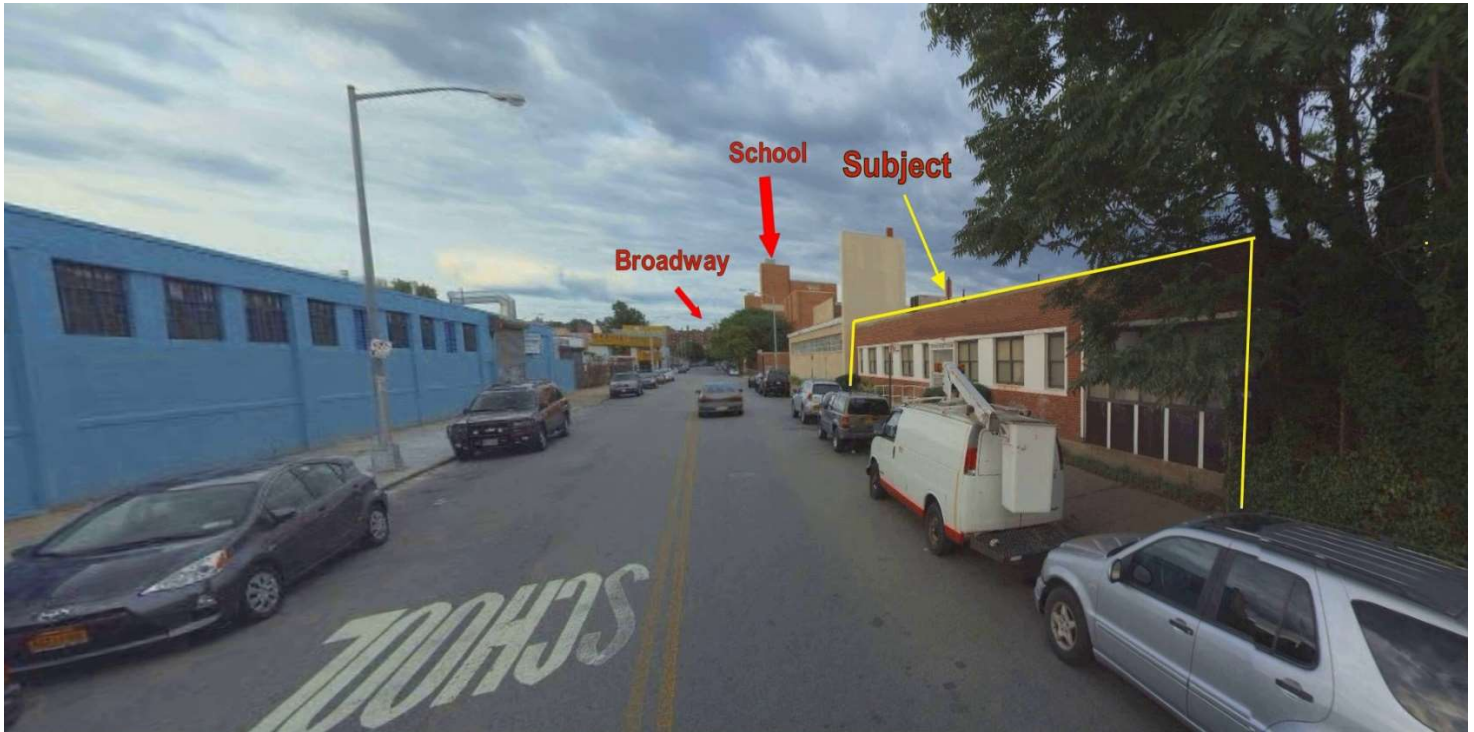
AERIAL SOUTH/NORTH VIEW



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PROPERTY Location and Demographics

Elmhurst Hospital: 0.7 Miles	Queens Center Mall: 0.7 Miles	LaGuardia Airport: 3.9 Miles
Kennedy Airport: 9.6 Miles	Midtown Manhattan: 5.1 Miles	Queens College: 4.6 Miles
Long Island Expwy: 0.7 Miles	BQE Expressway: 0.8 miles	Grand Central Pkwy: 1.3 Miles

Population: source: CitiData.com	Average Household Income: source: CitiData.com
1 Mile: 183,353 (2016)	\$65,075
3 Miles: 914,340 (2016)	\$72,043
5 Miles: 2,495,000 (2016)	\$77,097

**BECAUSE OF THE EXTREMELY HIGH ELMHURST /WOODSIDE CONSTRUCTION BOOM
2,500+ APARTMENTS ARE CURRENTLY BEING BUILT WITHIN A 8 BLOCKS RADIUS**

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SUBWAY MAP

Get directions

Start from Swap start/end points

queens Blvd broadway

7920 Barnwell Ave, Elmhurst, NY 11373

Get directions

Walking directions

Walking directions are in beta. Use caution – This route may be missing sidewalks or pedestrian paths.

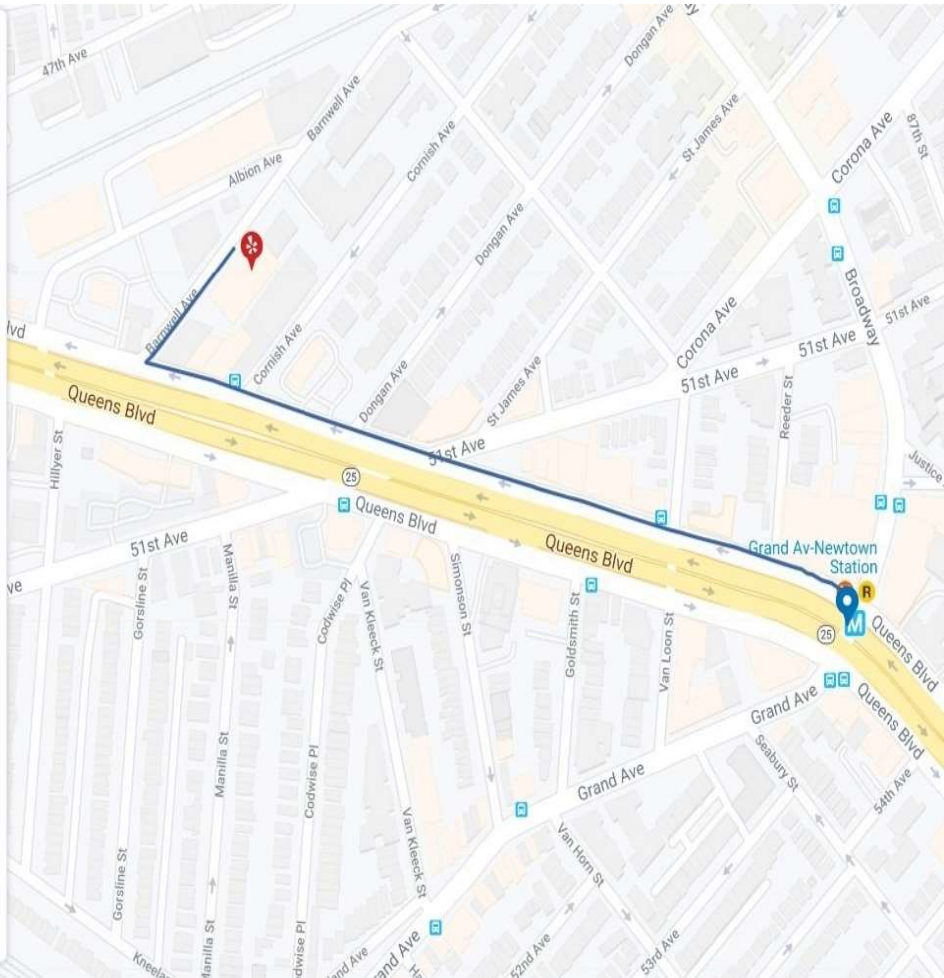
Queens Blvd & Broadway, Queens, NY 11373, USA

0.5 mi. About 10 mins

1. Head **northeast** on **Broadway** toward **New York 25 Service/Queens Blvd** 46 ft
2. Turn **left** onto **New York 25 Service/Queens Blvd** 0.4 mi
Pass by McDonald's (on the right in 0.3 mi)
3. Turn **right** onto **Barnwell Ave** 371 ft
Destination will be on the right

7920 Barnwell Ave, Flushing, NY 11373, USA

Map data ©2019 Google



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FRONT ENTRANCE WITH STEPS AND WHEEL CHAIR RAMP



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HALLWAY (Looking South)



HALLWAY (Looking North)



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Kitchen 1



2nd Kitchen



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RESTROOM



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EMERGENCY EXIT # 2



ELECTRIC AND CENTER HEATING/AIR CONTROLS.



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AREA MAP

