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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

CLASS A OFFICE SPACE | FULLY BUILT OUT
LEED CERTIFIED

WHITESTONE, NY

16-16 WHITESTONE EXPRESSWAY

SIZE
18,733 RSF (Entire 4th Floor)
(Divisible)

ASKING RENT
Upon Request

POSSESSION
Immediate

CO-TENANTS
International Union of Operating Engineers- Local 30, E.E. Cruz & Company, Inc.

CEILING HEIGHTS
12 FT

NEIGHBORS
Laborers' Local 1010, BODYARMOR, Greater New York Automobile Dealers Association, Bob's Discount Furniture, Old Navy, McDonald's, Starbucks, Target, T.J. Maxx, P.C. Richard & Son, BJ's Wholesale Club

COMMENTS

- Newly Built-out Class A office space in prime Whitestone location with division possibilities
- Opportunity for a seamless plug and play office with existing furniture in-place
- Directly located on the Whitestone Expressway within close proximity and easy access to Manhattan
- Abundance of on-site parking
- LEED certified building with lower electrical expenses

SPACE FEATURES

- Full floor presence with lots of light and air with wrap-around window façade
- Fully furnished office with cubicles and furniture in-place
- Quality installation of high-end perimeter offices, workstations and conference rooms providing a layout combination of private offices, conference rooms and open floor with cubicles
- 2 elevators service the space
- Private bathrooms within the space
- Space has built out kitchen, drop ceilings, fully carpeted and central air conditioning

EXTERIOR BUILDING PHOTOS







INTERIOR PHOTOS













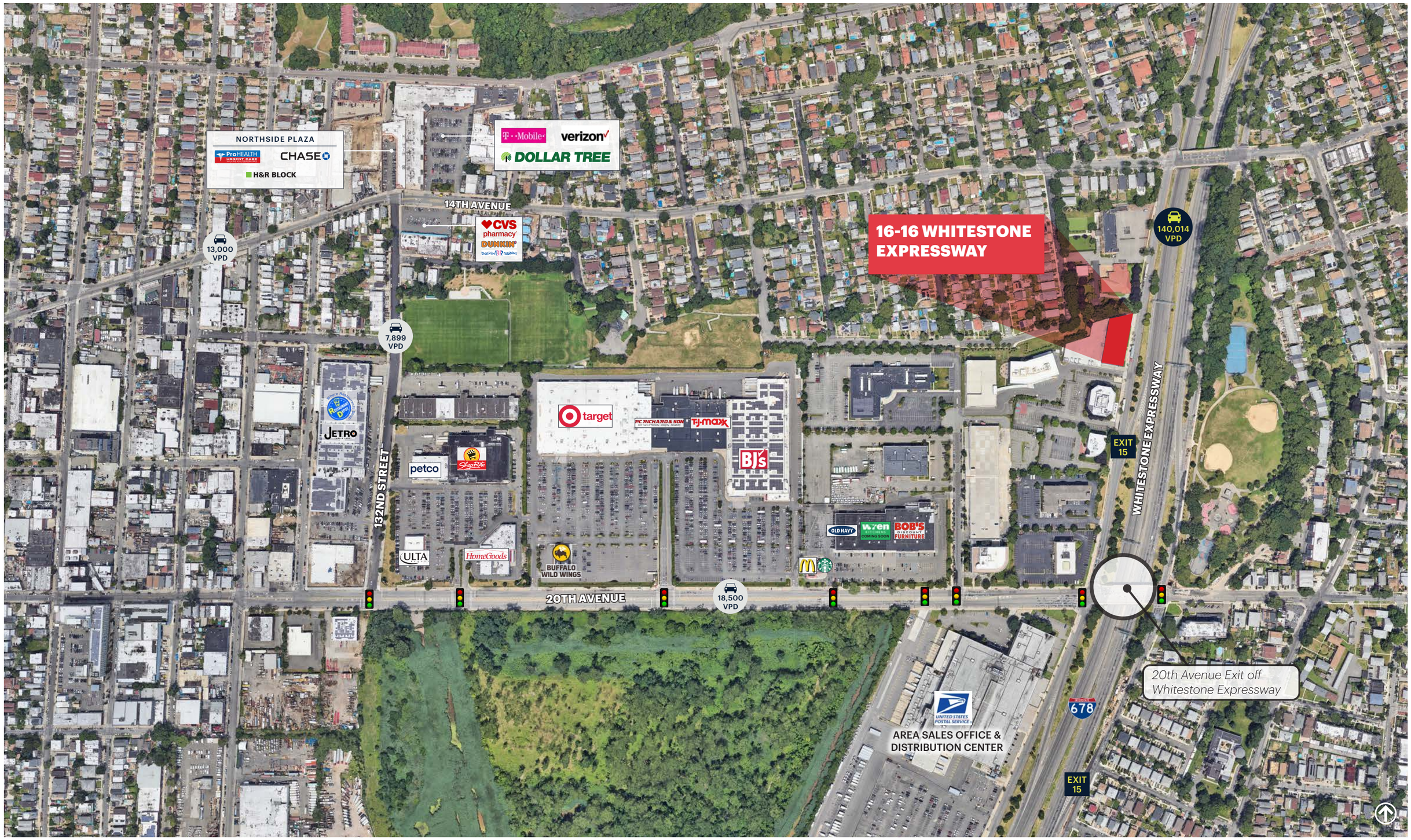




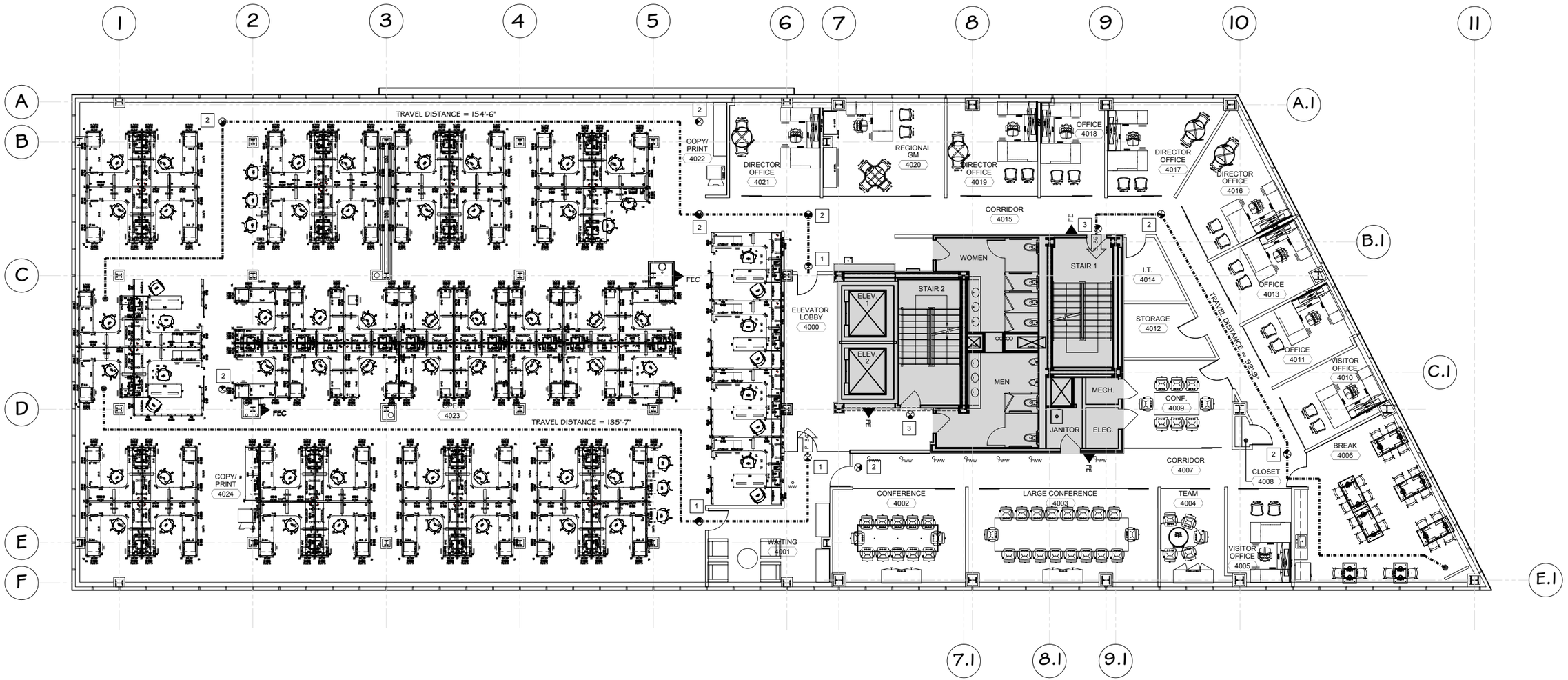
MARKET AERIAL



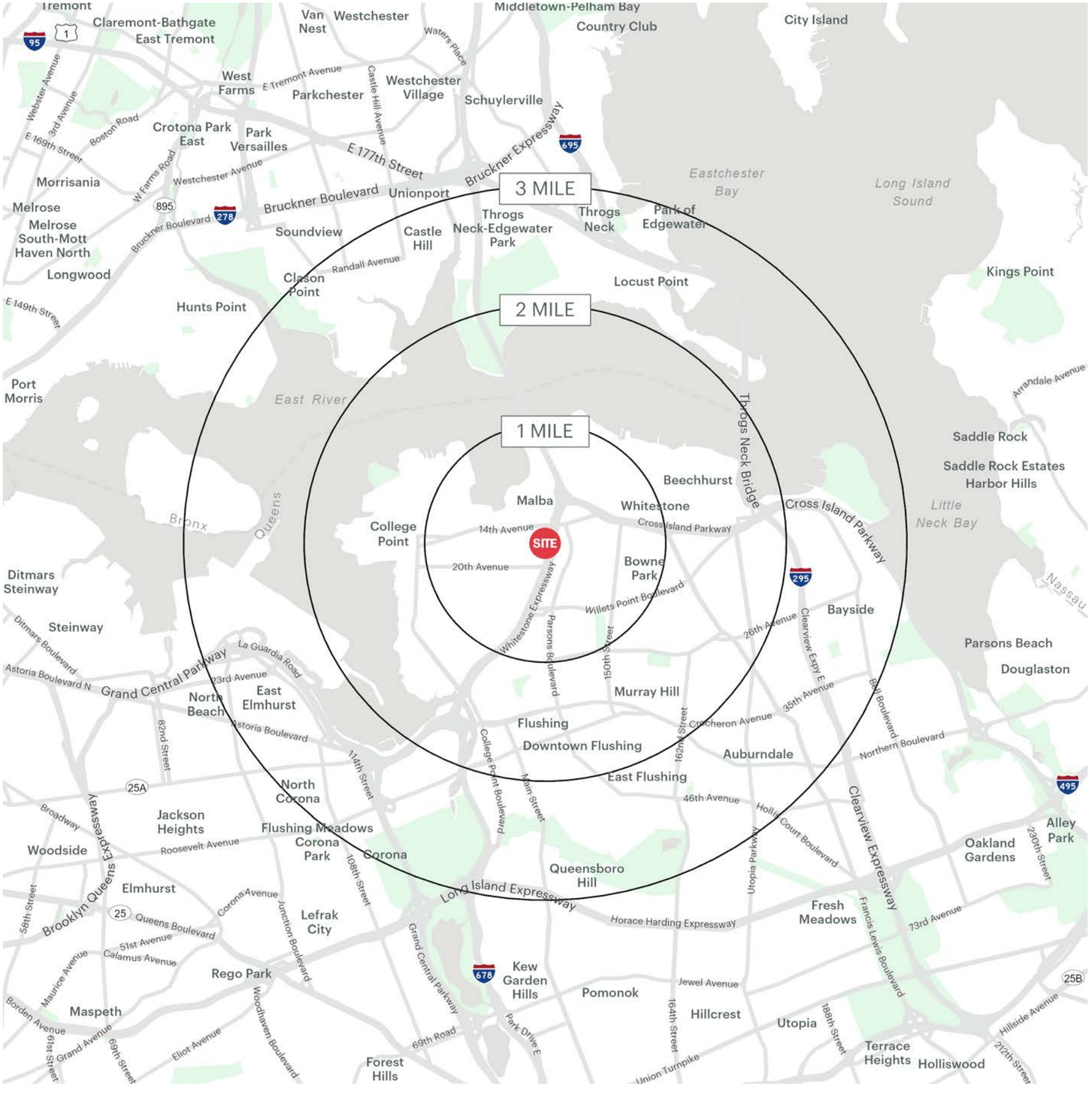
AERIAL


NORTHSIDE PLAZA
ProHEALTH URGENT CARE
CHASE
H&R BLOCK
T-Mobile
verizon
DOLLAR TREE
14TH AVENUE
CVS pharmacy
DUNKIN'
baskin robbins
13,000 VPD
16-16 WHITESTONE EXPRESSWAY
140,014 VPD
7,899 VPD
JETRO
target
P.C. RICHARD & SON
TJ.maxx
BJ's
petco
ShopRite
132ND STREET
ULTA
HomeGoods
BUFFALO WILD WINGS
OLD NAVY
Wren
COMING SOON
BOB'S DISCOUNT FURNITURE
20TH AVENUE
18,500 VPD
EXIT 15
WHITESTONE EXPRESSWAY
20th Avenue Exit off Whitestone Expressway
UNITED STATES POSTAL SERVICE
AREA SALES OFFICE & DISTRIBUTION CENTER
678
EXIT 15

AS BUILT FLOOR PLANS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
42,170

HOUSEHOLDS
14,637

AVERAGE HOUSEHOLD INCOME
$102,862

MEDIAN HOUSEHOLD INCOME
$71,854

COLLEGE GRADUATES (BACHELOR'S +)
9,472 - 30.0%

TOTAL BUSINESSES
1,232

TOTAL EMPLOYEES
14,440

DAYTIME POPULATION (W/ 16 YR +)
38,758

2 MILE RADIUS

POPULATION
171,883

HOUSEHOLDS
62,546

AVERAGE HOUSEHOLD INCOME
$91,474

MEDIAN HOUSEHOLD INCOME
$60,217

COLLEGE GRADUATES (BACHELOR'S +)
39,687 - 30.0%

TOTAL BUSINESSES
6,628

TOTAL EMPLOYEES
68,390

DAYTIME POPULATION (W/ 16 YR +)
166,055

3 MILE RADIUS

POPULATION
404,831

HOUSEHOLDS
140,924

AVERAGE HOUSEHOLD INCOME
$93,139

MEDIAN HOUSEHOLD INCOME
$61,861

COLLEGE GRADUATES (BACHELOR'S +)
88,057 - 29.0%

TOTAL BUSINESSES
10,845

TOTAL EMPLOYEES
142,919

DAYTIME POPULATION (W/ 16 YR +)
374,210

AREA DEMOGRAPHICS



