



**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

CO-TENANTS

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

POSSESSION

Immediate

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

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV

mabramov@ripcony.com

D: 718.663.2652

C: 718.607.1920

GREG BATISTA

gbatista@ripcony.com

D: 516.342.8277

C: 516.351.5604

SCOTT ROTHSTEIN

srothstein@ripcony.com

D: 718.704.1450

C: 516.754.0884



80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

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.

EXTERIOR BUILDING PHOTOS

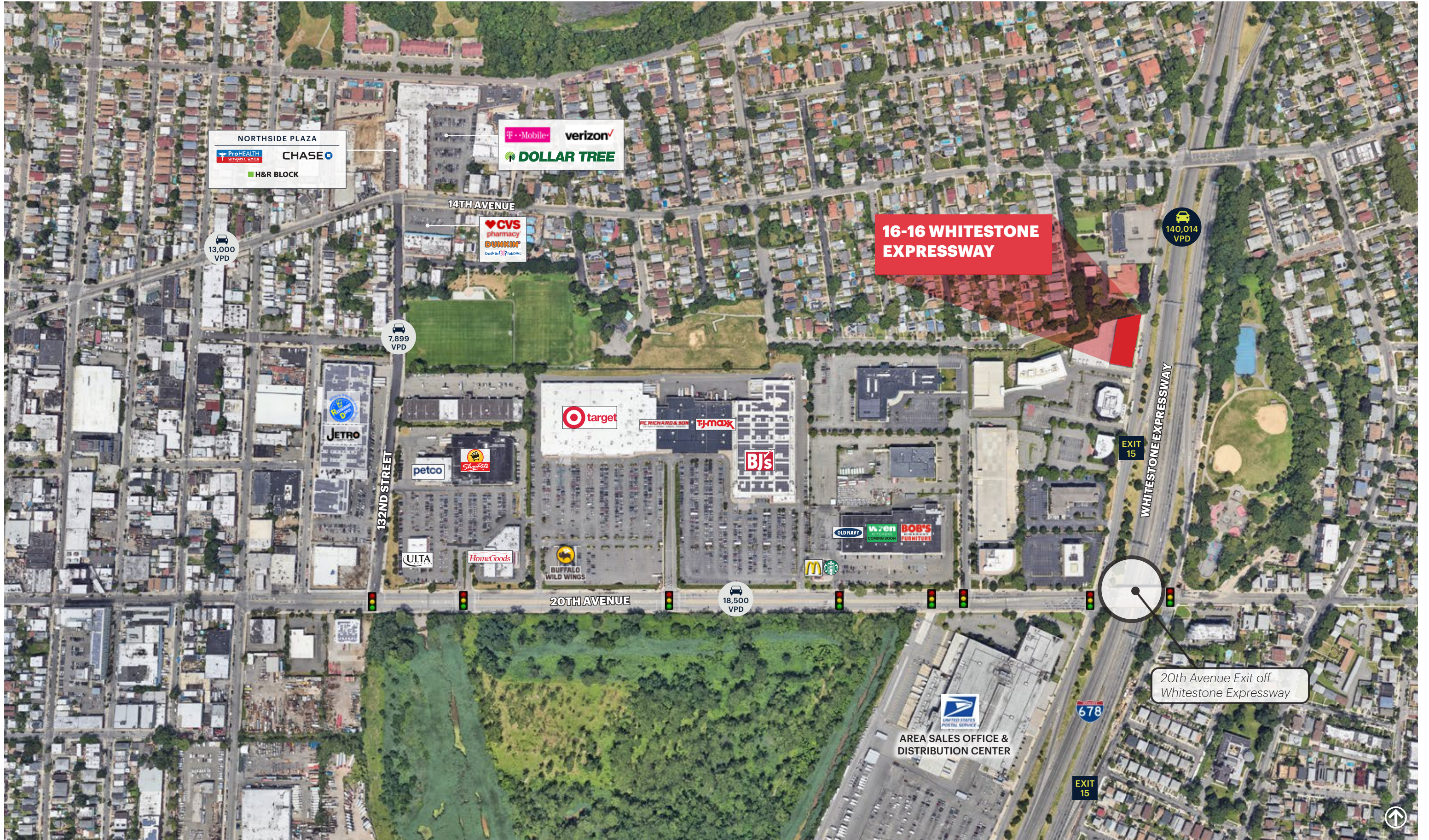


INTERIOR PHOTOS

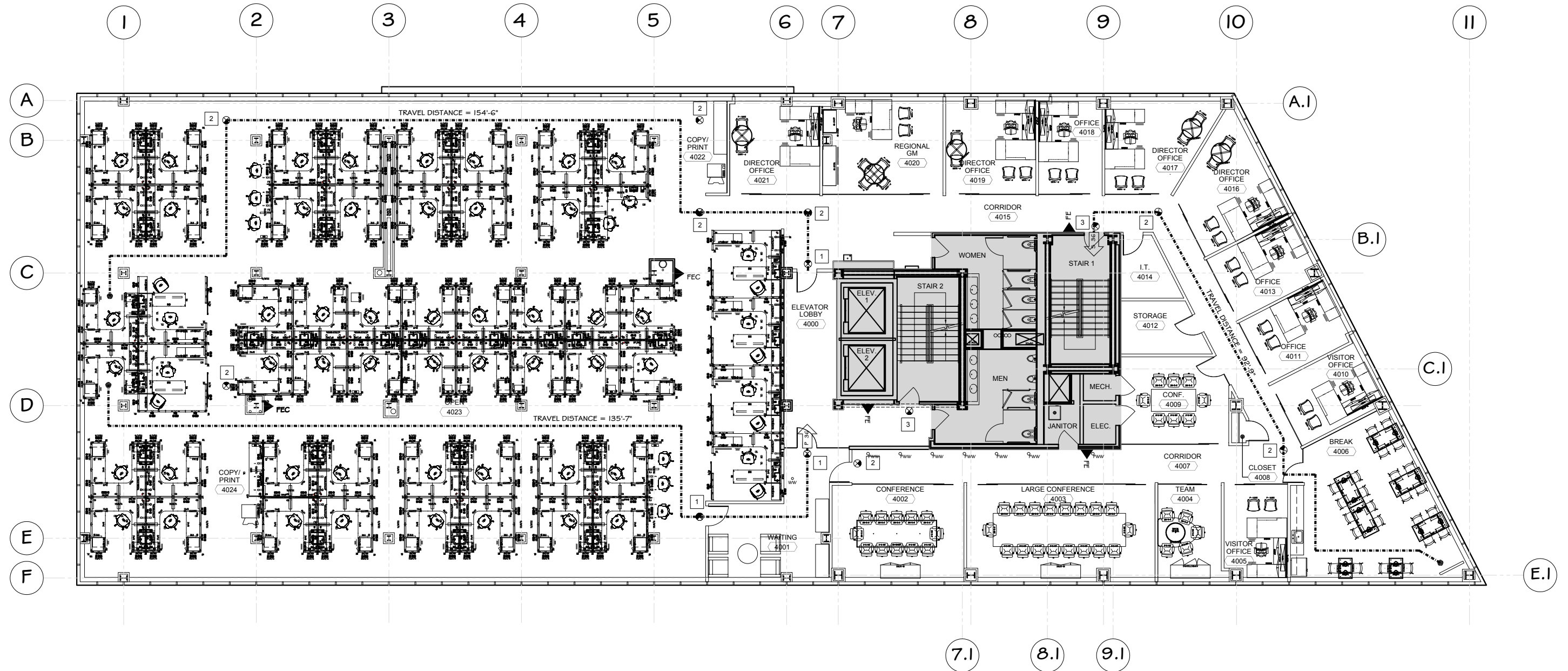


MARKET AERIAL

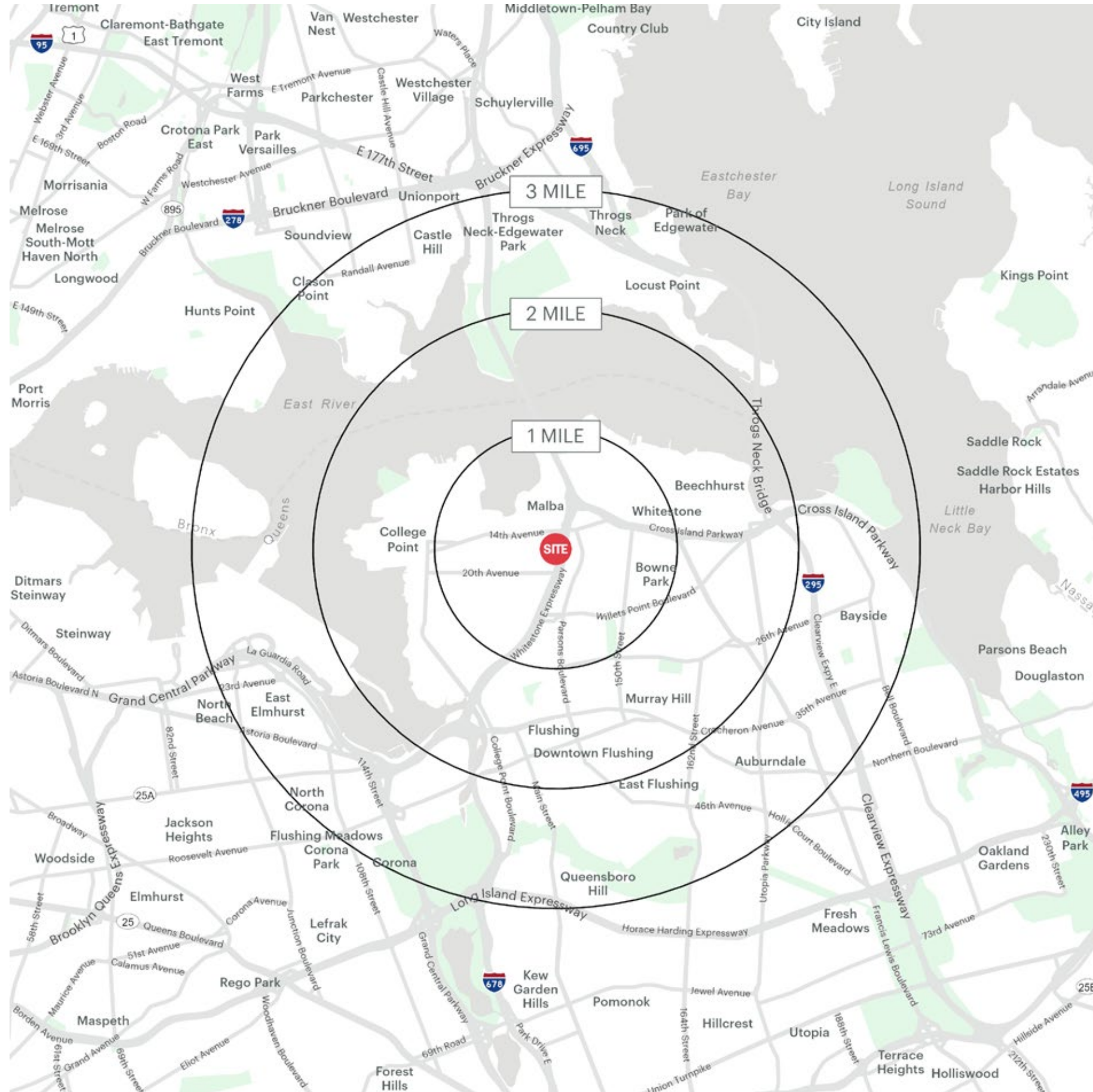




AS BUILT FLOOR PLANS



AREA DEMOGRAPHICS



16-16 WHITESTONE EXPRESSWAY WHITESTONE, NEW YORK

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

