FOR LEASE

PRIME RETAIL STOREFRONT

STONEFIELD
REAL ESTATE



107-09 70th ROAD

FOREST HILLS, NY 11375

» 30' GLASS FRONTAGE » COLUMNLESS OPEN LAYOUT » RIGHT OFF AUSTIN STREET » FACING RESTAURANT ROW

2,415
RSF AVAILABLE

OPPORTUNITY HIGHLIGHTS

PRIME RETAIL RIGHT OFF AUSTIN STREET

107-09 70th Road is located just off Austin Street, Forest Hills' established shopping and dining corridor. The space offers 2,415 SF on one level with approximately 30' of glass frontage, 18' ceilings and a completely columnless floor plate. The storefront directly faces Forest Hills' Restaurant Row and is conveniently located near the Forest Hills–71 Av subway station.



1

AUSTIN STREET SHOPPING AND RESTAURANT ROW

Just off Austin Street's shopping and dining corridor, the storefront directly faces Forest Hills' Restaurant Row along 70th Road.

2

CONVENIENT E/F/M/R SUBWAY ACCESS

Located near the Forest Hills–71 Av station, providing convenient access to the E, F, M and R subway lines.

3

30' OF GLASS STOREFRONT

Approximately 30 feet of continuous glass frontage provides strong visibility along 70th Road, abundant natural light and prominent branding potential.

4

COLUMNLESS 2,415 SF FLOOR PLATE

The open, columnless layout provides flexibility for a wide range of retail, restaurant and service concepts, with no structural columns interrupting the space.

5

APPROXIMATELY 18' CEILINGS

Approximately 18-foot ceilings create strong interior volume and allow for flexible lighting, signage, displays and other design elements.

LEASING OVERVIEW

SPACE	SIZE (RSF)	RENT	LEASE TYPE	DELIVERY CONDITION	TI PACKAGE
Suite 107-09	2,415	Upon Request	Triple Net	TBD	TBD

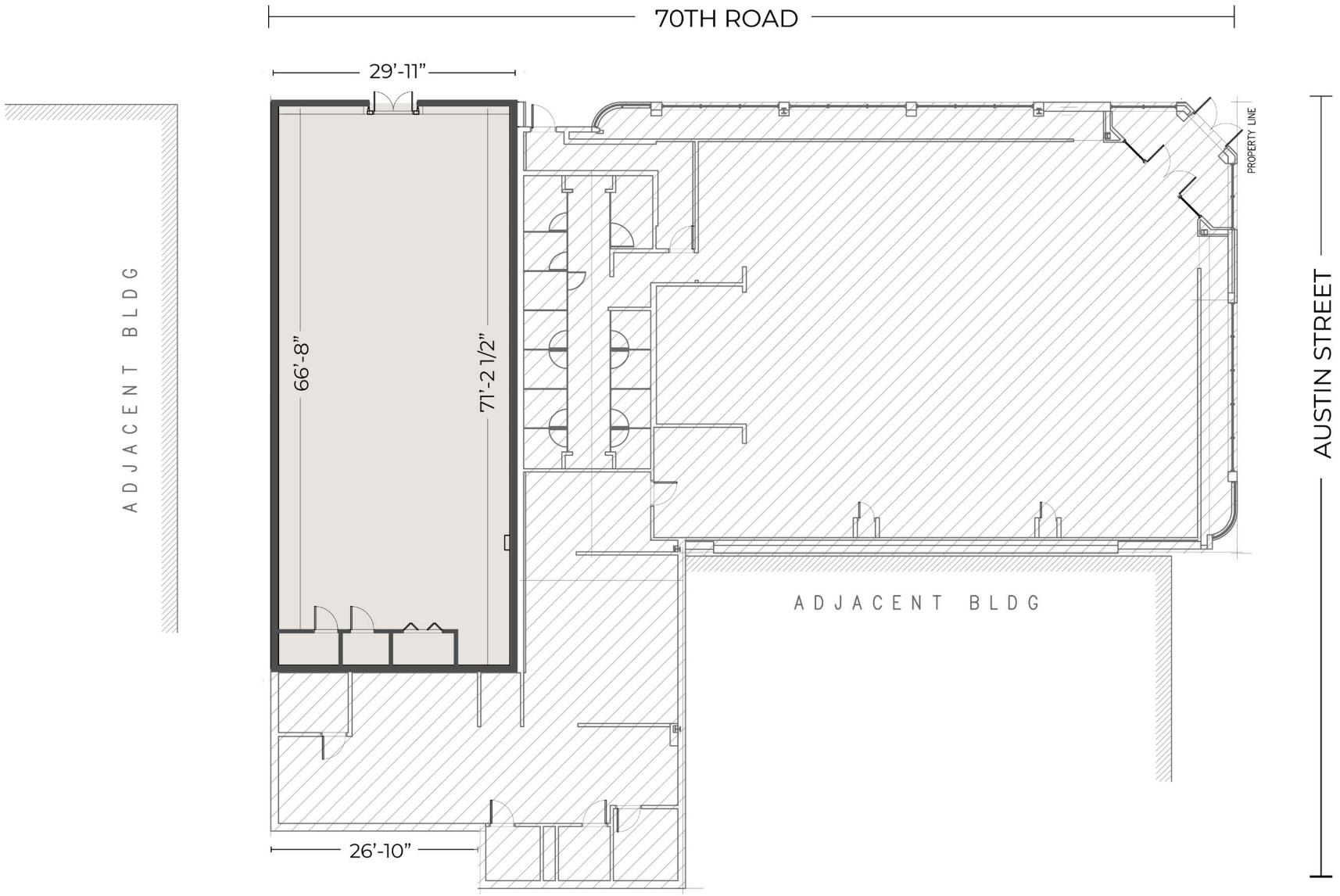
ADDITIONAL RENT – TRIPLE NET

REAL ESTATE TAXES	BUILDING OPERATING EXPENSES	UTILITIES
$29.56 / RSF	$3.24 / RSF	Separately Metered

PREMISES OVERVIEW

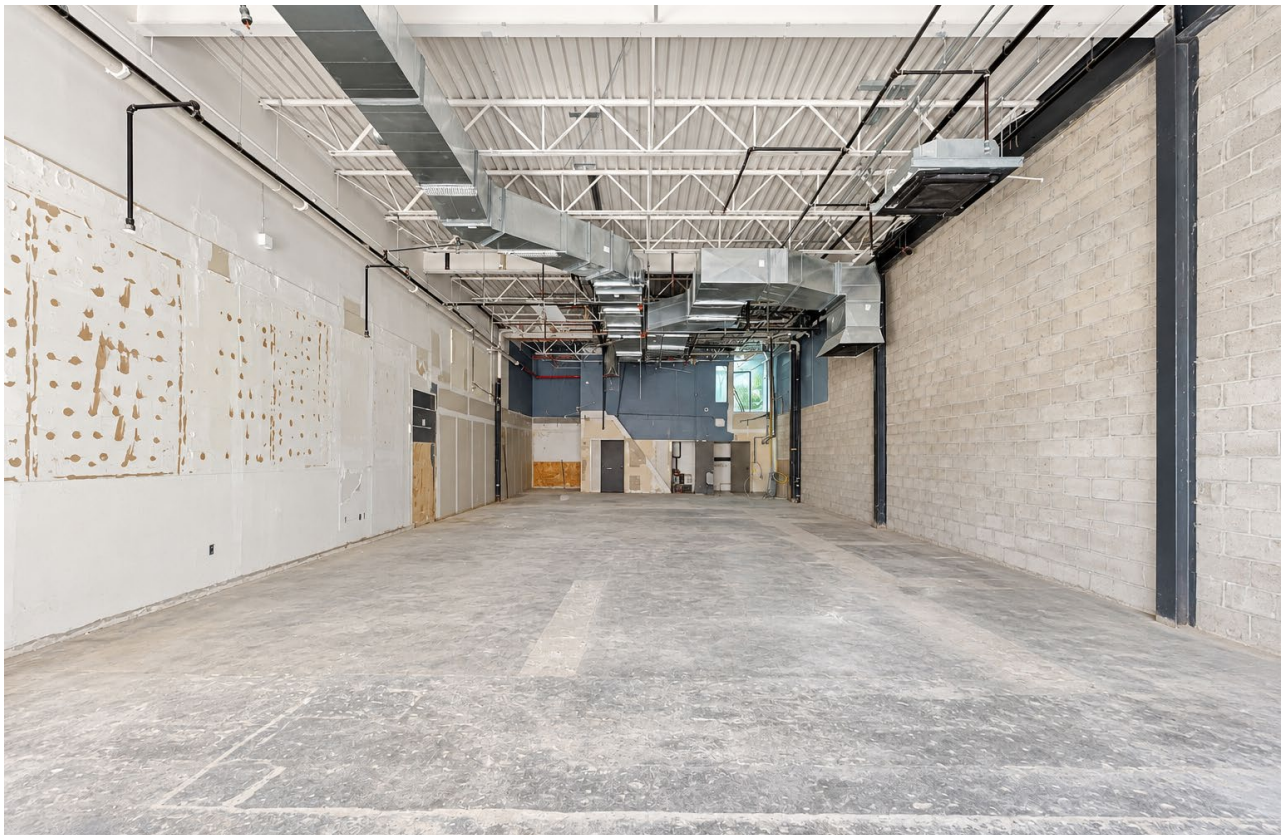
ELECTRIC	200-Amp Electrical Service	**GAS**	Gas Available Throughout the Premises
PLUMBING	Existing Water and Drain Lines In Place	**HVAC**	Gas-Fired Rooftop HVAC In Place
VENTING	Existing Open Roof Hatch	**FIRE PROTECTION**	Live Sprinkler System
FRONTAGE	Approximately 30’	**CEILING HEIGHT**	Approximately 18’

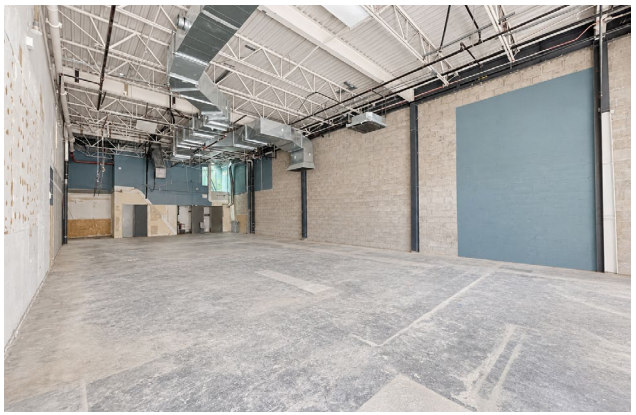
FLOOR PLAN



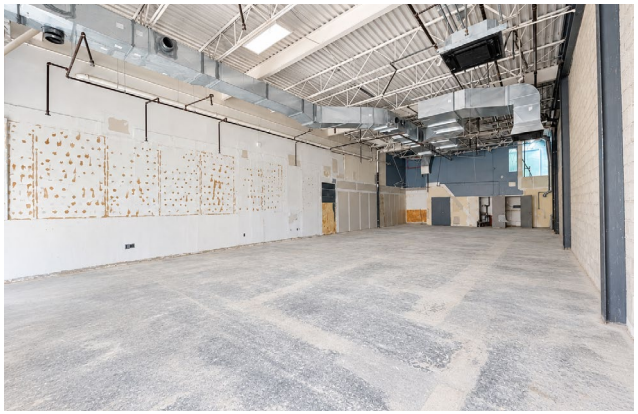
**Measurements are made inside the demised walls*

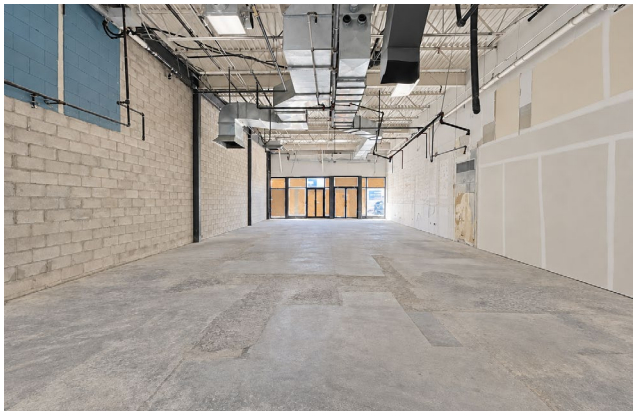
PHOTOS

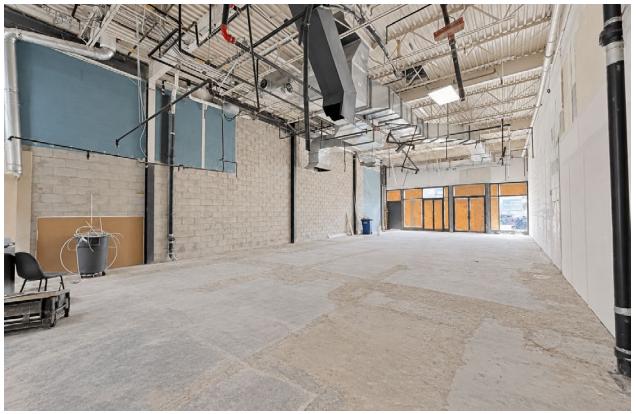




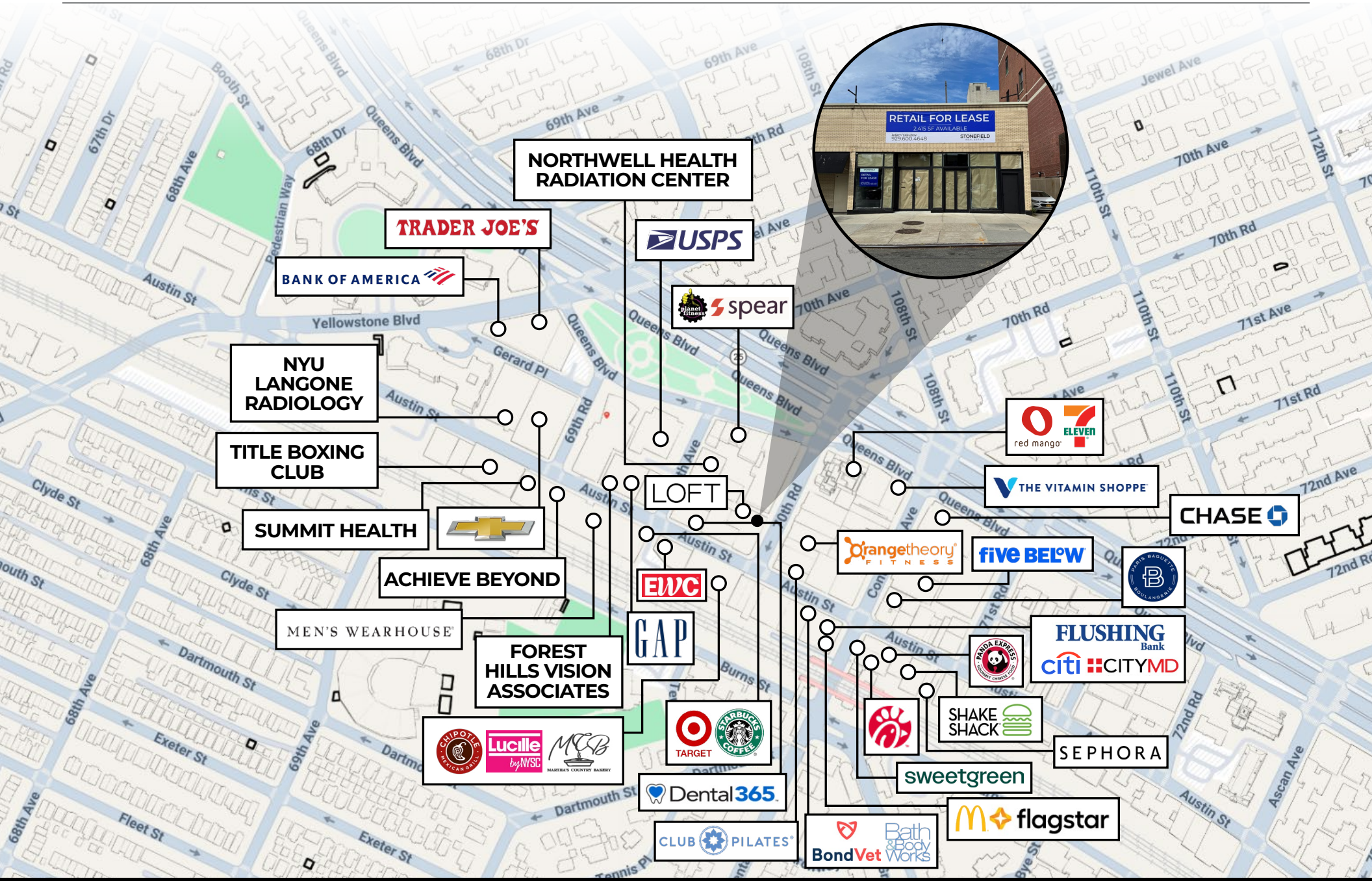








RETAIL MAP


RETAIL FOR LEASE
2,415 SF AVAILABLE
NORTHWELL HEALTH RADIATION CENTER
TRADER JOE'S
USPS
BANK OF AMERICA
spear
NYU LANGONE RADIOLOGY
TITLE BOXING CLUB
SUMMIT HEALTH
ACHIEVE BEYOND
MEN'S WEARHOUSE
FOREST HILLS VISION ASSOCIATES
LOFT
EWC
GAP
TARGET
Dental365
CLUB PILATES
7 ELEVEN
red mango
THE VITAMIN SHOPPE
CHASE
orangetheory FITNESS
five BELOW
FLUSHING Bank
citi
CITYMD
SHAKE SHACK
SEPHORA
sweetgreen
flagstar
BondVet
Bath & Body Works
Yellowstone Blvd
Queens Blvd
Austin St
Dartmouth St
Exeter St
Fleet St
Clyde St
Burns St
Gerard Pl
68th Ave
69th Ave
70th Ave
70th Rd
71st Ave
71st Rd
72nd Ave
72nd Rd
108th St
110th St
112th St
Jewel Ave
Ascan Ave

DISCLAIMER

This Leasing Brochure is intended solely as a general summary of the property and the available leasing opportunity. It is not exhaustive and should not replace an independent investigation by any prospective tenant or its advisors. Stonefield Real Estate LLC and the property owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein, including, without limitation, square footage, floor plans, zoning, permitted uses, building systems, condition, operating expenses, or suitability for any particular use. All information has been obtained from sources believed to be reliable but has not been independently verified. References to square footage are approximate. Prospective tenants are responsible for verifying all information and conducting their own due diligence. The landlord reserves the right to modify or withdraw the available space, change any proposed terms, or reject any proposal at any time without notice or obligation. Any lease transaction is subject to landlord approval and the execution of a mutually acceptable lease agreement.

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