

FOR LEASE
LOWER LEVEL SPACE

STONEFIELD
REAL ESTATE



98-85 **QUEENS BOULEVARD**
REGO PARK, NY 11374

» GROUND-FLOOR ENTRANCE » PRIVATE ELEVATOR ACCESS » 13.5' CEILINGS » ON-SITE PARKING GARAGE



10,900
RSF DIVISIBLE

OPPORTUNITY HIGHLIGHTS

LOWER-LEVEL SPACE WITH A DISTINCT MARKET POSITION

Up to 10,900 RSF of lower-level commercial space within a newly constructed mixed-use building in Rego Park. The premises offer a substantial, flexible footprint with direct street-level access and infrastructure suited to a broad range of commercial uses.



DEDICATED STREET-LEVEL ENTRANCE



10,900 RSF DIVISIBLE

Available as the entire premises or in multiple configurations.



DISTINCT TENANT IDENTITY

A dedicated street-level entrance, private lobby and signage opportunities provide a clear and recognizable presence along Queens Boulevard.



LOW CURRENT REAL ESTATE TAXES

A 15-year ICAP abatement is in place, commencing in 2026/2027, resulting in estimated real estate taxes of approximately \$2.77 per RSF.



NEWLY CONSTRUCTED MIXED-USE BUILDING

Located within a newly constructed building featuring a modern aesthetic, best in-class infrastructure and 170 residences above the commercial premises.



DIRECT AND FLEXIBLE ACCESS

On-site parking garage, dedicated elevator service and three private staircases provide multiple points of access and efficient circulation throughout the premises.

LEASING OVERVIEW

SPACE	SIZE (RSF)	RENT	LEASE TYPE	DELIVERY	POSSESSION
Entire Premises	10,900	Upon Request	Triple Net	Vanilla Box*	Immediate
Suite 1	3,762	Upon Request	Triple Net	Vanilla Box*	Immediate
Suite 2	2,885	Upon Request	Triple Net	Vanilla Box*	Immediate
Suite 3	2,103	Upon Request	Triple Net	Vanilla Box*	Immediate
Suite 4	2,150	Upon Request	Triple Net	Vanilla Box*	Immediate

*Vanilla Box delivery is subject to Landlord's specifications.

ADDITIONAL RENT

TRIPLE NET

Real Estate Taxes	\$2.77 / RSF
Building Operating Expenses	\$4.00 / RSF
Utilities	Separately Metered

PREMISES OVERVIEW



LOCATION

Queens Boulevard between
66th Avenue and 99th Street



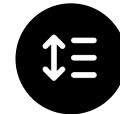
SUBWAY ACCESS

Convenient to the
67 Ave M/R Subway Station



BUILDING

Mixed-Use Building
with 170 Residences Above



SPACE TYPE

Lower-Level
Commercial Space



CEILING HEIGHT

Approximately 13.5 Feet



PARKING

On-Site Parking
Garage Available



SIGNAGE

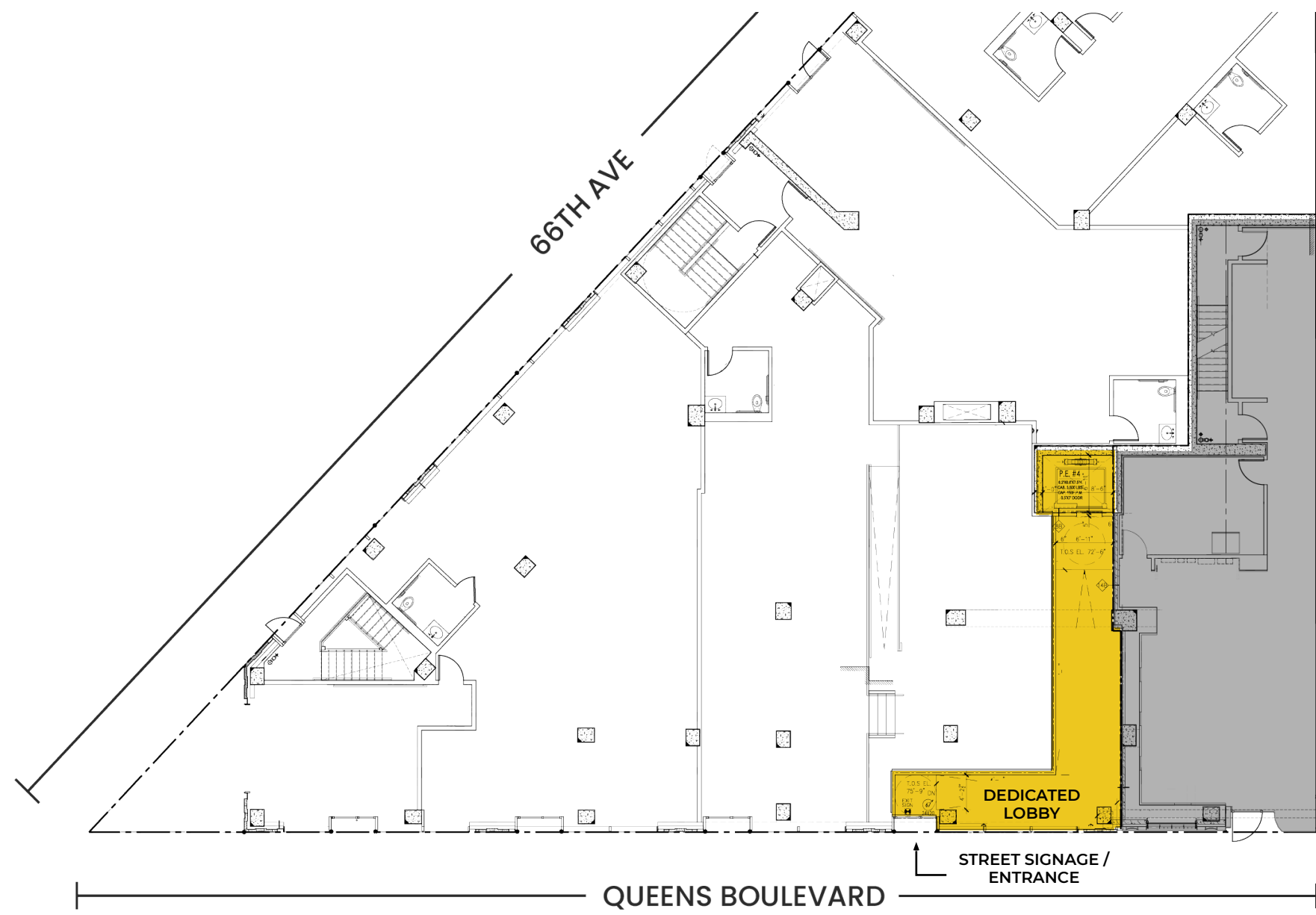
Exterior Building and
Lobby Signage Available



POTENTIAL USES

Fitness, Medical, Education,
Office, Showroom and Recreation

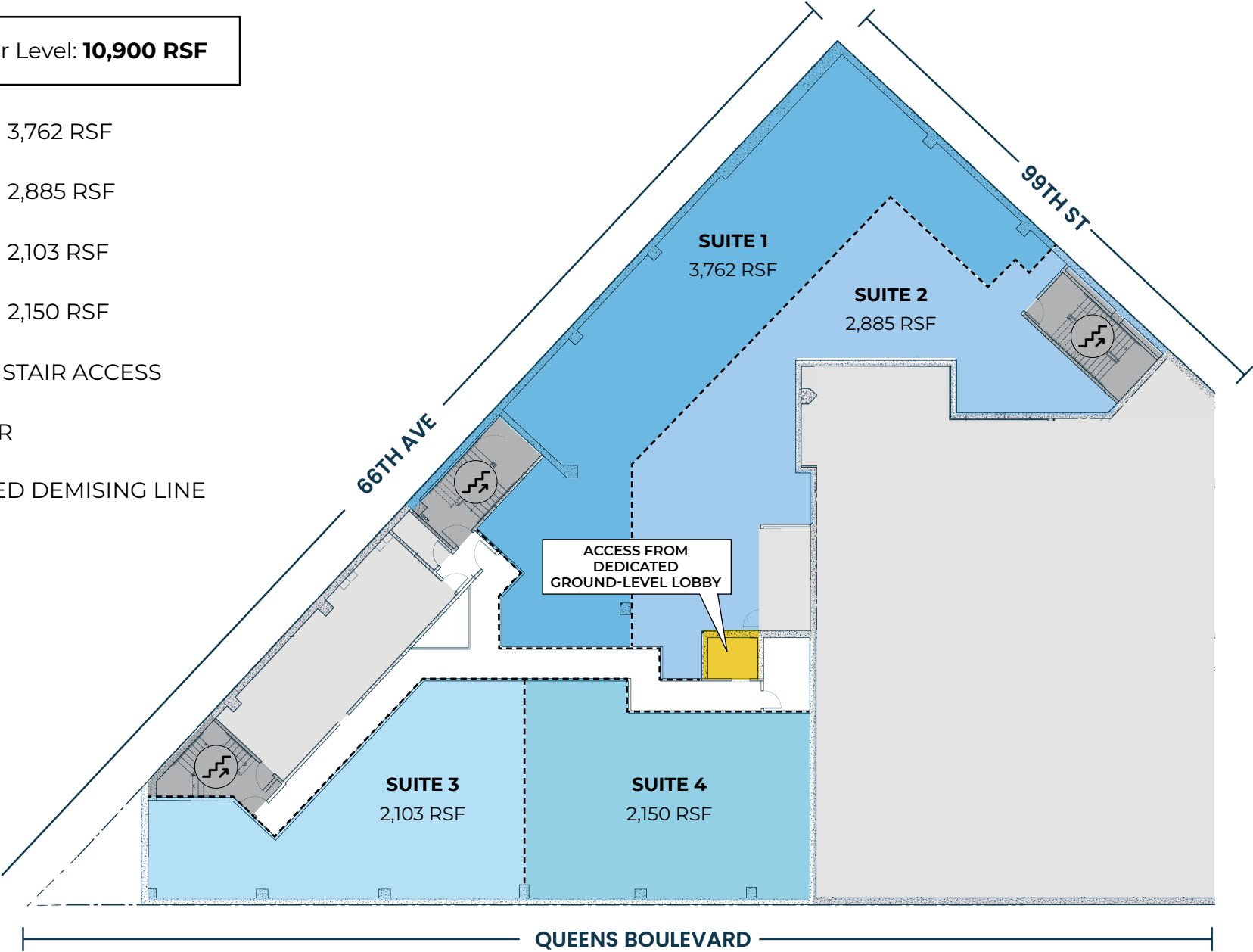
GROUND LEVEL ACCESS PLAN



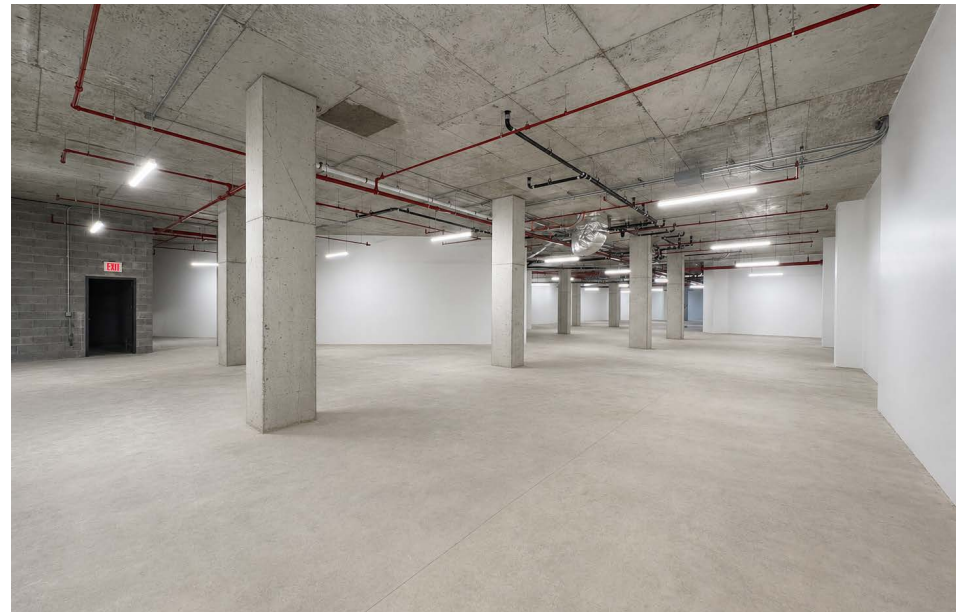
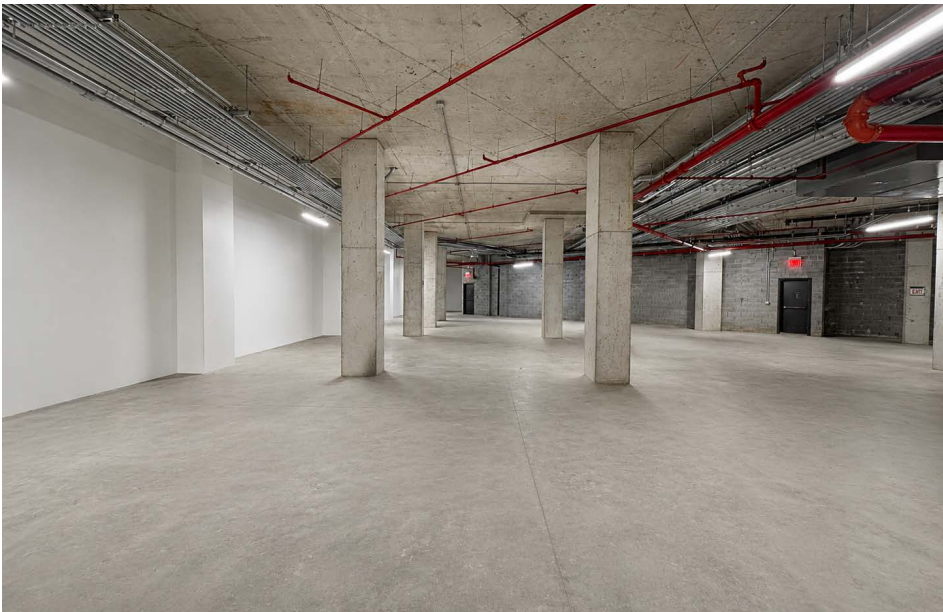
LOWER LEVEL FLOOR PLAN

Entire Lower Level: **10,900 RSF**

- SUITE 1** 3,762 RSF
- SUITE 2** 2,885 RSF
- SUITE 3** 2,103 RSF
- SUITE 4** 2,150 RSF
- EGRESS / STAIR ACCESS
- ELEVATOR
- PROPOSED DEMISING LINE



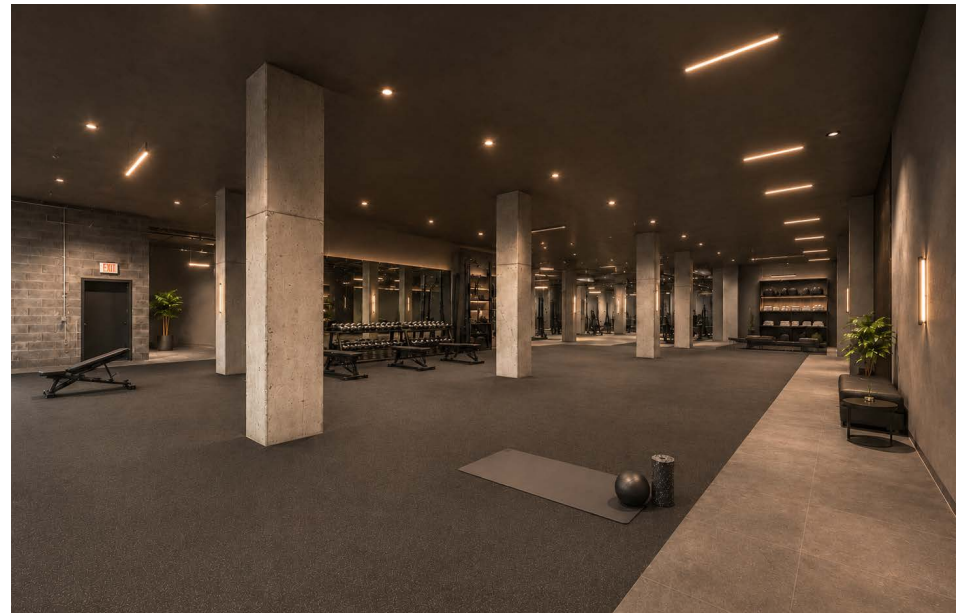
PHOTOS



CONCEPTUAL OFFICE RENDERING



CONCEPTUAL FITNESS RENDERING



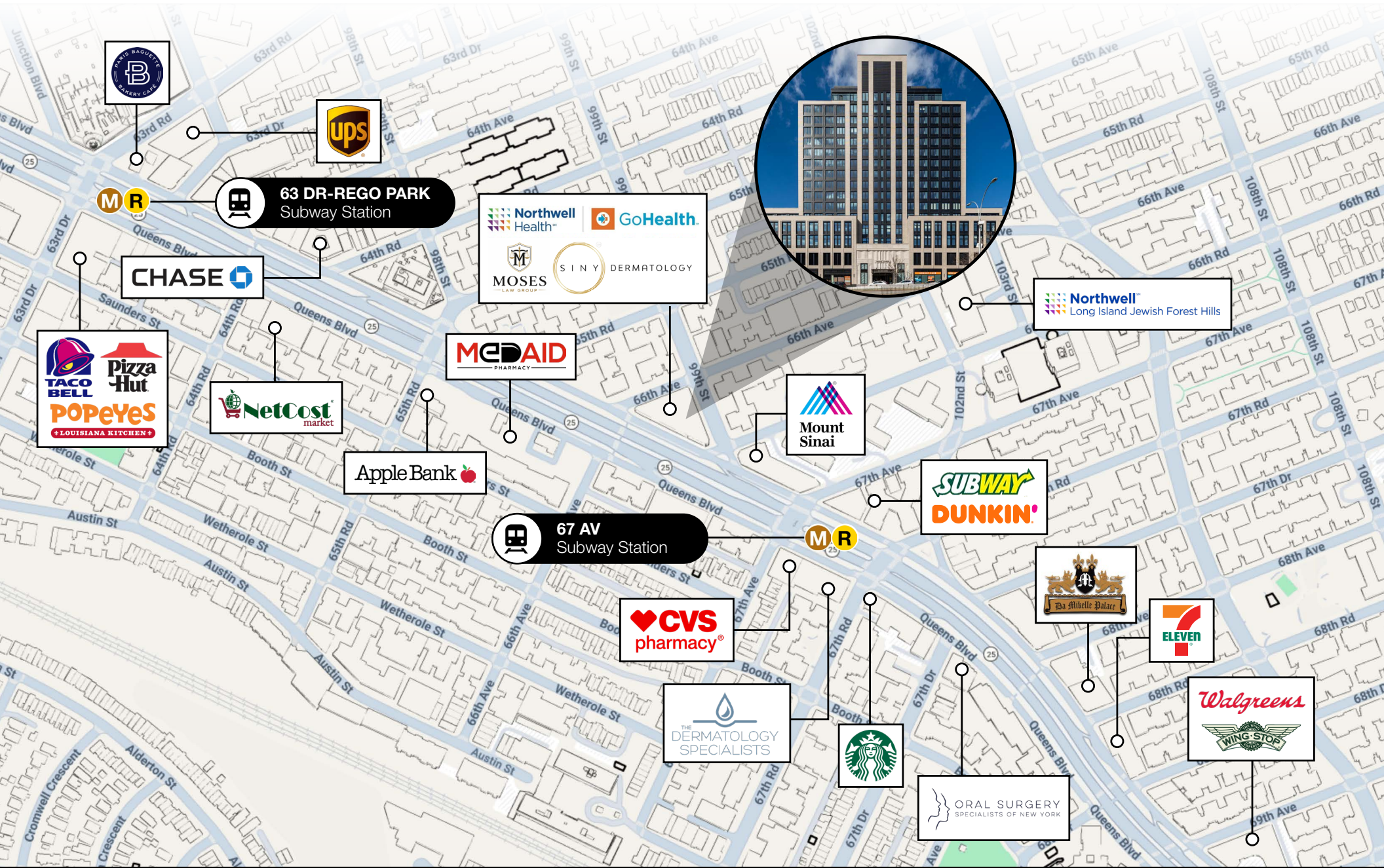
CONCEPTUAL MEDICAL RENDERING



CONCEPTUAL RECREATIONAL RENDERING



RETAIL MAP



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 renderings are conceptual and provided solely for illustrative purposes. Depicted layouts, furniture, equipment, finishes and improvements do not represent the existing condition of the premises.

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.

CONTACT EXCLUSIVE BROKER:

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