

**124-28 QUEENS BLVD
KEW GARDENS NY 11415**



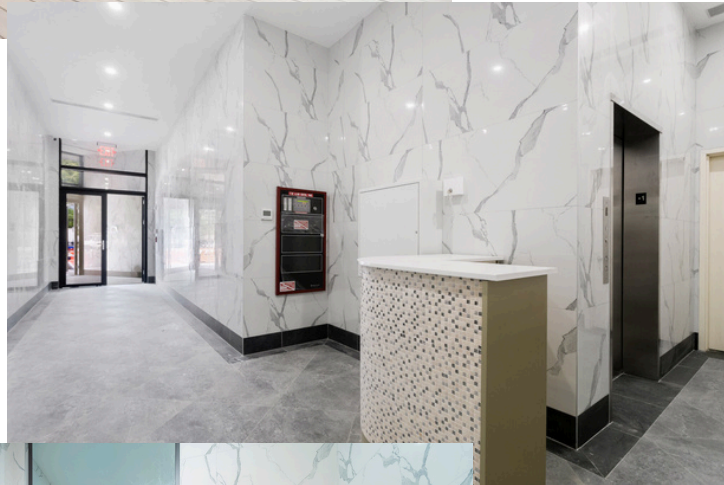
RETAIL CONDO OFFICE CONDO FOR LEASE

- Prime Location
- Street-Level Retail Spaces
- Professional & Medical Offices
- Courthouse Proximity
- Excellent Connectivity
- Thriving Community

RETAIL AND OFFICE CONDO FOR SALE
124-28 QUEENS BLVD KEW GARDENS NY 11415



PRIME LOCATION
RETAIL AND OFFICE CONDOS



Kew Gardens Tower – A Premier Opportunity in the Heart of Queens
Welcome to Kew Gardens Tower, a brand-new, state-of-the-art condominium development offering a prime mix of retail, office, medical, and residential spaces. Ideally situated on Queens Boulevard, this striking 13-story building presents an exceptional opportunity for businesses, professionals, and investors looking to thrive in one of Queens' most dynamic neighborhoods.

A PRIME LOCATION FOR BUSINESS & PROFESSIONALS

Street-Level Retail Excellence: Two spacious ground-floor storefronts provide high visibility and consistent foot traffic along Queens Blvd., making them ideal for retail shops, cafés, or service-based businesses.

Strategic Office & Medical Spaces: Featuring 16 professional office suites and 1 dedicated medical space, Kew Gardens Tower caters to a growing professional and healthcare community in need of modern, well-located commercial space.

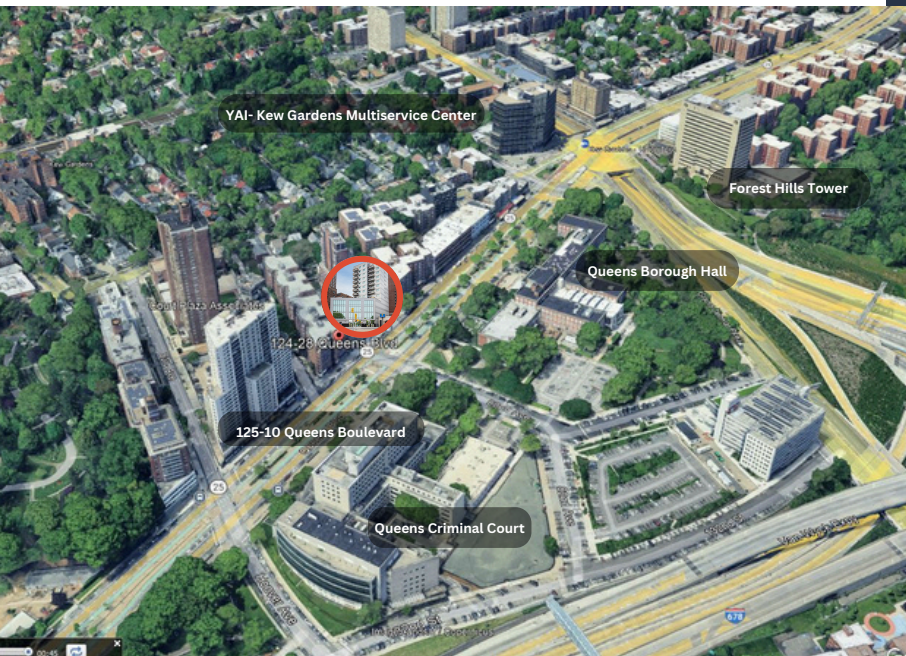
Proximity to the Queens County Courthouse: Located just steps from the Queens Criminal and Supreme Courts, this building is perfect for law firms, legal service providers, bail bonds offices, and other courthouse-adjacent businesses looking to benefit from the steady demand generated by the legal community.

Modern Residences: The development also offers 28 thoughtfully designed condominiums, blending comfort, convenience, and modern living.

Parking: A dedicated parking area with 10 spaces.



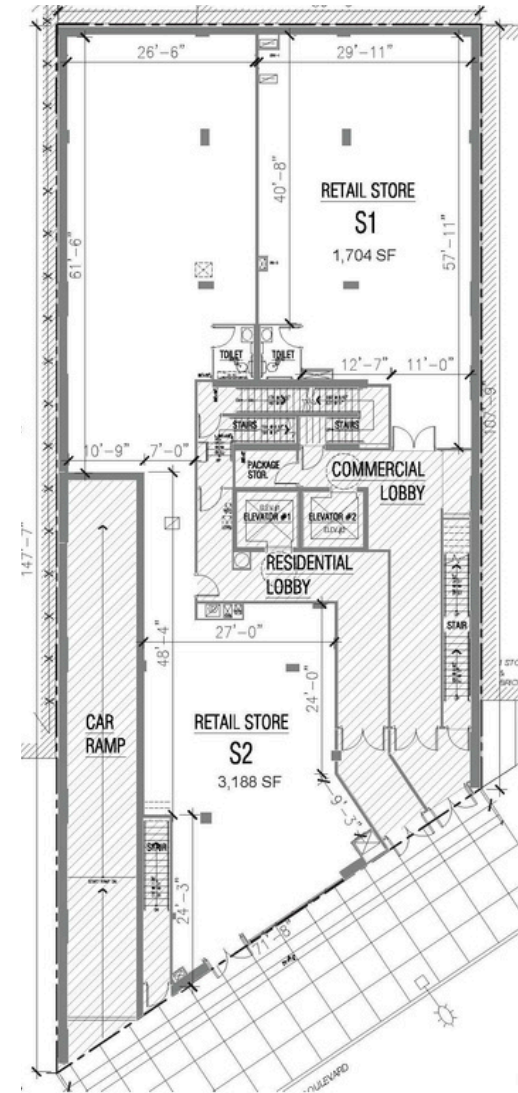
Kew Gardens is a highly desirable, culturally rich neighborhood known for its bustling commercial corridors, historic charm, and urban convenience. Key highlights include:

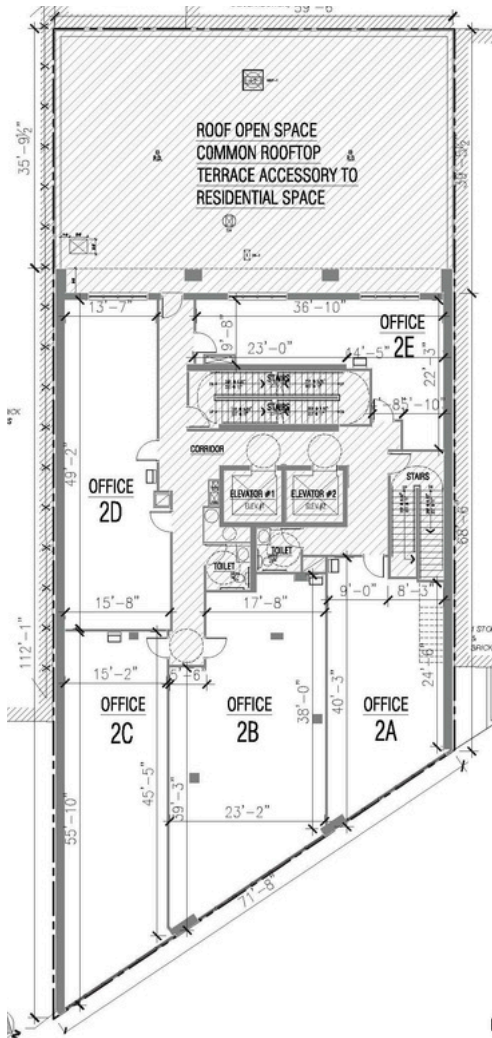


- **Strategic Transit Access:** Steps from the E & F subway lines, LIRR Kew Gardens station, and major bus routes, providing quick connections to Manhattan, Long Island, and beyond.
- **High Foot Traffic & Business Demand:** The nearby courthouse, government buildings, and dense residential population create consistent demand for retail, dining, and professional services.
- **Thriving Local Scene:** A diverse mix of restaurants, boutiques, and essential services ensures a vibrant community for businesses and residents alike.
- **Proximity to Green Spaces:** Just minutes from Forest Park, offering jogging trails, golf courses, and nature escapes in the city.

Retail Condo S1

Ground Floor Retail #1	1,704 sf
Common Charge:	\$774/Month
Property Tax:	\$1,567/Month
Asking Rent :	\$55 NNN





OFFICE CONDO 2A

Second Floor Office	637 sf
Common Charge:	\$290/Month
Property Tax:	\$586/Month
Asking Rent :	\$45 NNN

OFFICE CONDO 2B

Second Floor Office	1,020 sf
Common Charge:	\$463/Month
Property Tax:	\$938/Month
Asking Rent :	\$45 NNN

OFFICE CONDO 2C

Second Floor Office	885 sf
Common Charge:	\$402/Month
Property Tax:	\$814/Month
Asking Rent :	\$45 NNN

OFFICE CONDO 2D

Second Floor Office	819 sf
Common Charge:	\$372/Month
Property Tax:	\$753/Month
Asking Rent :	\$38 NNN

OFFICE CONDO 2E

Second Floor Office	572 sf
Common Charge:	\$259/Month
Property Tax:	\$526/Month
Asking Rent :	\$38 NNN

OFFICE CONDO 3A

Third Floor Office	640 sf
Common Charge:	\$290/Month
Property Tax:	\$588/Month
Asking Rent :	\$45 NNN

OFFICE CONDO 3B

Third Floor Office	1,023 sf
Common Charge:	\$464/Month
Property Tax:	\$941/Month
Asking Rent :	\$45 NNN

OFFICE CONDO 3C

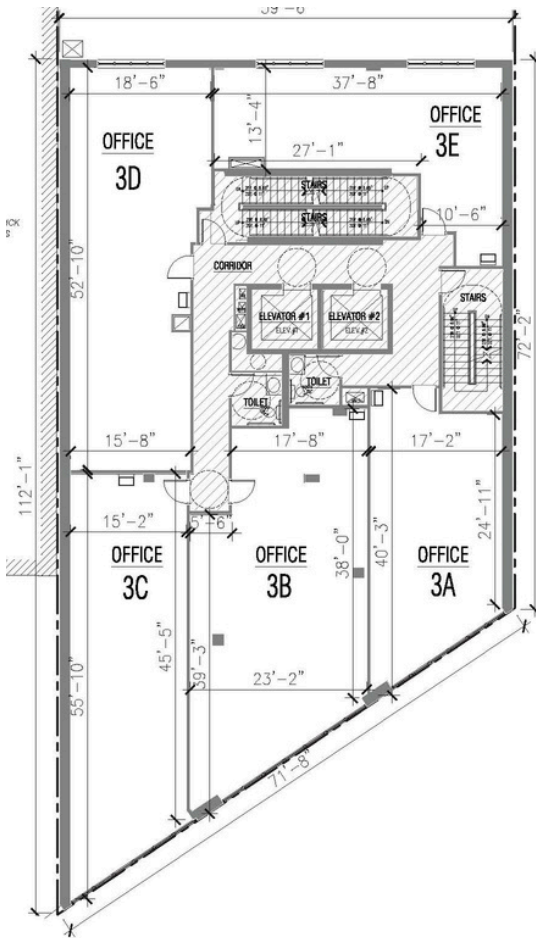
Third Floor Office	885 sf
Common Charge:	\$402/Month
Property Tax:	\$814/Month
Asking Rent :	\$45 NNN

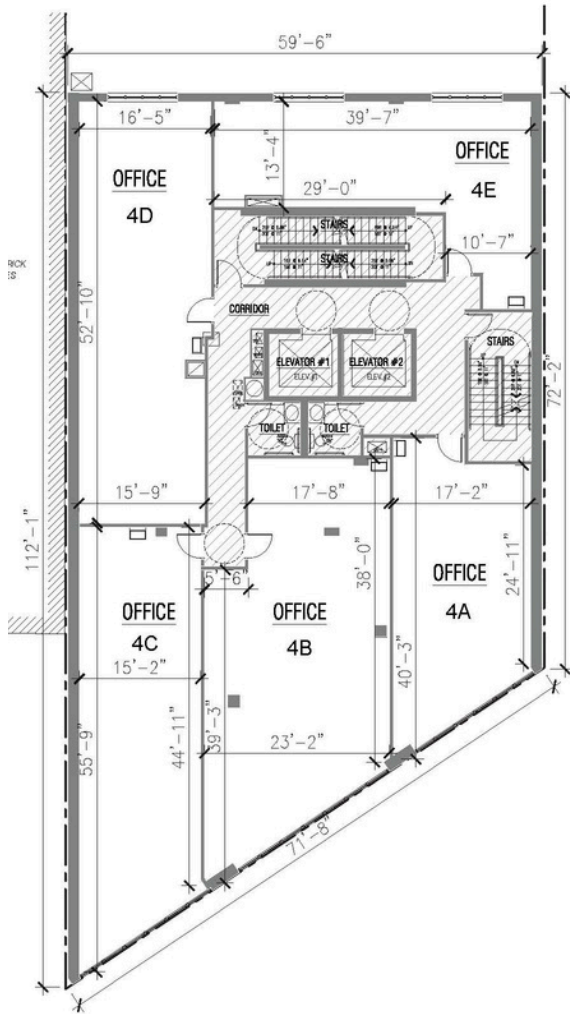
OFFICE CONDO 3D

Third Floor Office	999 sf
Common Charge:	\$453/Month
Property Tax:	\$919/Month
Asking Rent :	\$38 NNN

OFFICE CONDO 3E

Third Floor Office	717 sf
Common Charge:	\$325/Month
Property Tax:	\$659/Month
Asking Rent :	\$38 NNN





OFFICE CONDO 4A

Fourth Floor Office	640 sf
Common Charge:	\$290/Month
Property Tax:	\$588/Month
Asking Rent :	\$45 NNN

OFFICE CONDO 4B

Fourth Floor Office	1,039 sf
Common Charge:	\$472/Month
Property Tax:	\$955/Month
Asking Rent :	\$45 NNN

OFFICE CONDO 4C

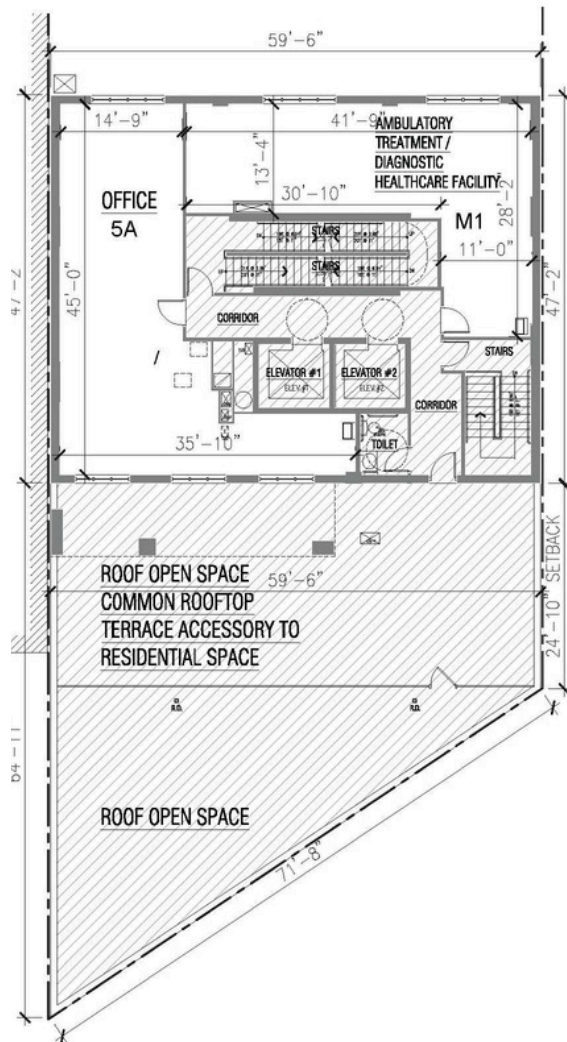
Fourth Floor Office	885 sf
Common Charge:	\$402/Month
Property Tax:	\$814/Month
Asking Rent :	\$45 NNN

OFFICE CONDO 4D

Fourth Floor Office	966 sf
Common Charge:	\$438/Month
Property Tax:	\$888/Month
Asking Rent :	\$38 NNN

OFFICE CONDO 4E

Fourth Floor Office	745 sf
Common Charge:	\$338/Month
Property Tax:	\$685/Month
Asking Rent :	\$38 NNN



OFFICE CONDO 5A

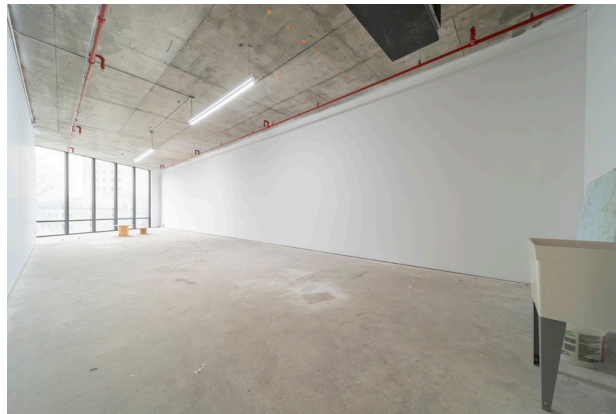
Fifth Floor Office	980 sf
Common Charge:	\$445/Month
Property Tax:	\$901/Month
Asking Rent :	\$45 NNN

MEDICAL OFFICE CONDO M1

Fifth Floor Office	820 sf
Common Charge:	\$372/Month
Property Tax:	\$754/Month
Asking Rent :	\$45 NNN

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