

163-02 JAMAICA AVENUE

BETWEEN GUY R BREWER BOULEVARD & 165TH STREET | JAMAICA



163-02 JAMAICA AVENUE

BETWEEN GUY R BREWER BOULEVARD & 165TH STREET | JAMAICA

PROPERTY HIGHLIGHTS

- All uses considered
- Can be combined with 2,660 SF Ground neighboring retail
- Fully built-out gym with locker rooms
- Dedicated elevator
- Prime Jamaica Avenue location
- 11th busiest subway in NYC with over 30,000 riders daily, LIRR – 240,000 riders daily and JFK Air Train, 27 Bus Lines and 3 subway lines
- Neighboring tenants:
ALDI's, AT&T, Burlington, Chipotle, Cookies, Dollar General, European Wax Center, Five Below, Foot Locker, GAP, JD Sports, Jimmy Jazz, Jollibee, Kids Footlocker, Marshalls, McDonalds, Old Navy, Planet Fitness, Portabella, Primark, Raymour Flanigan, Shake Shack, Sketchers, Snipes, Super Fresh, Target, T-Mobile, Verizon, Wonder, & more!

SIZE:

1,491 SF Ground Floor
19,432 SF Second Floor
2,406 SF Third Floor
2,625 SF Basement

CEILING HEIGHT: 13'

POSSESSION: Immediate

ASKING RENT: Upon Request

TRANSPORTATION:       New York City Bus



163-02 JAMAICA AVENUE

BETWEEN GUY R BREWER BOULEVARD & 165TH STREET | JAMAICA

AREA MAP:

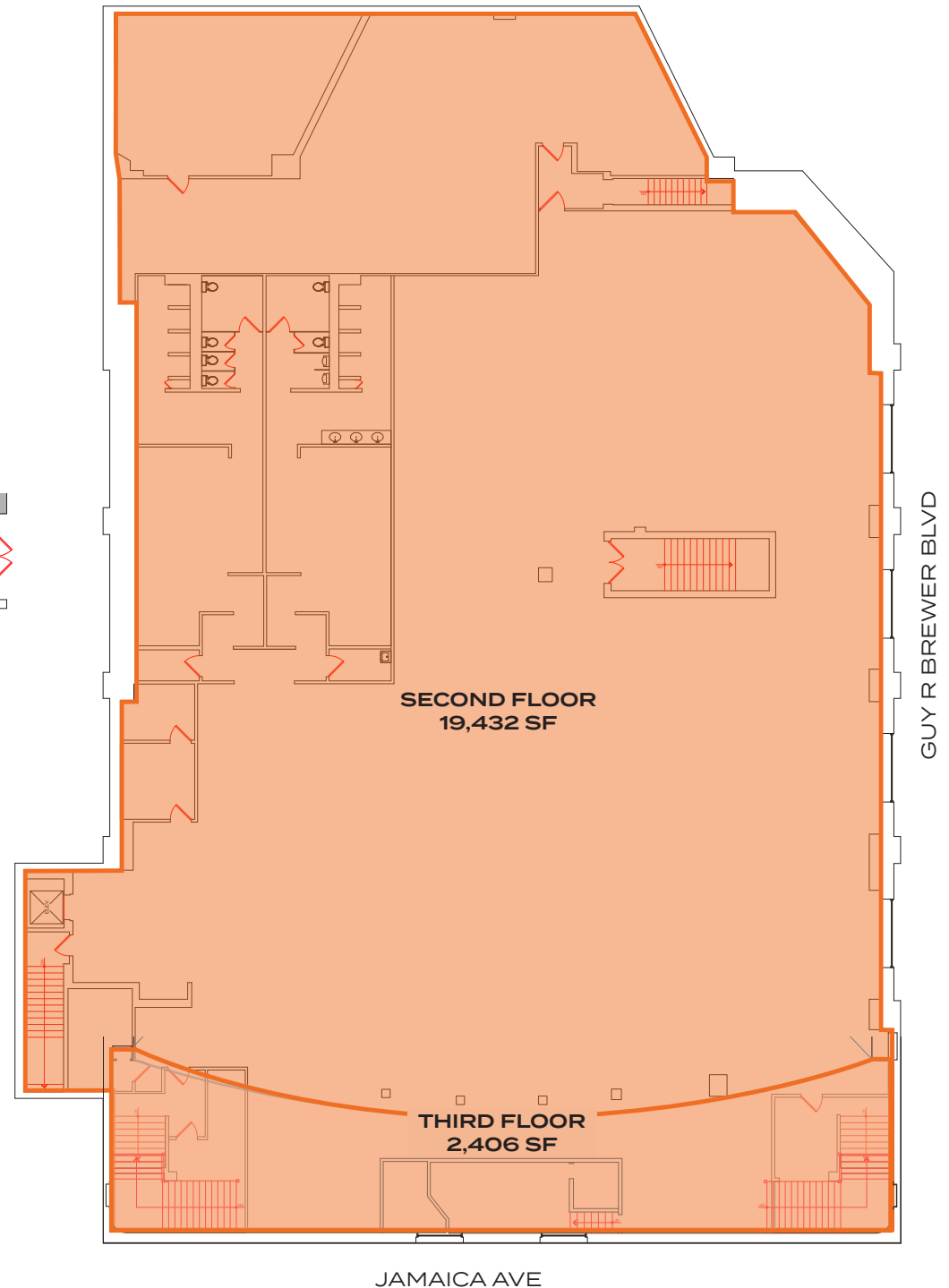
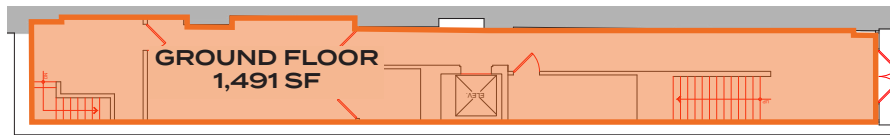


All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

163-02 JAMAICA AVENUE

BETWEEN GUY R BREWER BOULEVARD & 165TH STREET | JAMAICA

FLOOR PLANS:

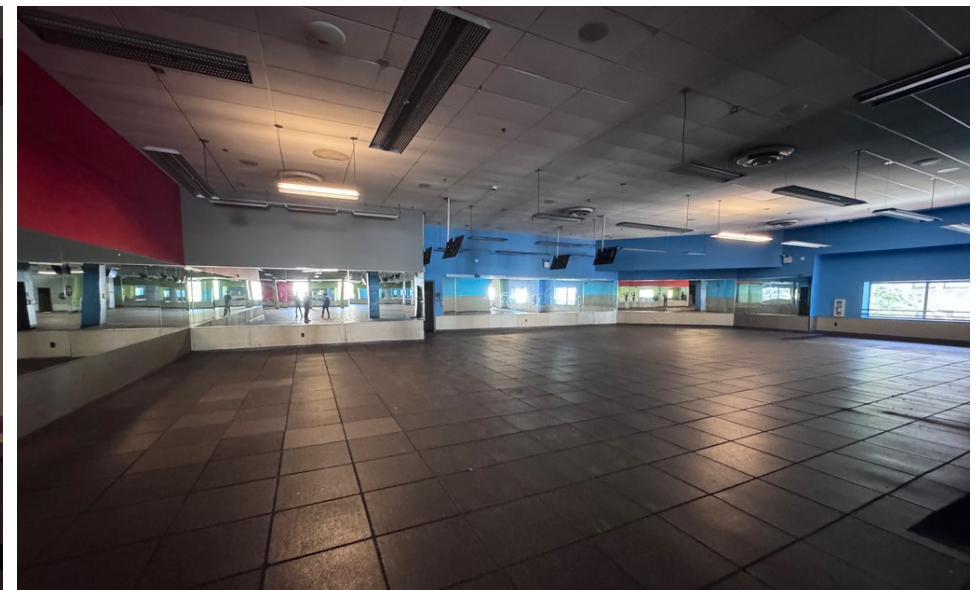


All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

163-02 JAMAICA AVENUE

BETWEEN GUY R BREWER BOULEVARD & 165TH STREET | JAMAICA

SECOND FLOOR INTERIORS:



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

163-02 JAMAICA AVENUE

BETWEEN GUY R BREWER BOULEVARD & 165TH STREET | JAMAICA

FOR MORE INFORMATION,
PLEASE CONTACT:

MAYER GHONOJA

212.548.3945 | MG@ksrny.com

BARRY FISHBACH

917.273.6752 | Fishbach@ksrny.com



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.