

# 216-15

## NORTHERN BOULEVARD

BAYSIDE, QUEENS

Between 216<sup>th</sup> & 217<sup>th</sup> Streets

OFFICE FOR LEASE

### APPROXIMATE SIZE

800 SF

### ASKING RENT

\$3,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### COMMENTS

- Ideal for professional office use
- Located on busy roadway
- Across from ground-up residential development
- Walking distance to LIRR on Bell Boulevard

### NEIGHBORS

TD Bank • T-Mobile • Infiniti • Waffle N Sip • Starbucks • Ooodles Noodle House • Bolt Fitness • Splash Works • Wendy's • Dunkin' • Baskin Robbins

### TRANSPORTATION

**QM20** **QM12**

**MTA** Long Island Rail Road



PROPERTY INFORMATION

**JAMES FAMULARO**  
President

**AARON HAROUNIAN**  
Associate  
212.468.5957  
aharounian@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



INTERIOR

JAMES FAMULARO  
President

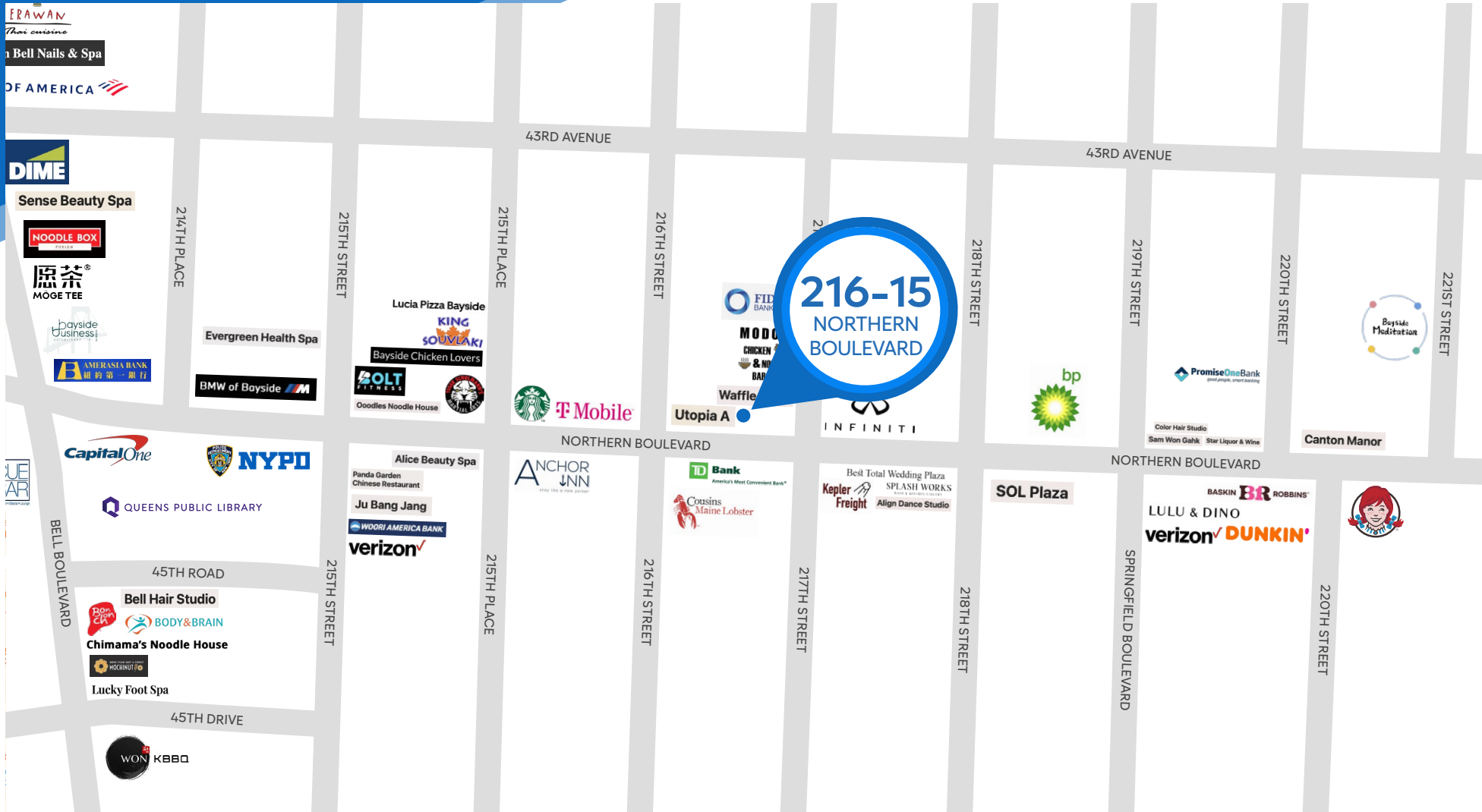
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