

# SKYVIEW OFFICE CENTER

131-07 40<sup>TH</sup> ROAD, FLUSHING, NY 11354



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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Director  
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(516) 238-0026



### Highlights

- 50,000 S/F Office Space (will sub-divide)
- Situated within SkyView Parc, home to The Shops at Skyview Center and The Grand at SkyView Parc, featuring 1,200 luxury condos
- Easily accessible via Q48 bus, MTA, LIRR (Flushing Main St Station)
- Adjacent to Van Wyck Expressway (I-678), Grand Central Parkway, Long Island Expressway, (I-495), and Northern Blvd (Rt. 25A)
- Approximately 1 mile to New York Presbyterian Hospital of Queens and Flushing Hospital Medical Center
- Six (6) Level Parking Garage on site, with 2,600 parking spaces

### Demographics

- Over 750,000 people within a 3 mile radius
- Over 1.5 Million people within a 5 mile radius
- Over 2.5 Million tickets taken annually at SkyView parking garage

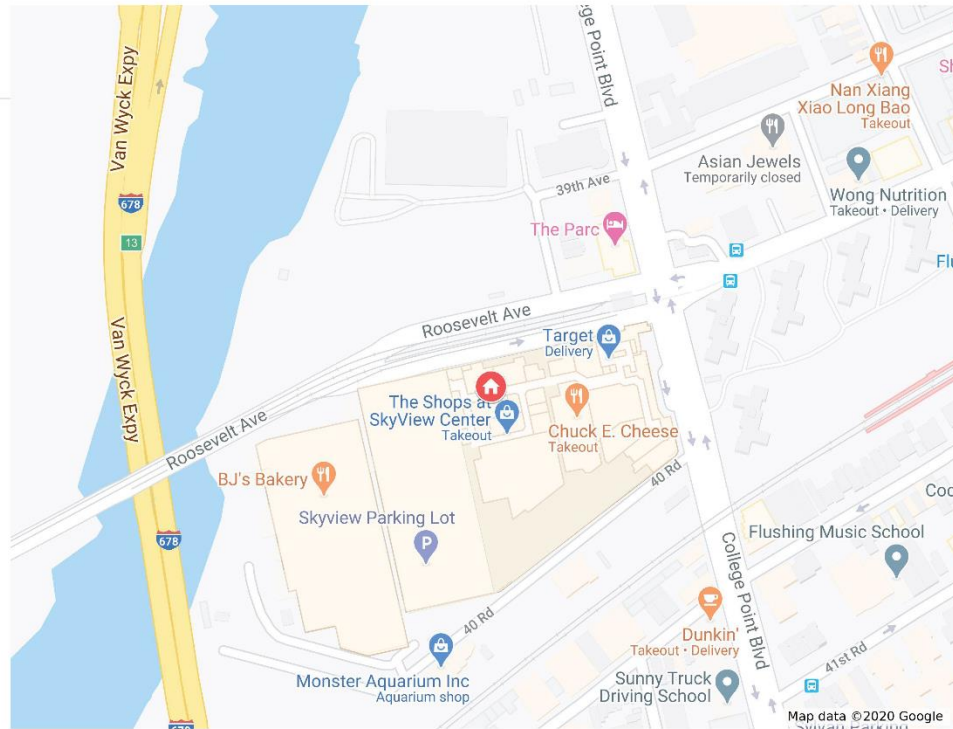
### Rent

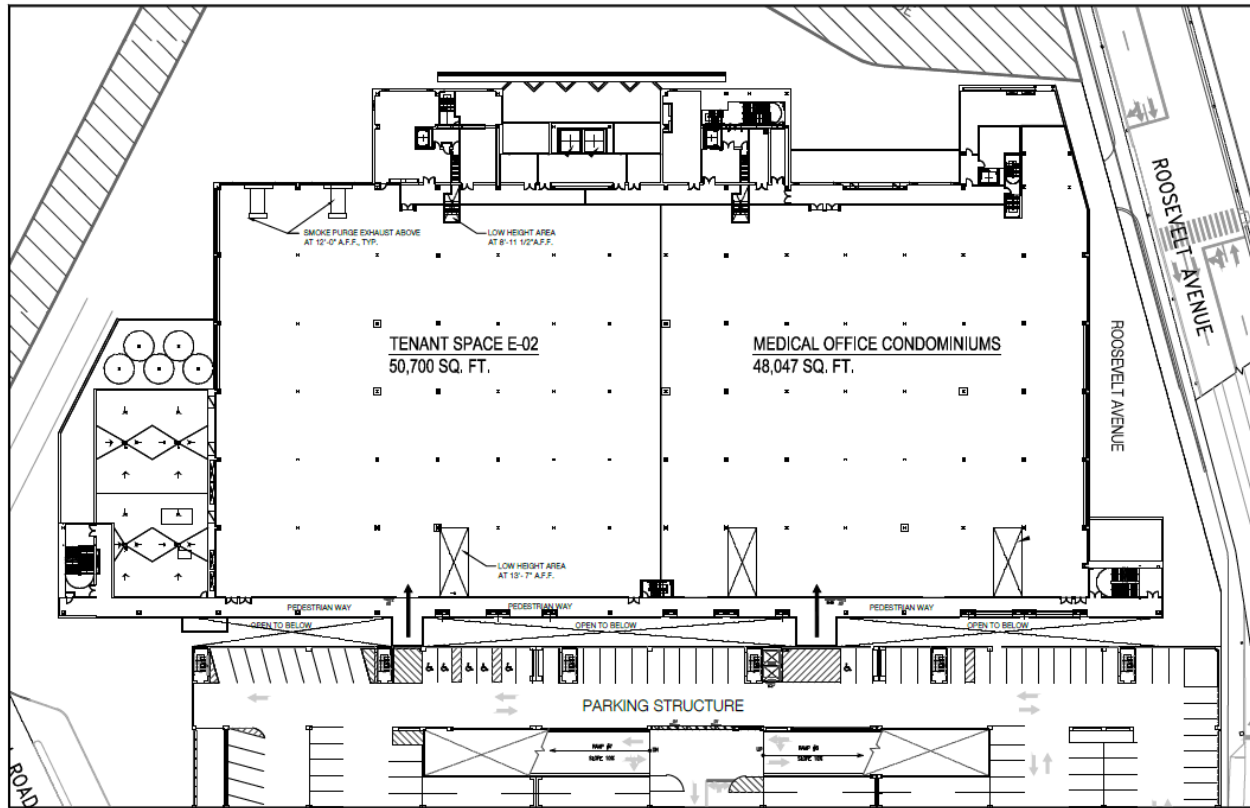
- Upon Request

# 131-07 40TH ROAD

Skyview Center

📍 131-07 40th Road





**Tenant Space E-02**  
 Level E  
 50,700 SQ. FT.



**Leasing Information:**

Blackstone  
 Real Estate Advisors  
 345 Park Avenue  
 New York, NY 10154  
 Ph: 212-563-5000

SBLM Architects  
 545 West 45th Street  
 New York, NY 10036  
 Ph: 212-995-5000

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