COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

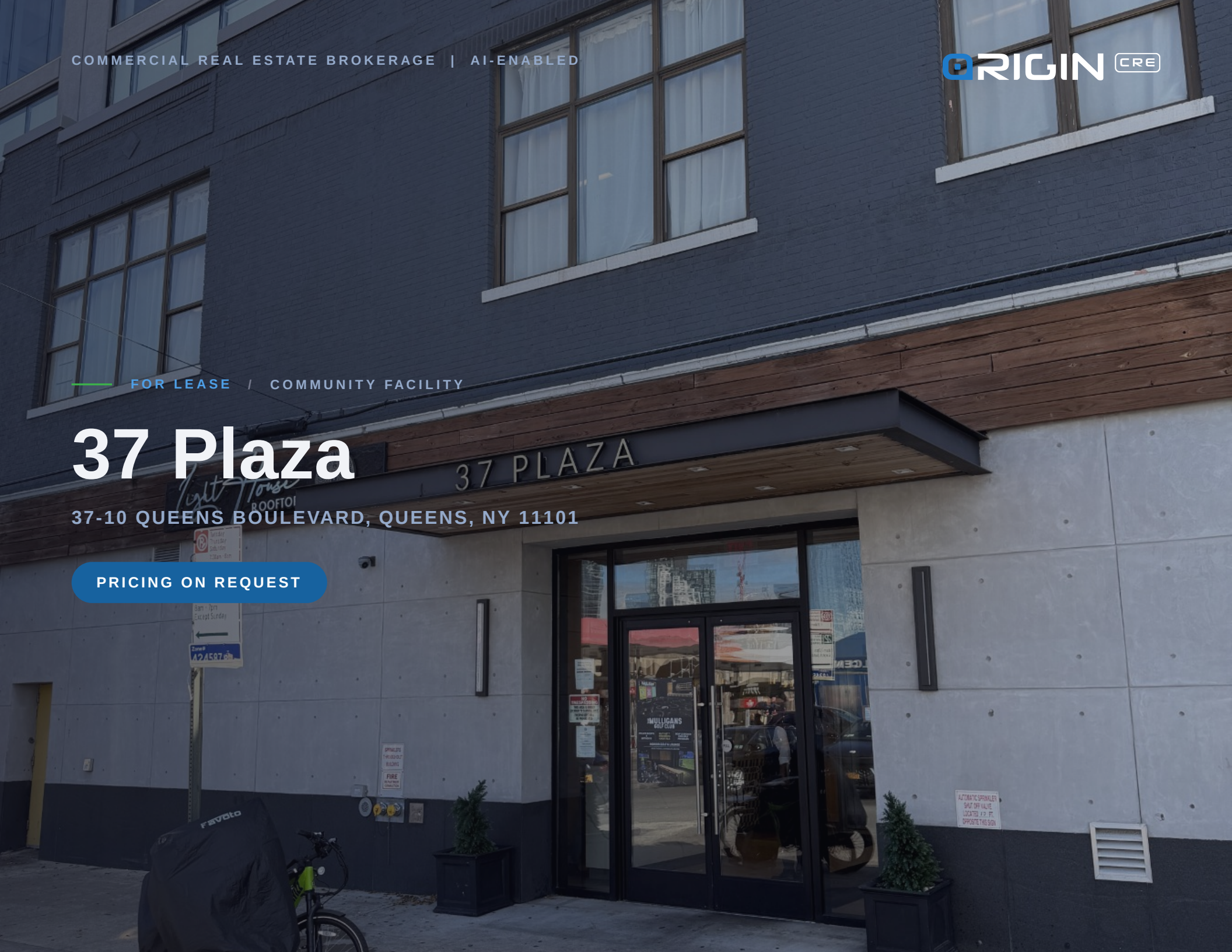
ORIGIN CRE

FOR LEASE / COMMUNITY FACILITY

37 Plaza

37-10 QUEENS BOULEVARD, QUEENS, NY 11101

PRICING ON REQUEST



THE OPPORTUNITY

37-10 Queens Boulevard

COMMUNITY FACILITY

01 Full Queens Blvd window line with Manhattan skyline views

02 4th floor filed for medical use: ambulatory diagnostic and treatment health care (UG 4A)

03 Elevator building, sprinklered, with standpipe and fire alarm

04 4 min walk to the 33 St-Rawson St 7 train



LEASING OVERVIEW

4th Floor Queens Blvd Side

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
4th Floor Queens Blvd Side	4	2,894 RSF	**On request, modified gross**	Immediate	Vanilla box

ADDITIONAL RENT

RE taxes	Proportionate share of increases over the base year.
CAM	$3.50 psf with 3% annual increases.
Utilities	Submetered electric, billed by ownership.

LEASE TERMS

Term	Negotiable.
Escalations	3% per annum.
Options	No options; ownership leases in 5-year terms.
Free rent	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.
Prohibited uses	Any use other than medical. The 4th floor is filed for ambulatory diagnostic and treatment health care facilities, use group 4A. No traditional office.

Asking rent on request.

PREMISES OVERVIEW

4th Floor Queens Blvd Side

CURRENT LAYOUT
Open plan along the full Queens Blvd window line, about 22 ft 6 in deep, with floor to ceiling glass, Manhattan skyline views and ceiling cassette HVAC.

CURRENT CONDITION
Shell.

DELIVERY
Vanilla box.

ELECTRICAL SERVICE
Electrical panels beside the elevator. No subpanel at present; a subpanel and submeter would likely need to be installed for the space.

WATER AND SEWER
Plumbing stack available for pantry use. A pump would be required.

HVAC
Landlord is willing to install split units for heating and cooling at landlord's cost.

CEILING HEIGHT
9'5" to the ceiling, 8'6" under the boxed-out soffits.

SPRINKLERS
Sprinklered. Sprinkler work signed off in 2020 with the building's alteration; tenant sprinkler work signed off in 2025.

PARKING
One space in the building garage. Rate on request.

DIVISIBLE
No.

PHOTOGRAPHS

4th Floor Queens Blvd Side





LEASING OVERVIEW

4th Floor Section A

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
4th Floor Section A	4	1,850 RSF	**On request, modified gross**	Immediate	Vanilla box

ADDITIONAL RENT

RE taxes	Proportionate share of increases over the base year.
CAM	$3.50 psf with 3% annual increases.
Utilities	Submetered electric, billed by ownership.

LEASE TERMS

Term	Negotiable.
Escalations	3% per annum.
Options	No options; ownership leases in 5-year terms.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.

Asking rent on request.

PREMISES OVERVIEW

4th Floor Section A

CURRENT CONDITION
Shell.

DELIVERY
Vanilla box.

ELECTRICAL SERVICE
Electrical panels beside the elevator. No subpanel at present; a subpanel and submeter would likely need to be installed for the space.

WATER AND SEWER
Plumbing stack available for pantry use. A pump would be required.

HVAC
Landlord is willing to install split units for heating and cooling at landlord's cost.

CEILING HEIGHT
9'5" to the ceiling, 8'6" under the boxed-out soffits.

SPRINKLERS
Sprinklered. Sprinkler work signed off in 2020 with the building's alteration; tenant sprinkler work signed off in 2025.

PARKING
One space in the building garage. Rate on request.

PHOTOGRAPHS

4th Floor Section A





LEASING OVERVIEW

4th Floor Section D

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
4th Floor Section D	4	2,208 RSF	**On request, modified gross**	Immediate	Vanilla box

ADDITIONAL RENT

RE taxes	Proportionate share of increases over the base year.
CAM	$3.50 psf with 3% annual increases.
Utilities	Submetered electric, billed by ownership.

LEASE TERMS

Term	Negotiable.
Escalations	3% per annum.
Options	No options; ownership leases in 5-year terms.
Free rent	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.
Prohibited uses	Any use other than medical. The 4th floor is filed for ambulatory diagnostic and treatment health care facilities, use group 4A. No traditional office.

Asking rent on request.

PREMISES OVERVIEW

4th Floor Section D

CURRENT LAYOUT
Open plan off the common corridor, entered from the stair hall on the Queens Blvd side.

CURRENT CONDITION
Shell.

DELIVERY
Vanilla box.

ELECTRICAL SERVICE
Electrical panels beside the elevator. No subpanel at present; a subpanel and submeter would likely need to be installed for the space.

WATER AND SEWER
Plumbing stack available for pantry use. A pump would be required.

HVAC
Landlord is willing to install split units for heating and cooling at landlord's cost.

CEILING HEIGHT
9'5" to the ceiling, 8'6" under the boxed-out soffits.

SPRINKLERS
Sprinklered. Sprinkler work signed off in 2020 with the building's alteration; tenant sprinkler work signed off in 2025.

PARKING
One space in the building garage. Rate on request.

DIVISIBLE
No.

PHOTOGRAPHS

4th Floor Section D



LEASING OVERVIEW

4th Floor Section E

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
4th Floor Section E	4	2,203 RSF	**On request, modified gross**	Immediate	Vanilla box

ADDITIONAL RENT

RE taxes	Proportionate share of increases over the base year.
CAM	$3.50 psf with 3% annual increases.
Utilities	Submetered electric, billed by ownership.

LEASE TERMS

Term	Negotiable.
Escalations	3% per annum.
Options	No options; ownership leases in 5-year terms.
Free rent	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.
Prohibited uses	Any use other than medical. The 4th floor is filed for ambulatory diagnostic and treatment health care facilities, use group 4A. No traditional office.

Asking rent on request.

PREMISES OVERVIEW

4th Floor Section E

CURRENT LAYOUT
Open plan interior beside Section D, off the common corridor near the restrooms.

CURRENT CONDITION
Shell.

DELIVERY
Vanilla box.

ELECTRICAL SERVICE
Electrical panels beside the elevator. No subpanel at present; a subpanel and submeter would likely need to be installed for the space.

WATER AND SEWER
Plumbing stack available for pantry use. A pump would be required.

HVAC
Landlord is willing to install split units for heating and cooling at landlord's cost.

CEILING HEIGHT
9'5" to the ceiling, 8'6" under the boxed-out soffits.

SPRINKLERS
Sprinklered. Sprinkler work signed off in 2020 with the building's alteration; tenant sprinkler work signed off in 2025.

PARKING
One space in the building garage. Rate on request.

DIVISIBLE
No.

THE SETTING

The building

ADDRESS
37-10 Queens Boulevard, Queens, NY 11101

BLOCK
224

LOT
22

BUILDING CLASS
Predominant Retail With Other Uses (K4)

GROSS BUILDING AREA
73,643 SF

YEAR BUILT
1931

ZONING
M1-4

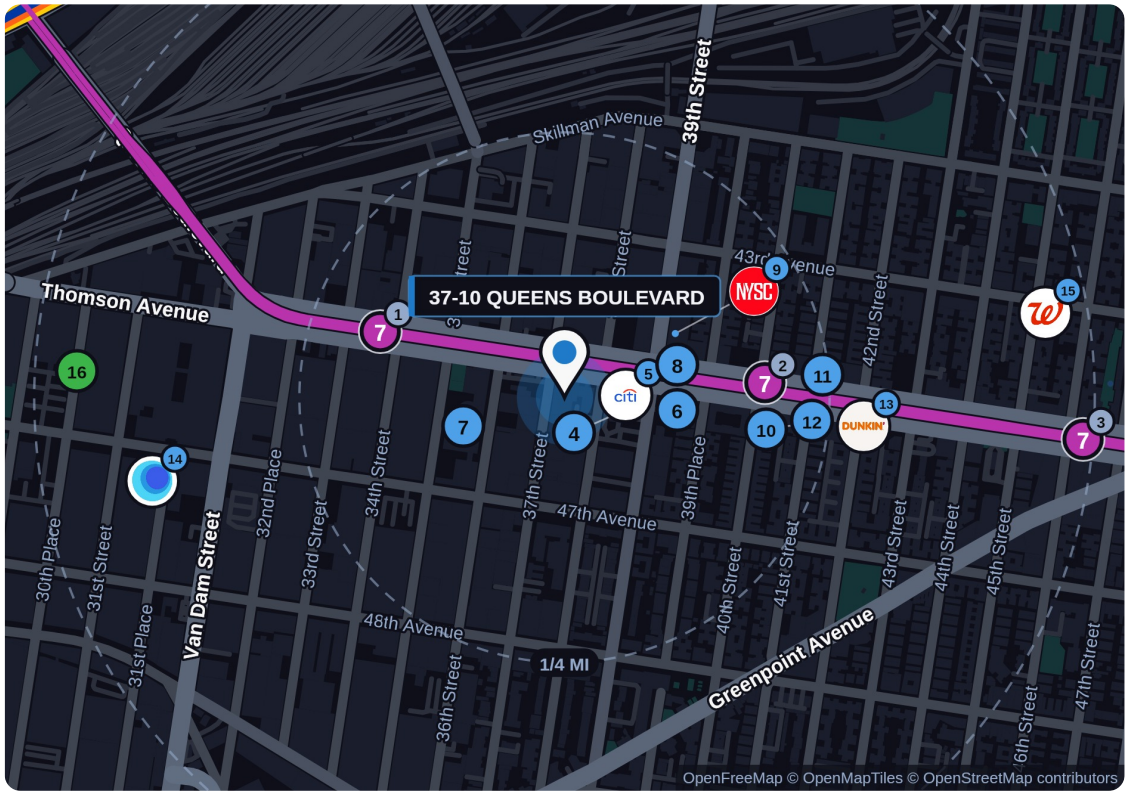
LOT FRONTAGE
175.03 ft on the street, 120.03 ft deep

COMMON AMENITIES
Common restrooms on each floor.



QUEENS

The block



STRAIGHT-LINE DISTANCES

37-10 Queens Boulevard

TRANSIT

1	33 St-Rawson St Subway 7 5,559 riders a weekday	4 min walk
2	40 St-Lowery St Subway 7 7,198 riders a weekday	5 min walk
3	46 St-Bliss St Subway 7 10,075 riders a weekday	13 min walk

NEARBY BUSINESSES

4	McDonald's Notable neighbor	0.05 mi
5	Citibank Bank	0.07 mi
6	Speedway Notable neighbor	0.09 mi
7	Aviation High School Notable neighbor	0.1 mi
8	Dollar Tree Notable neighbor	0.1 mi
9	New York Sports Club Fitness	0.1 mi
10	Capital One Bank Notable neighbor	0.2 mi
11	TD Bank Notable neighbor	0.2 mi
12	CVS Notable neighbor	0.2 mi
13	Dunkin' Restaurant	0.3 mi
14	LabCorp Medical	0.4 mi
15	Walgreens Pharmacy	0.5 mi

LANDMARKS

16	LaGuardia Community College College	0.5 mi

QUEENS

Around the block

80,842	38,329	1,113,609	$101,974
PEOPLE WITHIN 1 MILE	HOUSEHOLDS WITHIN 1 MILE	PEOPLE WITHIN 3 MILES	MEDIAN HOUSEHOLD INCOME, 1 MILE

NEIGHBORS

Dollar Tree, CVS, Capital One Bank, Dunkin', Queens Health Center, McDonald's, Citibank, Speedway, Tropical Smoothie Cafe, TD Bank, Aviation High School.

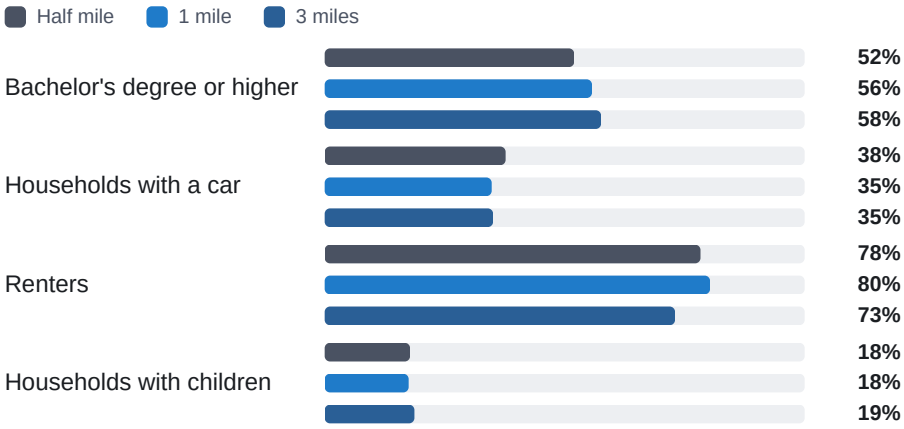
Straight-line distances. Information from sources deemed reliable.

QUEENS

The people

	HALF MILE	1 MILE	3 MILES
Population	23,716	80,842	1,113,609
Households	11,211	38,329	513,388
Workers by day	27,462	97,749	
Median household income	$86,281	$101,974	$117,465
Median age	40	37	39

WHO LIVES HERE



Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP

Half mile



White	36%
Asian	26%
Hispanic or Latino	31%
Black	2.9%
Other	4.5%

1 mile



White	33%
Asian	28%
Hispanic or Latino	31%
Black	2.8%
Other	4.9%

3 miles



White	45%
Asian	19%
Hispanic or Latino	26%
Black	4.4%
Other	5.0%

LANGUAGE AT HOME

Half mile



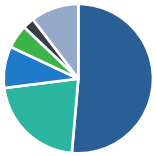
English only	41%
Spanish	26%
Other Indo-European	14%
Chinese	3.1%
Other Asian	5.4%
Other	11%

1 mile



English only	40%
Spanish	26%
Other Indo-European	13%
Chinese	6.4%
Other Asian	3.9%
Other	10%

3 miles



English only	51%
Spanish	22%
Other Indo-European	9.0%
Chinese	5.1%
Other Asian	2.5%
Other	10%

QUEENS

The people

HOUSEHOLD INCOME

	Half mile	1 mile	3 miles
Under $25K	14%	13%	14%
$25K to $50K	14%	13%	12%
$50K to $75K	19%	16%	12%
$75K to $100K	14%	13%	11%
$100K to $150K	17%	16%	16%
$150K to $200K	10%	10%	11%
$200K and up	13%	19%	26%

AGE

	Half mile	1 mile	3 miles
Under 18	15%	14%	15%
18 to 24	6%	7%	7%
25 to 34	17%	26%	23%
35 to 44	22%	21%	16%
45 to 54	14%	12%	12%
55 to 64	12%	9%	11%
65 and over	14%	12%	16%

WORKERS BY DAY, BY INDUSTRY

Half mile



Business support	30%
Construction	14%
Government	12%
Health care	8.2%
Logistics	2.1%
Other	33%

1 mile



Business support	11%
Construction	12%
Government	11%
Health care	11%
Logistics	15%
Other	39%

Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO

PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/37-02-queens-boulevard-4th-floor-argw

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OFFICE

Origin CRE is a trade name of Project Queens LLC, Licensed Real Estate Broker.

Photos may be digitally enhanced. Renderings are marked.

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Something to add or correct? Tell us: Suggestions

DISCLAIMER

This brochure is a summary of the premises and the leasing opportunity. Information herein is from sources deemed reliable but is not guaranteed and has not been independently verified by Origin CRE or the landlord; sizes are approximate. Prospective tenants and their advisors should confirm all information themselves. The landlord may change the terms or withdraw the space at any time, and any lease is subject to the landlord's approval and a signed lease agreement.