COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

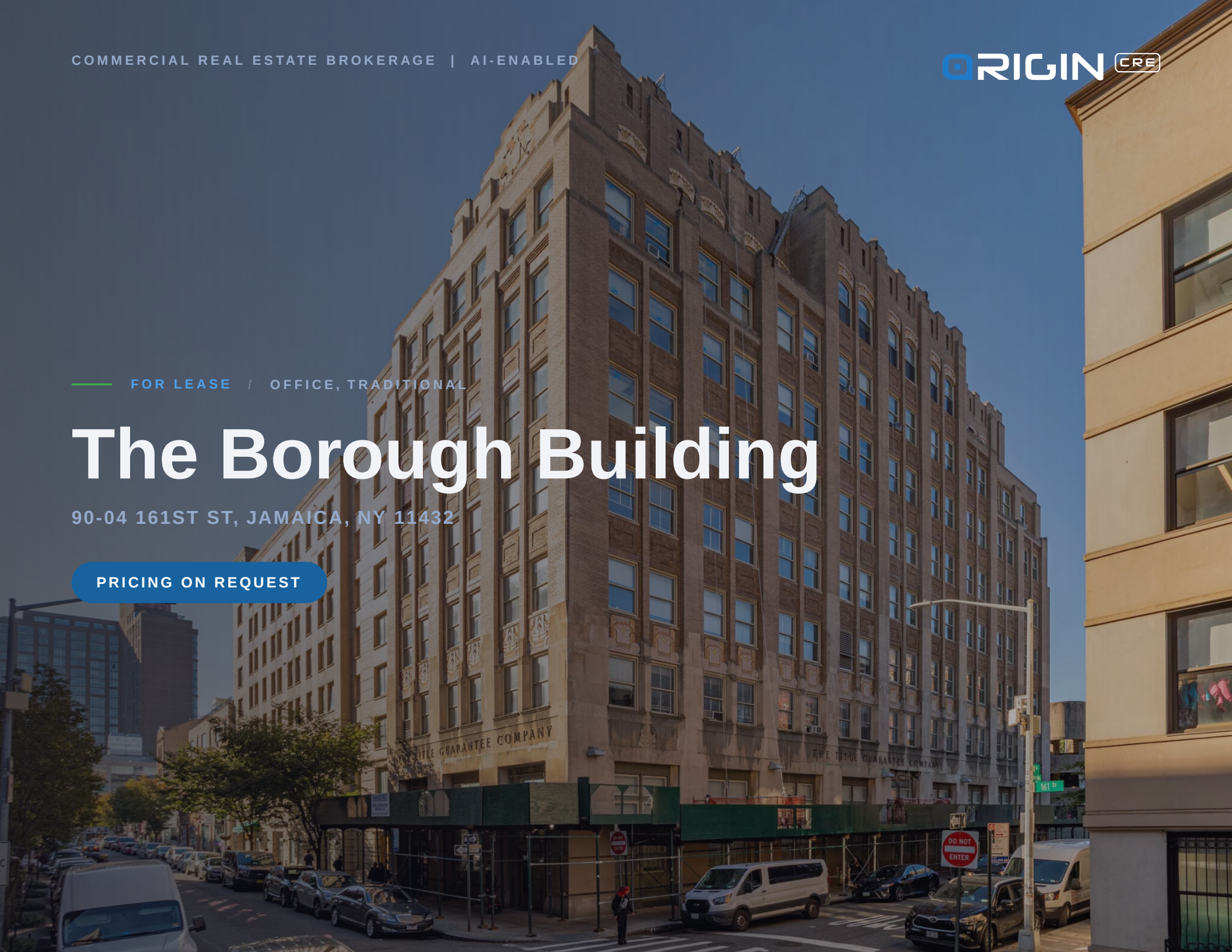
ORIGIN CRE

FOR LEASE / OFFICE, TRADITIONAL

# The Borough Building

90-04 161ST ST, JAMAICA, NY 11432

PRICING ON REQUEST



THE OPPORTUNITY

# 90-04 161st St

OFFICE, TRADITIONAL

**01** Jamaica Center-Parsons/Archer (E J Z) is a 7 min walk, 0.22 mi, accessible

**02** 4th Floor fully built out as offices, 5th Floor fully built out as clinical space

**03** 1929 office building, 8 floors, 3 elevators, energy grade A



LEASING OVERVIEW

# 4th Floor

| SPACE | SIZE | RENT | POSSESSION |
|---|---|---|---|
| 4th Floor | 7,500 RSF | **On request, modified gross** | Immediate |

## ADDITIONAL RENT

| | |
|---|---|
| RE taxes | Tenant pays pro rata share of RE tax increases over base year. |
| CAM | None. |
| Utilities | Tenant pays all utilities direct, separately metered. |

## LEASE TERMS

| | |
|---|---|
| Term | Negotiable. |
| Escalations | 3% per annum. |
| Options | Negotiable. |
| 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

### CURRENT LAYOUT
Reception, office, training room, conference rooms, lunch room, A/C rooms, HR room, service coordination and service coordination supervisor's room, residential habilitation room, incident management room, director's office and administration.

### CURRENT CONDITION
Fully built out.

### ELECTRICAL SERVICE
Electrical rooms in the basement and on the second, third, fifth, sixth, seventh and eighth floors.

### WATER AND SEWER
Multiple toilet rooms, including men's, women's and an H/C unisex, plus a drinking fountain off the corridor.

### HVAC
HVAC in place.

### CEILING HEIGHT
9' to 11'.

FLOOR PLAN

# Floor plan

DIMENSIONS APPROXIMATE, TENANT TO VERIFY




1 FOURTH FLOOR PLAN
Scale: 1/8"=1'-0"

LEASING OVERVIEW

# 5th Floor

| SPACE | SIZE | RENT | POSSESSION |
|---|---|---|---|
| 5th Floor | 7,500 RSF | **On request, modified gross** | Immediate |

## ADDITIONAL RENT

| | |
|---|---|
| RE taxes | Tenant pays pro rata share of RE tax increases over base year. |
| CAM | None. |
| Utilities | Tenant pays all utilities direct, separately metered. |

## LEASE TERMS

| | |
|---|---|
| Term | Negotiable. |
| Escalations | 3% per annum. |
| Options | Negotiable. |
| Security deposit | Subject to review of tenant's financials. |
| Guaranty | Subject to review of tenant's financials. |

Asking rent on request.

PREMISES OVERVIEW

# 5th Floor

**CURRENT LAYOUT**
Built out as clinical space.

**CURRENT CONDITION**
Fully built out.

**ELECTRICAL SERVICE**
Electrical rooms in the basement and on the second, third, fifth, sixth, seventh and eighth floors.

**WATER AND SEWER**
Multiple toilet rooms, including men's, women's and an H/C unisex, plus a drinking fountain off the corridor.

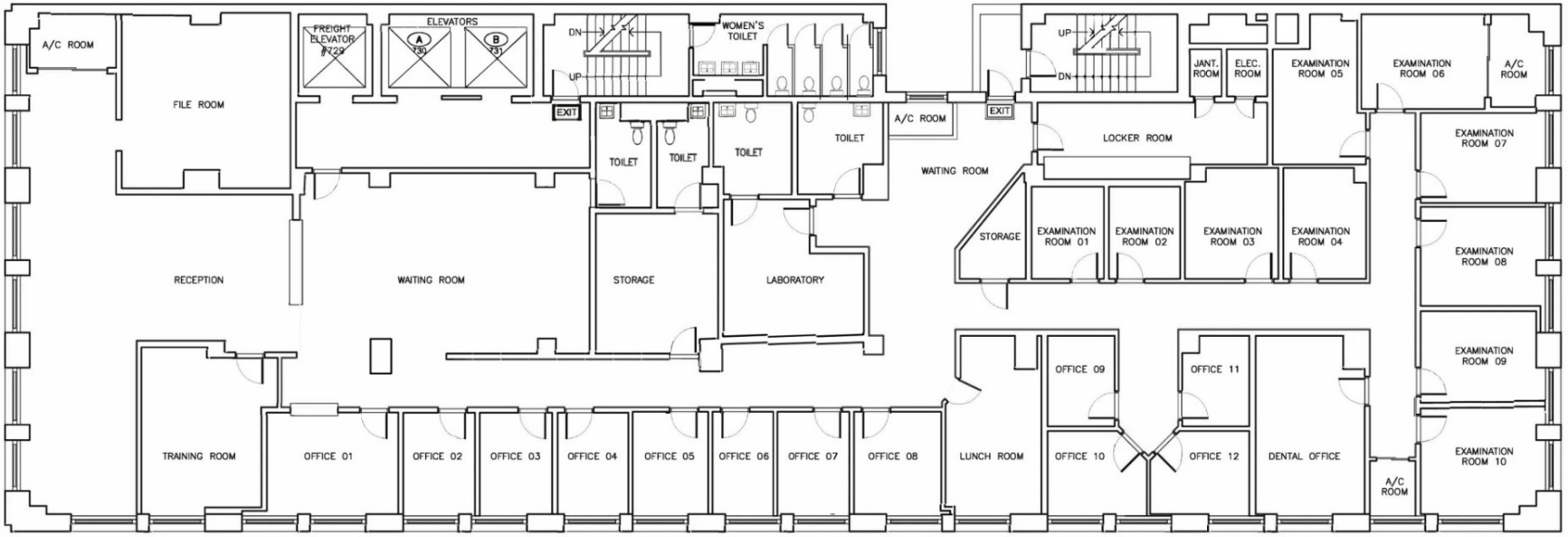
**HVAC**
HVAC in place.

**CEILING HEIGHT**
9' to 11'.

FLOOR PLAN

# Floor plan

DIMENSIONS APPROXIMATE, TENANT TO VERIFY




1 FIFTH FLOOR PLAN
Scale: 1/8"=1'-0"

LEASING OVERVIEW

# Mezzanine

| SPACE | SIZE | RENT | POSSESSION |
|---|---|---|---|
| Mezzanine | 1,000 RSF | **On request, modified gross** | Immediate |

## ADDITIONAL RENT

| | |
|---|---|
| RE taxes | Tenant pays pro rata share of RE tax increases over base year. |
| CAM | None. |
| Utilities | Tenant pays all utilities direct, separately metered. |

## LEASE TERMS

| | |
|---|---|
| Term | Negotiable. |
| Escalations | 3% per annum. |
| Security deposit | Subject to review of tenant's financials. |
| Guaranty | Subject to review of tenant's financials. |

Asking rent on request.

PREMISES OVERVIEW

# Mezzanine

### CURRENT LAYOUT
A meeting room and Office B, with A/C rooms, on the mezzanine level off the elevator lobby. The two women's toilets on the level are common to the building.

### CURRENT CONDITION
2nd generation office.

### ELECTRICAL SERVICE
Electrical rooms in the basement and on the second, third, fifth, sixth, seventh and eighth floors.

### WATER AND SEWER
Multiple toilet rooms, including men's, women's and an H/C unisex, plus a drinking fountain off the corridor.

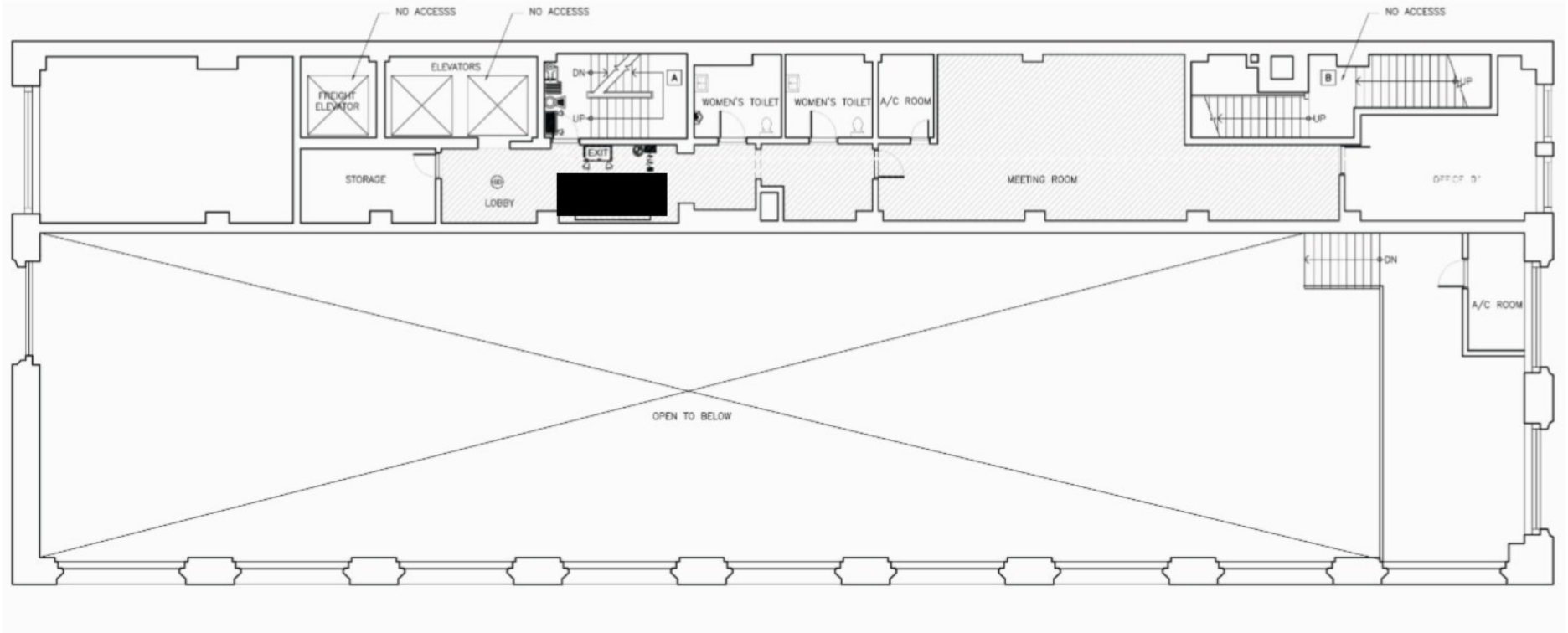
### HVAC
Each floor has its own HVAC unit.

### CEILING HEIGHT
9' to 11'.

FLOOR PLAN

# Floor plan

DIMENSIONS APPROXIMATE, TENANT TO VERIFY



THE SETTING

# The building

**ADDRESS**
90-04 161st St, Jamaica, NY 11432

**BLOCK**
9757

**LOT**
23

**BUILDING CLASS**
Office Only 7 - 19 Stories (O3)

**GROSS BUILDING AREA**
57,721 SF

**YEAR BUILT**
1929

**ZONING**
C4-4D

**LOT FRONTAGE**
50 ft on the street, 151 ft deep

**COMMON AMENITIES**
2 ADA bathrooms on the mezzanine, shared by the building.



PHOTOGRAPHS

# The building



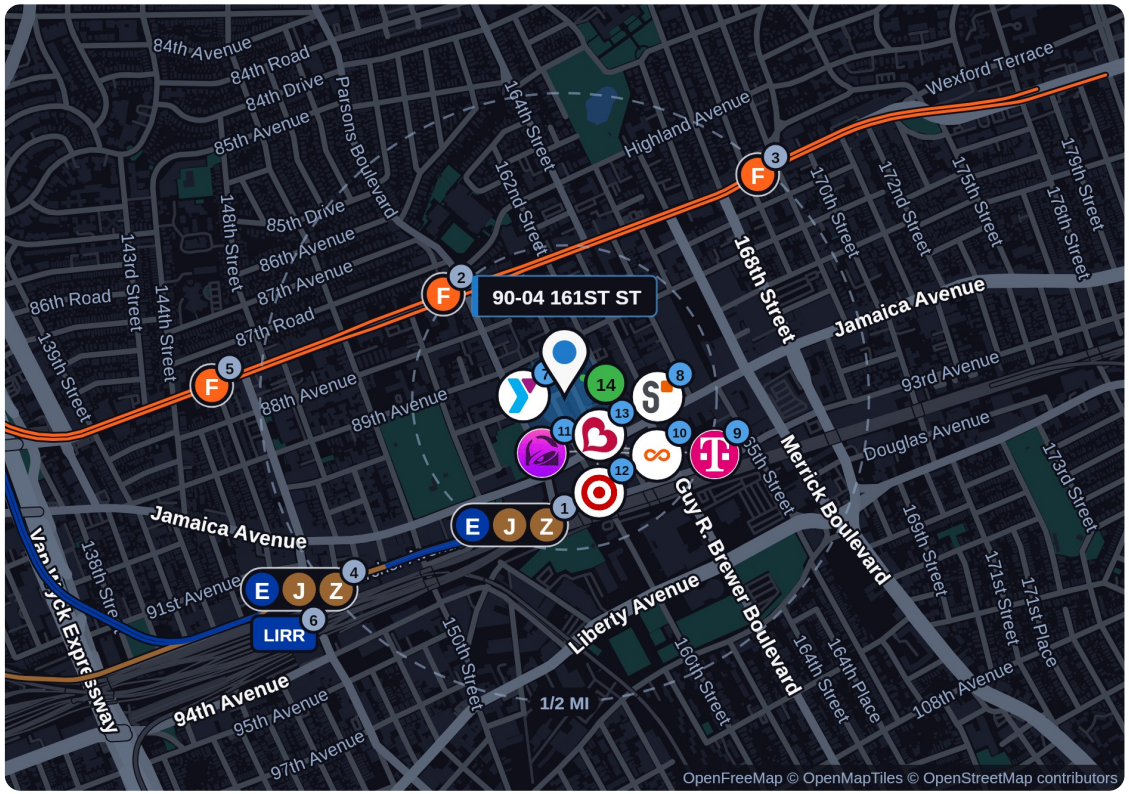






JAMAICA, QUEENS

# The block




STRAIGHT-LINE DISTANCES

**90-04 161st St**

## TRANSIT

| | | |
|---|---|---|
| 1 | Jamaica Center-Parsons/Archer Subway<br>E J Z accessible, 19,983 riders a weekday | 7 min walk |
| 2 | Parsons Blvd Subway<br>F 4,692 riders a weekday | 7 min walk |
| 3 | 169 St Subway<br>F 5,537 riders a weekday | 14 min walk |
| 4 | Sutphin Blvd-Archer Av-JFK Airport Subway<br>E J Z accessible, 23,319 riders a weekday | 15 min walk |
| 5 | Sutphin Blvd Subway<br>F 2,938 riders a weekday | 16 min walk |
| 6 | LIRR Jamaica LIRR, City Terminal Zone accessible | 16 min walk |

## NEARBY BUSINESSES

| | | |
|---|---|---|
| 7 | Jamaica YMCA Fitness | 0.07 mi |
| 8 | Snipes Retail | 0.09 mi |
| 9 | T-Mobile Retail | 0.09 mi |
| 10 | Boost Mobile Retail | 0.09 mi |
| 11 | Taco Bell Restaurant | 0.09 mi |
| 12 | Target Department store | 0.1 mi |
| 13 | Burlington Department store | 0.1 mi |

## LANDMARKS

| | | |
|---|---|---|
| 14 | Jamaica Center Shopping center | 0.04 mi |

JAMAICA, QUEENS

# Around the block

**113,050**
PEOPLE WITHIN 1 MILE

**33,300**
WORKERS WITHIN 1 MILE

**37,467**
HOUSEHOLDS WITHIN 1 MILE

**$72,288**
MEDIAN HOUSEHOLD INCOME, 1 MILE

### BANK BRANCHES, 1/2-MILE RADIUS

8 bank branches within half a mile

### FOOT TRAFFIC

7,232 pedestrians in the evening count, May 2026

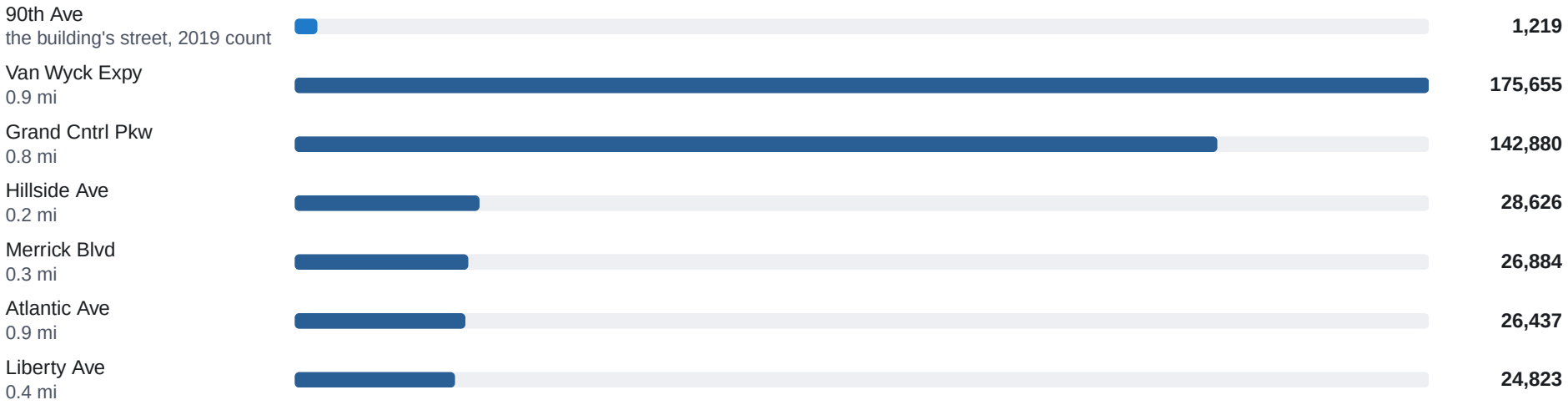
### SHOPPING CENTERS

70-09 Parsons Boulevard, shopping center, 54,912 SF, 1.9 mi; 144-17 Union Turnpike, shopping center, 29,375 SF, 1.3 mi

### TRUCK ROUTE

0.2 mi to the nearest truck route

### TRAFFIC, VEHICLES A DAY



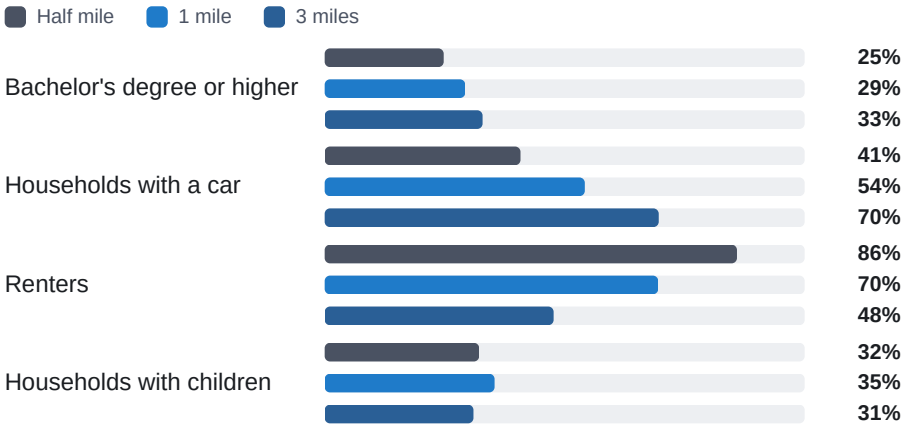

Straight-line distances. Information from sources deemed reliable.

JAMAICA, QUEENS

# The people

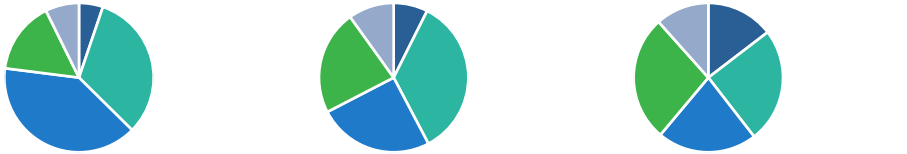
| | HALF MILE | 1 MILE | 3 MILES |
|---|---|---|---|
| Population | 32,105 | 113,050 | 686,784 |
| Households | 10,482 | 37,467 | 229,926 |
| Workers by day | 15,539 | 33,300 | 152,861 |
| Median household income | $60,517 | $72,288 | $90,040 |
| Median age | 36 | 38 | 41 |

## WHO LIVES HERE



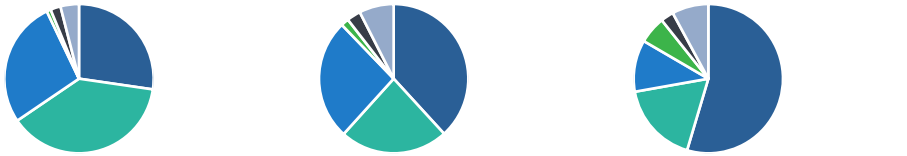

Census tracts counted whole where their center falls inside each ring.

## RESIDENTS BY GROUP



| | Half mile | 1 mile | 3 miles |
|---|---|---|---|
| White | 5.2% | 7.4% | 15% |
| Asian | 32% | 35% | 25% |
| Hispanic or Latino | 40% | 25% | 22% |
| Black | 16% | 23% | 27% |
| Other | 7.3% | 9.9% | 12% |

## LANGUAGE AT HOME

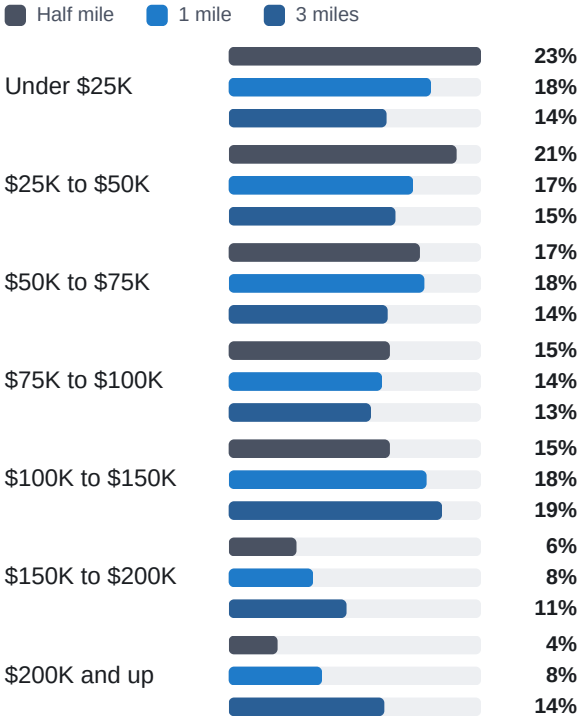


| | Half mile | 1 mile | 3 miles |
|---|---|---|---|
| English only | 27% | 38% | 55% |
| Spanish | 38% | 24% | 18% |
| Other Indo-European | 27% | 26% | 11% |
| Chinese | 0.9% | 1.7% | 5.9% |
| French or Haitian | 2.2% | 3.0% | 2.8% |
| Other | 4.0% | 7.5% | 7.9% |

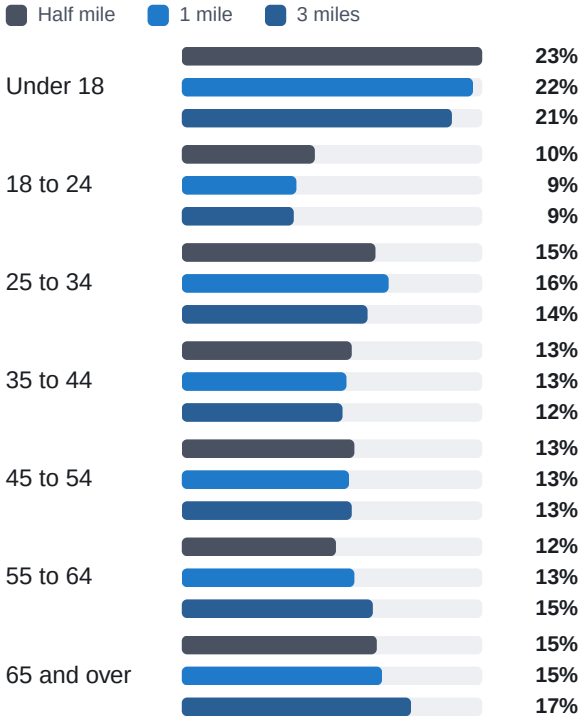
JAMAICA, QUEENS

# The people

## HOUSEHOLD INCOME




## AGE




## WORKERS BY DAY, BY INDUSTRY

### Half mile



| | |
|---|---|
| Health care | 19% |
| Government | 31% |
| Education | 16% |
| Retail | 10% |
| Hospitality | 3.4% |
| Other | 21% |

### 1 mile



| | |
|---|---|
| Health care | 23% |
| Government | 18% |
| Education | 16% |
| Retail | 11% |
| Hospitality | 6.1% |
| Other | 27% |

### 3 miles



| | |
|---|---|
| Health care | 28% |
| Government | 8.8% |
| Education | 16% |
| Retail | 8.4% |
| Hospitality | 6.2% |
| Other | 32% |

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

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Showings confirmed the day of.

Pricing backed by closed comps.

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**MICHAEL WANG**

CEO


PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/90-04-160th-st-i52z

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Something to add or correct? Tell us: Suggestions


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