

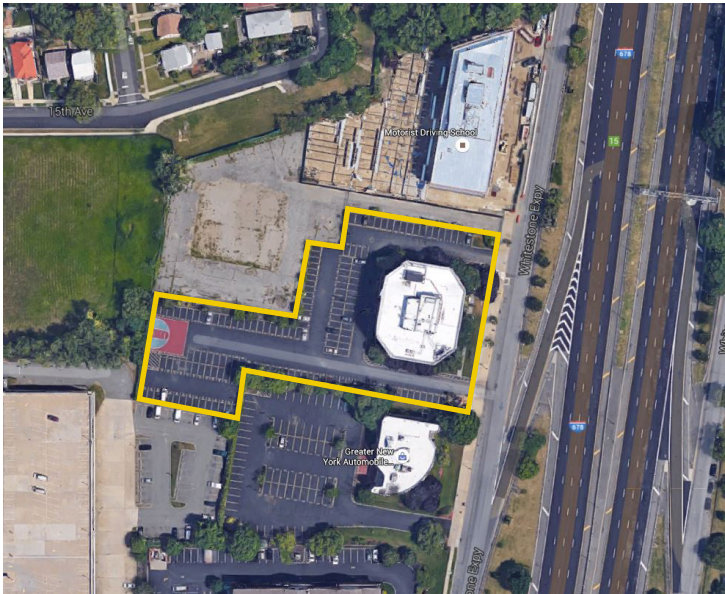
THE OCTAGON BUILDING

Prime Office Building with On-Site Parking

17-20 Whitestone Expressway
Whitestone, NY 11357



FOR SALE



ASKING PRICE

\$26,500,000

BUILDING HIGHLIGHTS

| | | |
|----------------------|----------------|---------------|
| Block / Lot: | 4148 / 80 | |
| Lot Sq. Ft.: | 68,894 SF | (Approx.) |
| Lot Dimensions: | 235' x 434' | (Approx.) IRR |
| Building Sq. Ft.: | 63,110 SF | (Approx.) |
| Building Dimensions: | 125' x 105' | (Approx.) IRR |
| Stories: | 5 | |
| Zoning: | M1-1 / CP | |
| Assessment (15/16): | \$4,078,383.00 | (Approx.) |
| Taxes (15/16): | \$435,734.44 | (Approx.) |

PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of a 5-story, 63,110 square foot, elevator serviced office building with on-site parking. The property will be delivered at 97% occupancy and features 235' of frontage allowing for profound visibility from the Whitestone Expressway. It enjoys proximity to the Cross Island Expressway, Long Island Expressway, Grand Central Parkway, and numerous bus lines. It is located on the West side of the Whitestone Expressway Service Road between 14th and 20th Avenues in Whitestone, NY. The availability of an office building of this size and location is an uncommon occurrence in today's market, posing a prime investment or 1031 exchange opportunity.

Inspection of the building must be made by appointment only. For a complete offering memorandum please fill out the appropriate confidentiality agreement. Please contact one of our exclusive agents below for additional information.

PROPERTY HIGHLIGHTS

- Delivered at 97% occupancy
- 15 Tenants / 20 Office Suites
- Leases run until January 2024
- Allows for up to 200 parking spaces
- Additional income from 2 roof antennas, Fed-Ex/UPS pickup boxes, & electronic billboard
- In proximity to the Throgs Neck & Whitestone Bridges
- Great visibility from the Whitestone Expressway
- In proximity to the Long Island Expressway, Cross Island Expressway, Grand Central Parkway, LaGuardia Airport, and numerous bus lines

FOR MORE INFORMATION, PLEASE CONTACT:

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