

# 90-01

BEACH CHANNEL DRIVE

BETWEEN BEACH 90th & 91st  
FAR ROCKAWAY

UNIQUE FULL BUILDING  
OPPORTUNITY

OVER 40,000 SF  
FOR LEASE



# 90-01

BEACH CHANNEL DRIVE



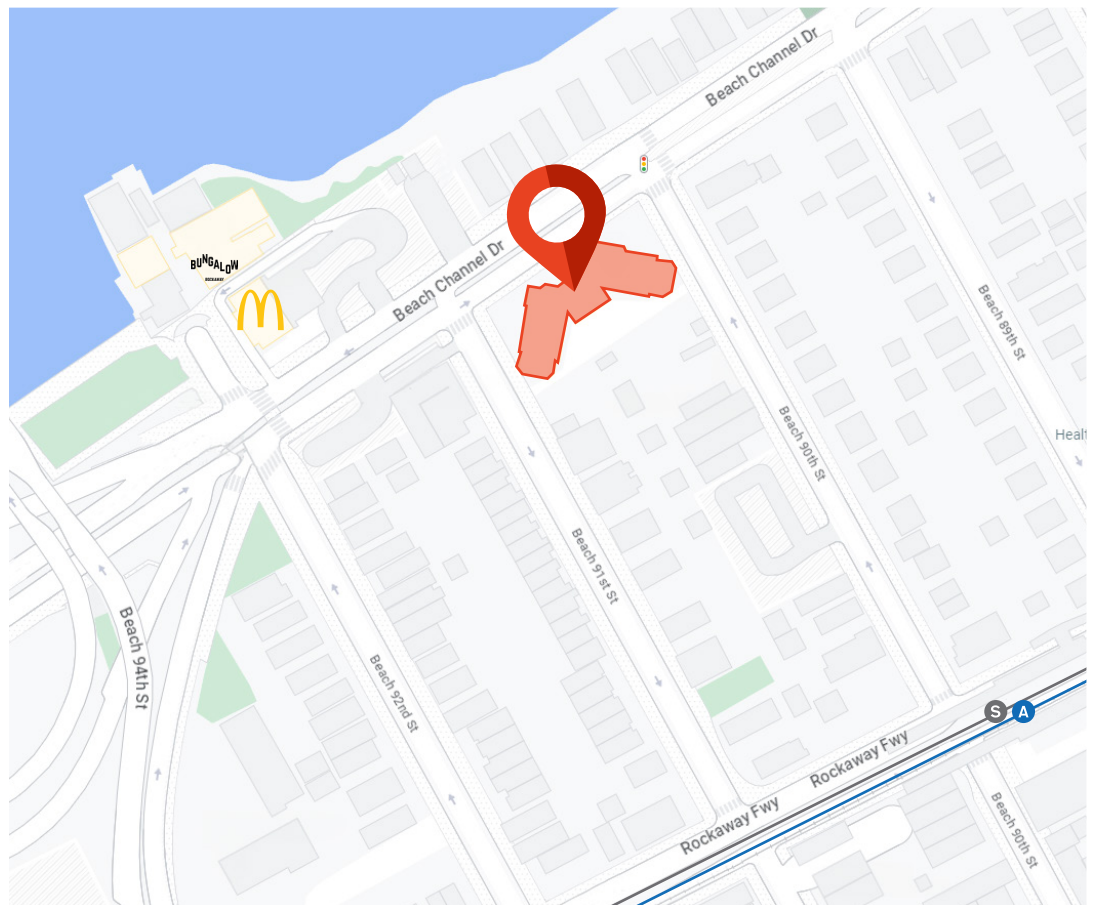
**Size:** 12,654 SF Basement  
13,088 SF First Floor  
7,485 SF Second Floor  
6,525 SF Third Floor

**Possession:** Immediate

**Transportation:** 

### Property Highlights:

- Brand new construction
- Built to suit
- 63 off-street parking spaces
- Multiple private entrances
- Open to logical divisions
- 1,600 amp electrical service
- Ideal for: Medical/Office/School users
- The most prominent building on the Rockaway Peninsula, visible from the Cross Bay Bridge



CONTACT OUR BROKERS FOR MORE INFORMATION:

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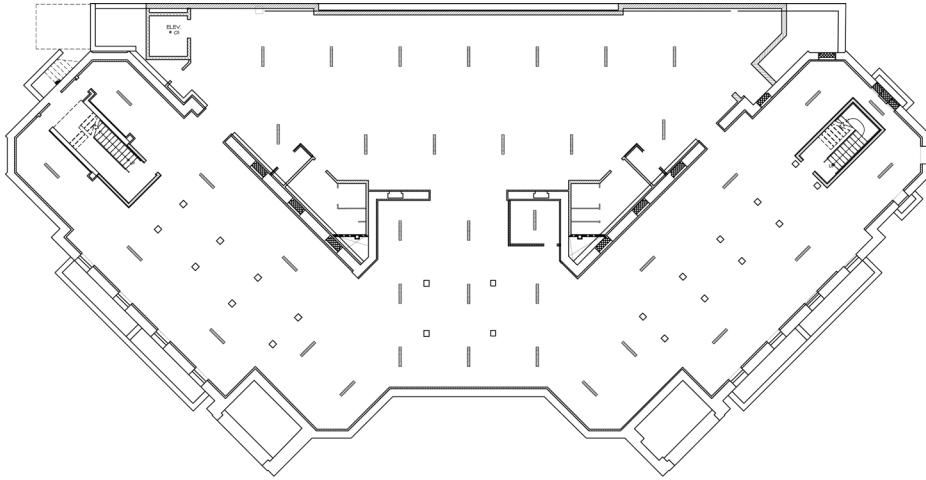
## INTERIORS:



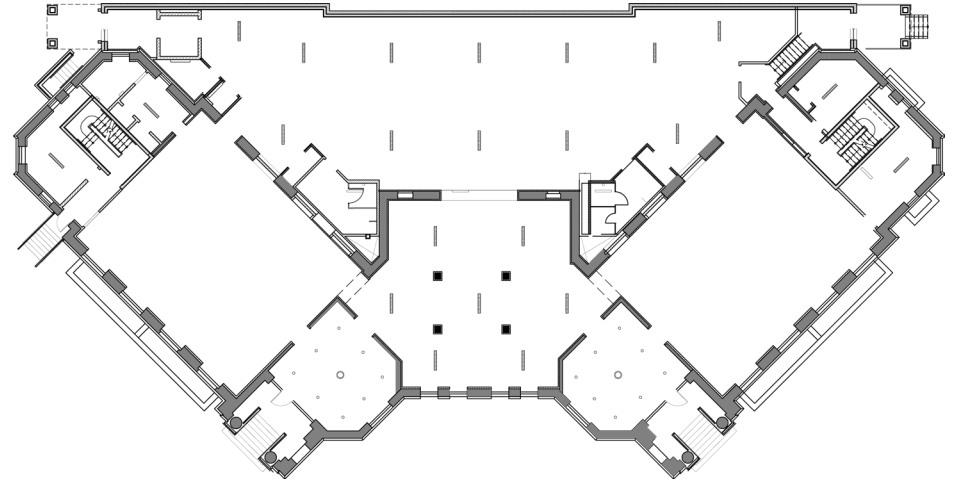
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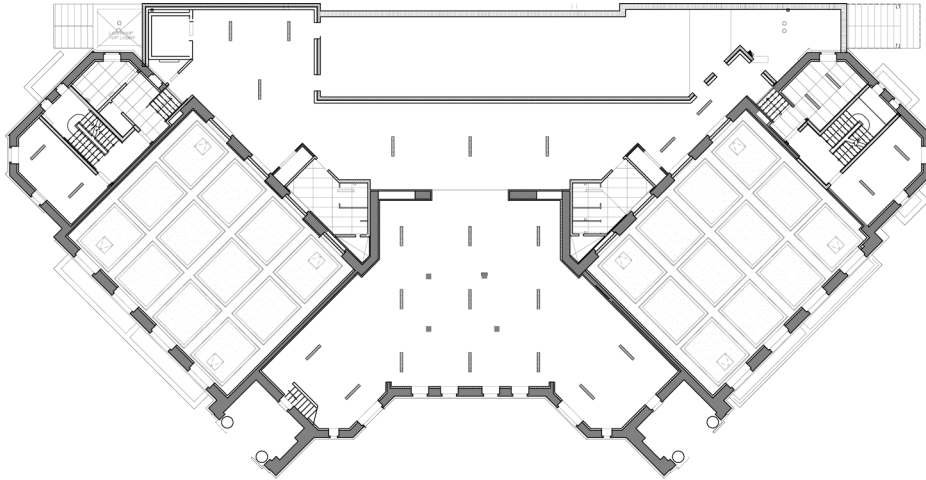
**FLOOR PLAN:  
BASEMENT - 12,654 SF**



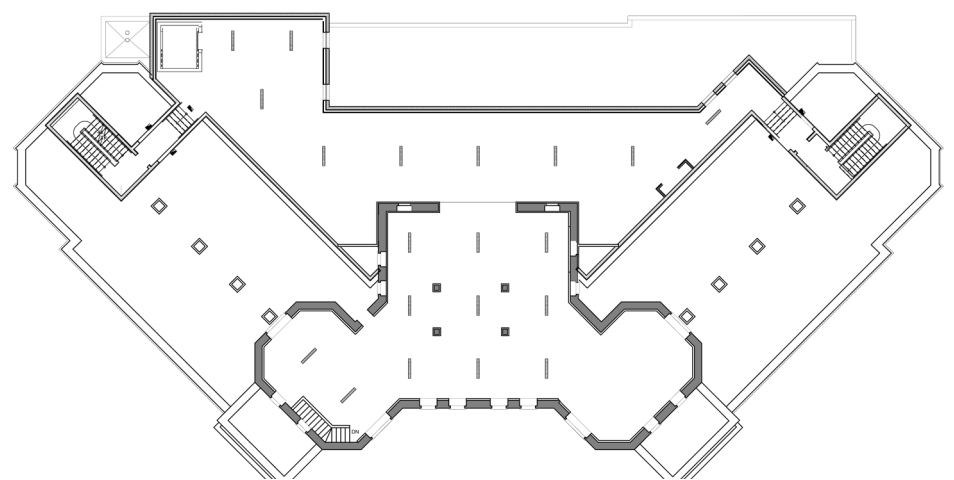
**FIRST FLOOR - 13,088 SF**



**SECOND FLOOR - 7,485 SF**



**THIRD FLOOR - 6,525 SF**



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