



EXCLUSIVE OFFERING

88-08 ROCKAWAY BEACH BLVD

QUEENS, NY 11693

ROCKAWAY BEACH

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EXCLUSIVE BROKER
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PROPERTY INFORMATION

Retail and office space available at The Wave Building, a renovated historic building in the heart of Rockaway Beach, steps from the boardwalk and the Beach 90th St A train. Ground-floor storefronts feature large display windows and ADA-accessible entry, ideal for service retail or professional use. Upstairs suites are move-in ready, with private entry, elevator access, and shared bathrooms on each floor. Strong existing tenant mix of creative studios, medical practices, and professional offices.



88-08 ROCKAWAY BEACH BLVD

ROCKAWAY BEACH BLVD BETWEEN BEACH 88TH STREET & BEACH 90TH STREET

BLOCK & LOT 16123-0092

ZONING C2-3, R5D

FLOOR 1ST, 2ND & 3RD

SIZE 1ST FL - RETAIL - 1,300 SF
2ND FL - UNIT 207 - 430 SF
3RD FL - UNIT 301 - 250 SF
3RD FL - UNIT 303 - 440 SF
3RD FL - UNIT 305 - 450 SF
3RD FL - UNIT 306 - 560 SF

ASKING \$750 - \$4,100/MONTH

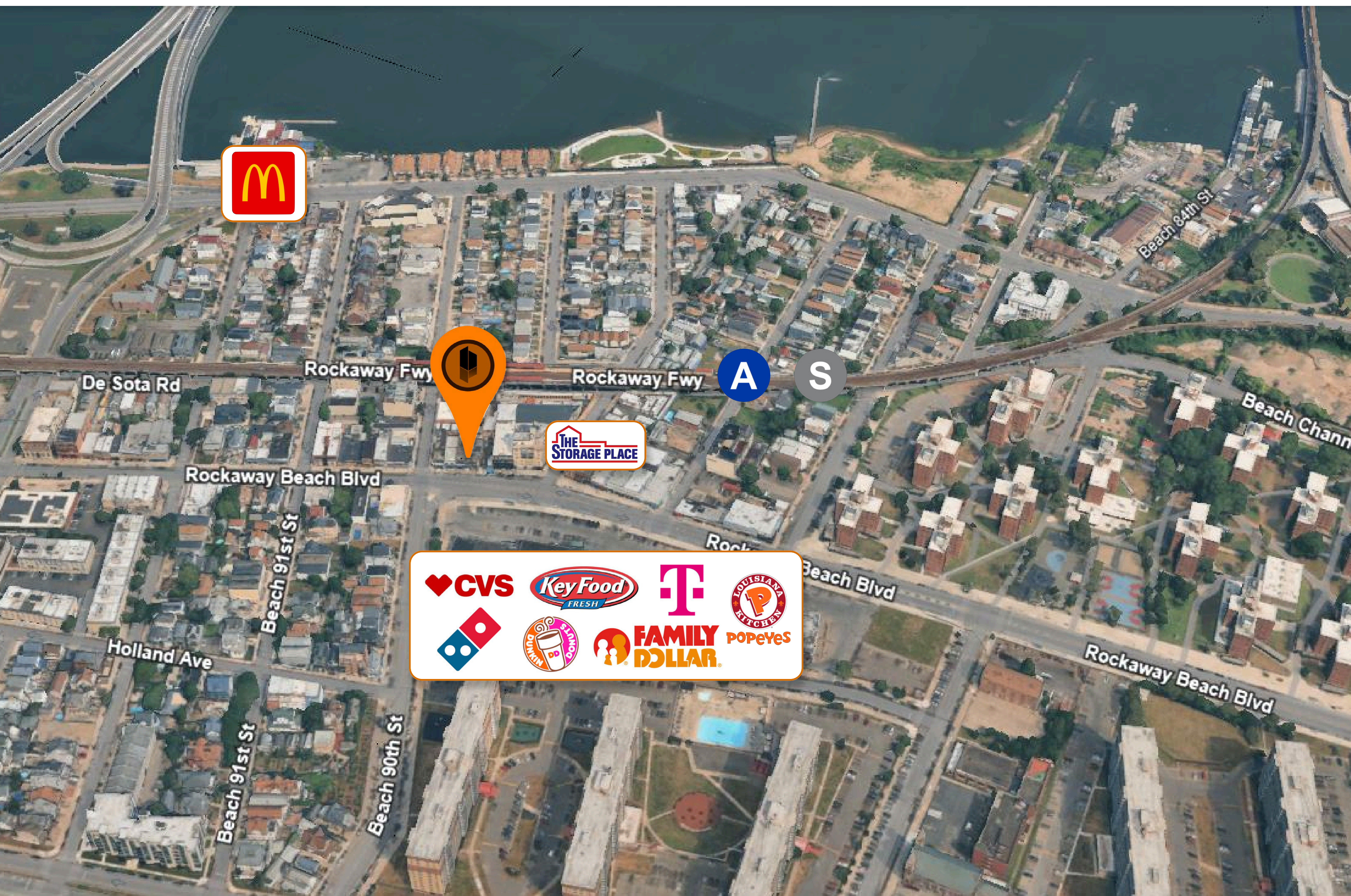


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MARKET MAP & LOCATION ANALYSIS

Located in the heart of Rockaway Beach, the property sits just two blocks from the Beach 90th Street A train and Rockaway Park S shuttle station and one block from the Atlantic Ocean boardwalk, along a national tenant–anchored stretch of Rockaway Beach Blvd, offering strong transit access, heavy seasonal and year-round foot traffic, and substantial residential density.



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PROPERTY PHOTOS



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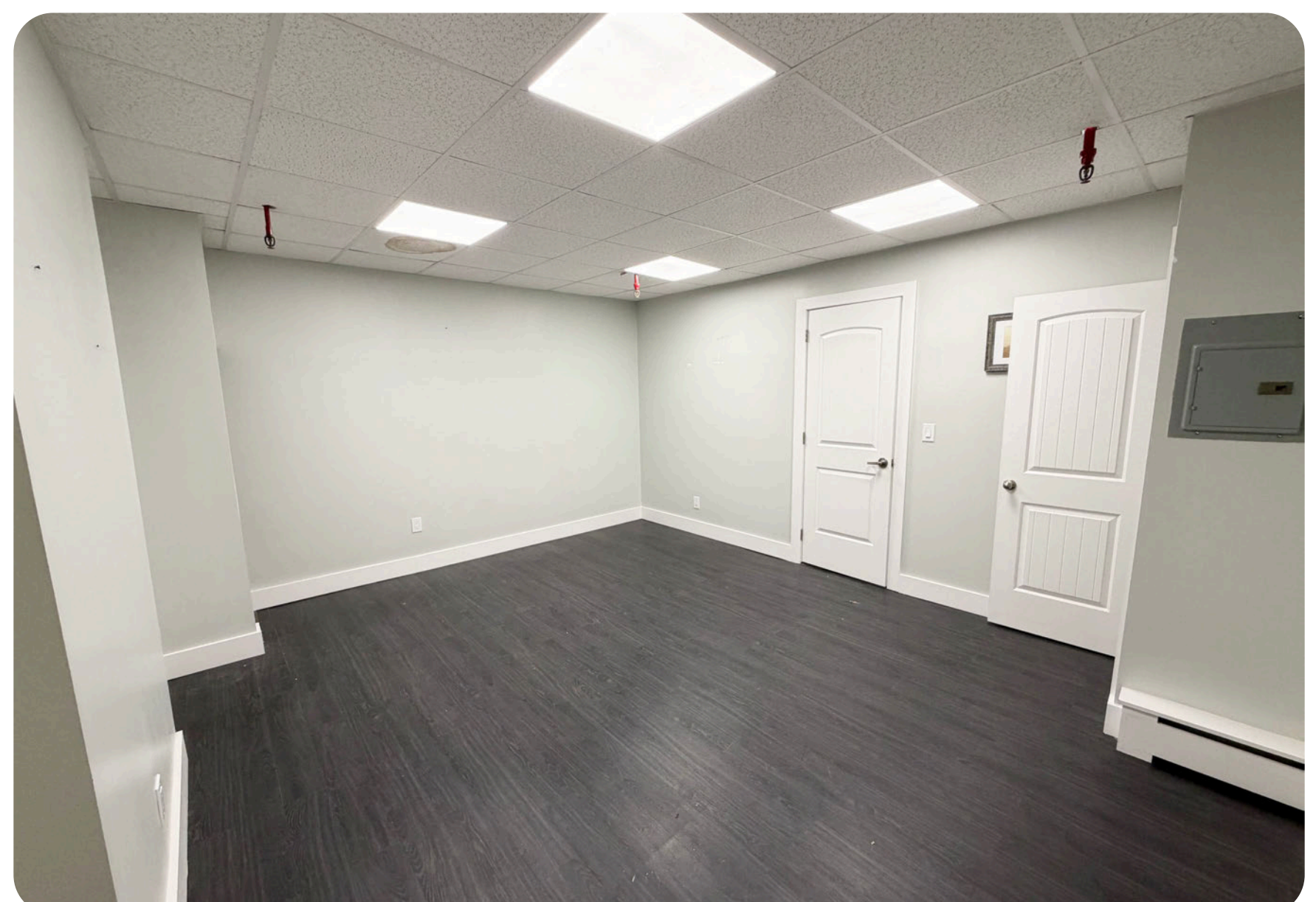
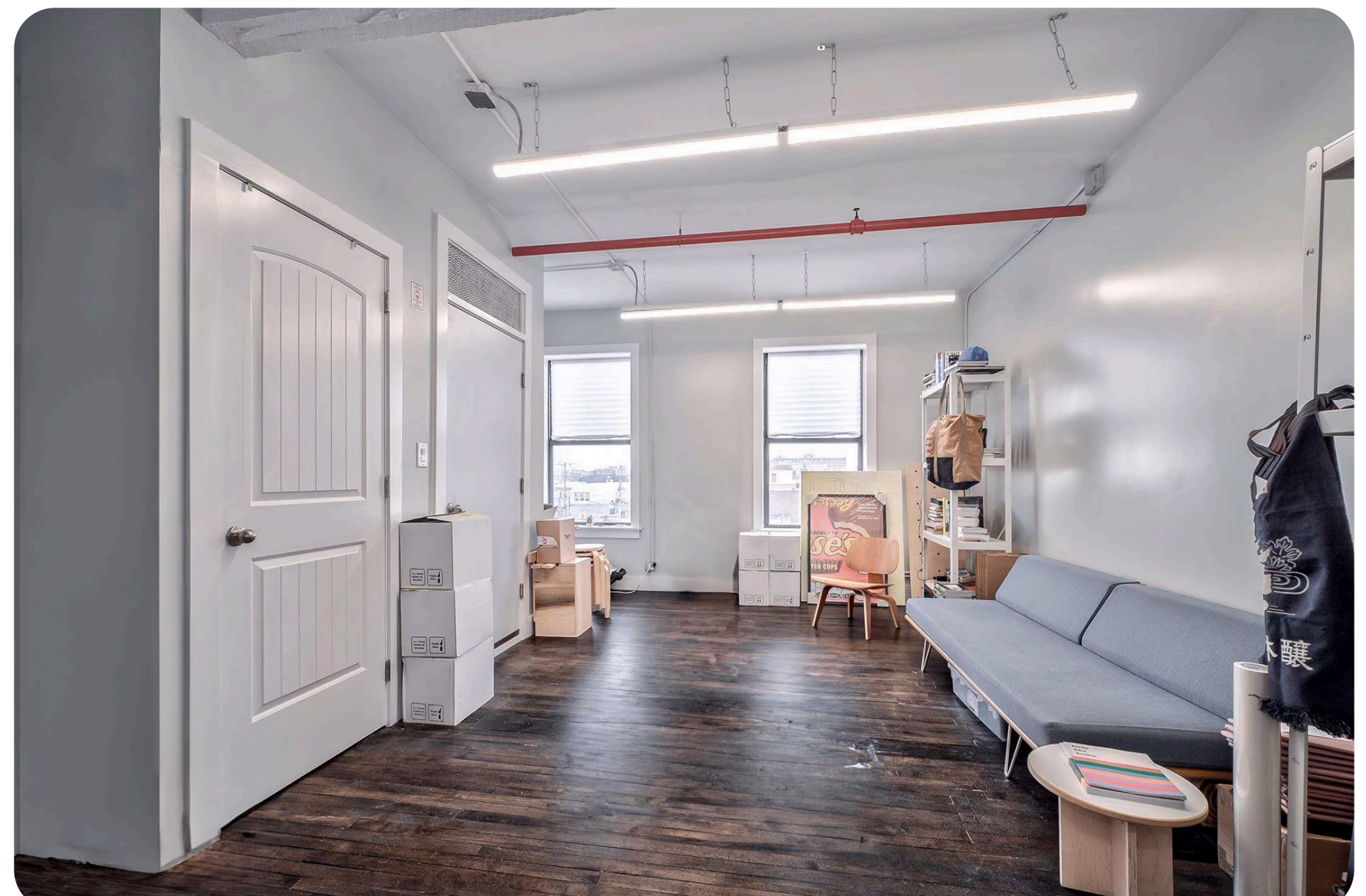
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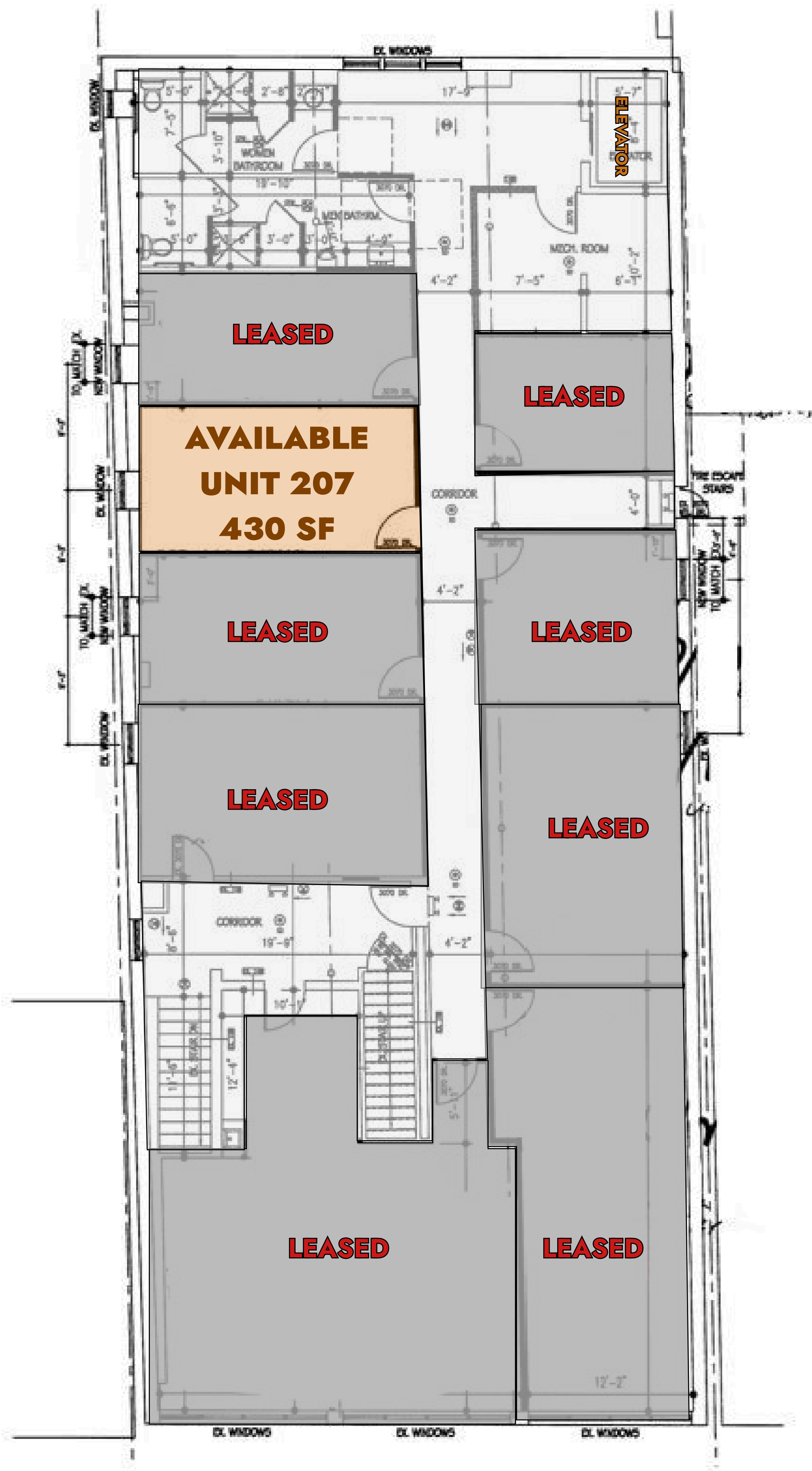
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FLOOR PLAN - 2ND LEVEL



AVAILABLE

MODIFIED GROSS LEASE - UTILITIES INCLUDED

UNIT 207 - 430 SF

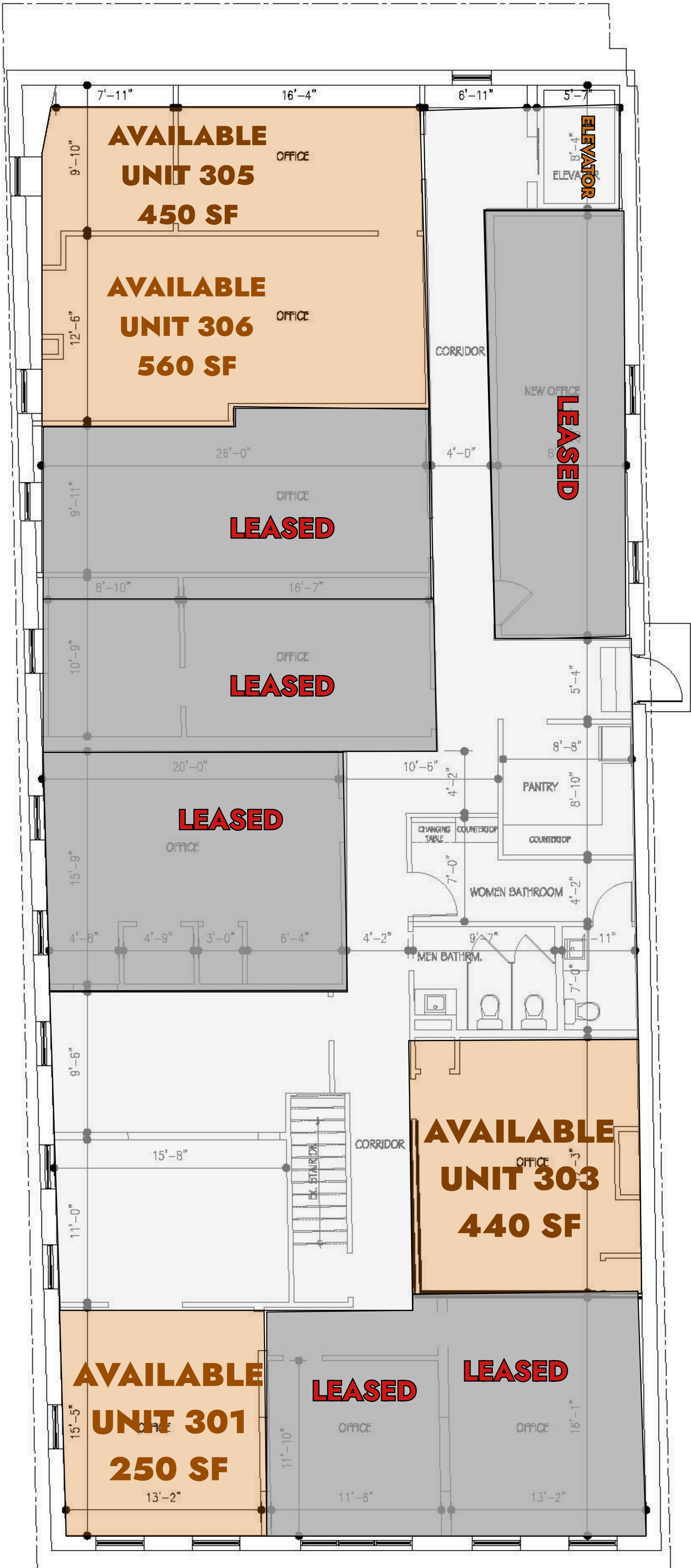
\$1,110/MONTH

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FLOOR PLAN - 3RD LEVEL



AVAILABLE
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UNIT 301 - 250 SF
\$750/MONTH

UNIT 303 - 440 SF
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UNIT 305 - 450 SF
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