

CORD MEYER OFFICE BUILDING ATTRACTS TOP TENANTS WITH PRIME LOCATION AND EXTENSIVE CAPITAL IMPROVEMENTS



Located at 108-18 Queens Boulevard between Continental Avenue and 71st Avenue in Forest Hills, the Cord Meyer Office Building is surrounded by popular dining, shopping, and entertainment options.

Why is a decades-old office building in Forest Hills suddenly one of the hottest office properties in Queens? Location, location, location — backed by best-in-class amenities and recent structural and design improvements that extend to every floor, including the newly renovated lobby.

Located at 108-18 Queens Boulevard between Continental Avenue and 71st Avenue, the Cord Meyer Office Building was built in 1964 by Cord Meyer Development, the iconic real estate company known for developing Forest Hills and nearby neighborhoods. Still owned and managed by Cord Meyer, which last year moved to the entire top floor of the nine-story building, the Cord Meyer Office Building is

in Forest Hills, surrounded by popular dining, shopping, and entertainment options. The Long Island Rail Road Forest Hills Station is less than two blocks away, with the MTA Forest Hills 71st Avenue Station and a Queens Boulevard bus stop conveniently located at the building's front.

“We always had the best address in Forest Hills,” observed Cord Meyer Development Vice President Leasing Matthew O’Grady. “Over the past two years, Cord Meyer committed to significant, wide-ranging capital improvements and renovations to ensure that the building matches its prestigious location.”

With renovations nearing completion, the 85,000-sq-ft Cord Meyer Office Building now offers tenants

such top-drawer building features as:

- Customized office layouts tailored to tenant needs.
- On-site covered parking located at the base of the building.
- A fully renovated lobby with doorman and 24-hour tenant access.
- A landscaped outdoor terrace with garden and seating areas.
- Panoramic views of the Manhattan skyline.
- ESG (environmental, social, and governance) sustainability initiatives throughout, including compliance with Local Law 97.
- Banking and dining options on the ground floor.
- New energy-efficient HVAC system.

According to O’Grady, Cord Meyer Development’s 2024 move to the ninth floor of the updated Cord Meyer Office Building is only one of several new tenancies. ENT and Allergy Associates, the nation’s largest ENT, allergy, and audiology practice, leased the entire sixth floor, with TD Bank committing to the second floor’s full 5,771 square feet. PrimeLine Utility Services, a leading provider of end-to-end infrastructure solutions, is taking 2,216 square feet of the fifth floor.

“We’ve also recently inked deals with Just Salad, 7th Street Burger, and Wells Fargo on the property’s ground floor,” explained O’Grady. “Interest is strong in prime office and retail space in the heart of Forest Hills, and that’s what we offer at the Cord Meyer Office Building.”



Fully renovated lobby with doorman.

With less than a 20-minute commute to Manhattan and close proximity to the Queens courts, Cord Meyer is seeing strong demand from a diverse mix of office and retail tenants. “While we are still offering rentable space, including two full floors, we anticipate the building will be fully leased in 2025,” concludes O’Grady.



Customized office layouts provide views of Queens and the Manhattan skyline.

For additional information on lease opportunities, contact Cord Meyer Vice President Leasing Matthew O’Grady at 718-947-7113 or mogrady@cordmeyer.com. Cord Meyer Leasing Representative Patricia Walsh is available at 718-947-7110 or pwalsh@cordmeyer.com.

Under the direction of President and CEO Matthew Whalen, Cord Meyer continues to embrace the future and explore new development opportunities. More information is available by visiting www.CordMeyer.com.

Founded in 1904, Cord Meyer is a premier developer, owner and operator of high-quality retail, commercial, and residential properties in Queens and the surrounding New York metro area.



A new timeline depicts the impressive history of Cord Meyer Development.