



CASE STUDY



Background

The Metropolitan Transportation Authority (MTA) sought approximately 2,000 SF of space in Jamaica, Queens to support internal operations during planned renovations. The space needed to be move-in ready, compliant with agency standards, and located near major transit lines to ensure accessibility for staff. With limited time and tight parameters, the MTA turned to Hebron Realty to identify and secure a viable solution quickly.



Challenges Faced

The MTA required 2,000 SF of operations space in Jamaica, Queens, under a tight timeline and with strict operational requirements. The agency needed a move-in ready location with secure access, strong transit connectivity, and minimal buildout—while still navigating procurement protocols and internal approvals.



Result

Hebron Realty secured a 2,000 SF turnkey space for the MTA in the heart of Jamaica, Queens, meeting all operational requirements within the agency's timeline. The space is now serving as active swing space, supporting critical continuity for MTA operations during a period of transition.



Actions Implemented

Drawing on Hebron Realty's experience with government and institutional tenants, we quickly identified properties in Jamaica, Queens that met the MTA's specific needs: move-in ready space, secure access, and direct transit adjacency. We leveraged existing landlord relationships to source off-market and flexible-term opportunities, and navigated internal layers of agency communication to align approvals and timelines. Our team negotiated favorable short-term terms with a responsive owner and facilitated expedited walkthroughs, documentation, and lease execution to meet the MTA's deadline.

Impact

Robert and Rob Hebron of Hebron Realty in Brooklyn, NY recently assisted us with a successful office lease negotiation in Jamaica Queens.

The Metropolitan Transit Authority (MTA) needed office space in that area of New York City. Rob and Robert presented our group with the building located at 168-25 Jamaica Avenue and we determined that it suited our requirement in many ways.

Rob & Robert kept the tenant's best interests paramount throughout the complicated process. They were diligent in staying on top of the negotiation and while it took the better part of a year, we signed a lease and all concerned are very pleased with the space and the terms of the transaction.

Rob and Robert would be a welcome participant in any future real estate needs we might have.

Please feel free to contact me if you require any further information.

Greystone
MTA Consultant



347.528.5077
www.HebronRE.com
16 Court St. 2105
Brooklyn NY 11241



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