



# 45-57 Davis Street, Long Island City, NY 11101

*Approx 11,000 Square feet.*

## RETAIL/OFFICE AVAILABLE FOR LEASE

- Multi-Story Retail space with private entrance and elevator available for lease.
- 45-57 Davis Street is a brand new construction mixed-use building consisting of 133 luxury apartments.
- Approx. Ceiling height - 17 FT.
- The building is located one block to the Court Square subway station with service to and trains with an annual ridership of over 7 million people.
- The space is divisible and can be built out to necessary use.
  - Building is located near prominent retail tenants such as Trader Joe's, Bank of America, CitiBank & more.
  - Approx. 15 Parking spaces available for retail.
- ASKING RENT UPON REQUEST**

# Opportunity Review

Details	
Asking Rent	Upon Request
Available	180 SF ground floor & 10,650 SF lower level
Ceiling Height	Ground Floor 9 FT & Lower Level 17 FT
Taxes	\$42,538
Block & Lot	85/30
Neighborhood	Hunters Point
Cross Streets	Davis Street & Pearson Street
Asset Type	Mixed use
Frontage	93 FT on Davis Street
Zoning	M1-5/R7-3, LIC

### Nearby Retailers



### Nearby

**TRANSPORTATION**

at 45 Rd-Court House Sq	0.13 miles
at Court Square	0.13 miles
at Hunterspoint Avenue	0.19 miles
at Ely Av-23rd St	0.21 miles
at 21st St	0.21 miles

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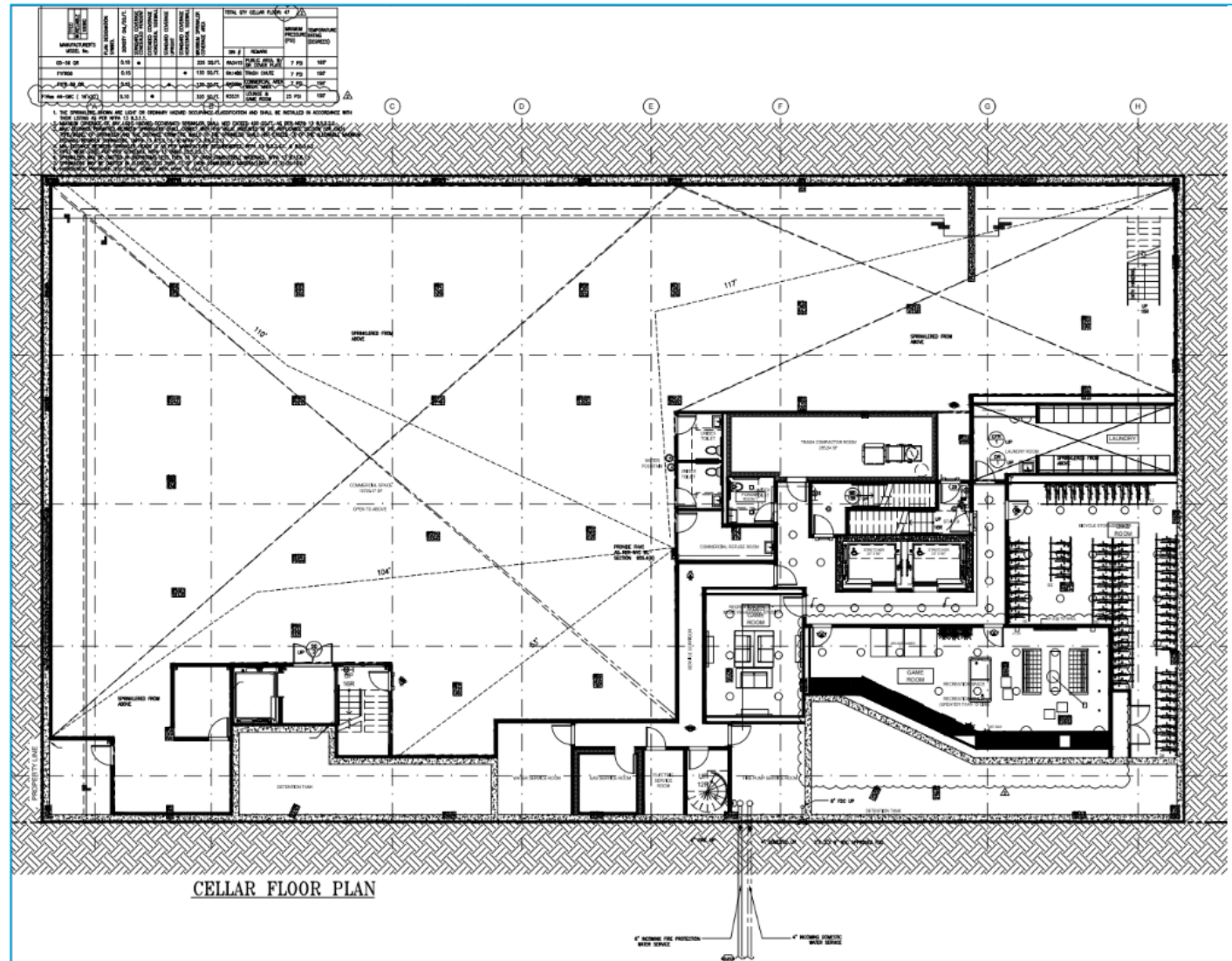
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# Retail Map



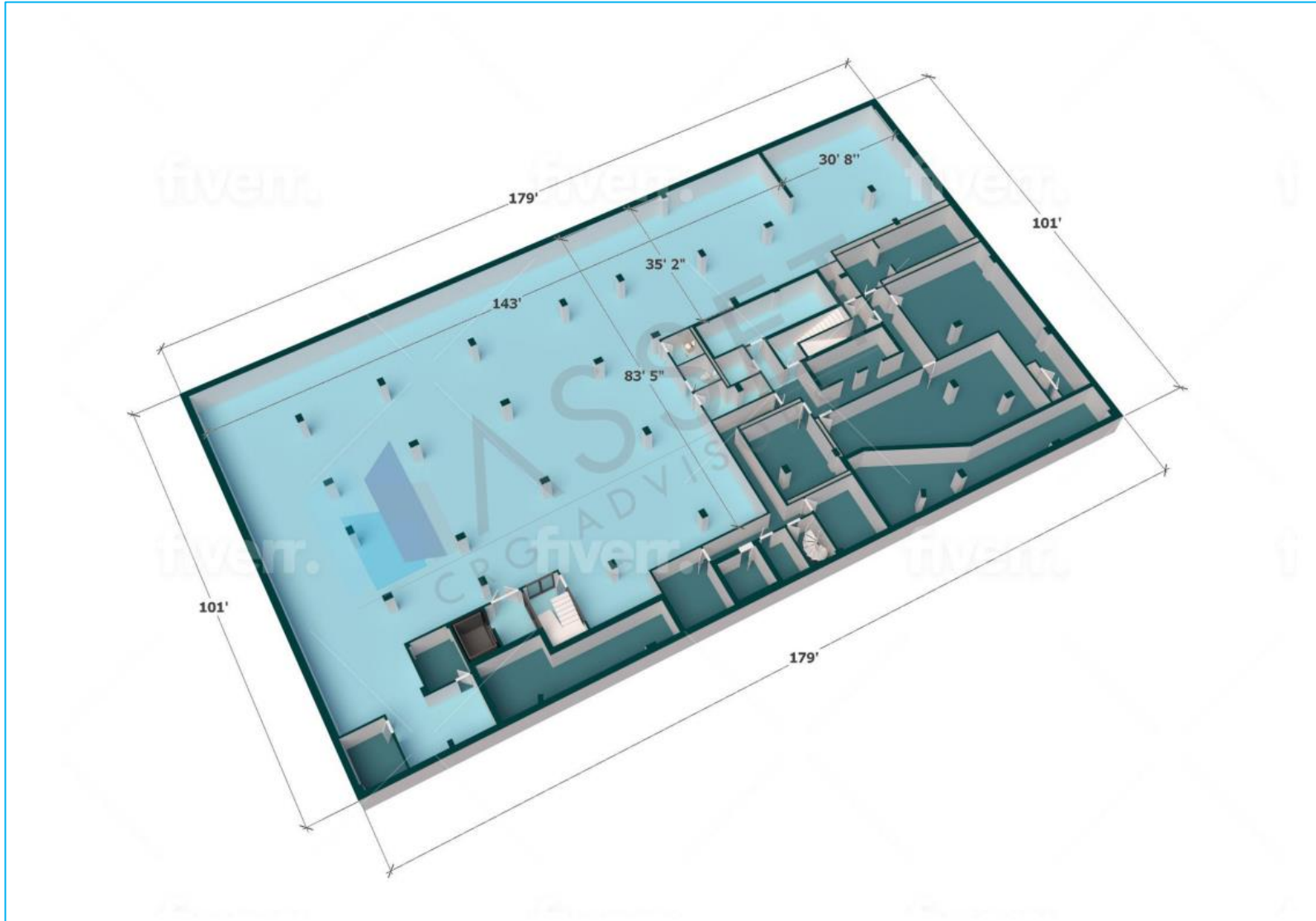
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# Cellar Floor Plan





# 3D Rendering





# Property Photos

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# Exterior Building Photos





# Interior Building Photos

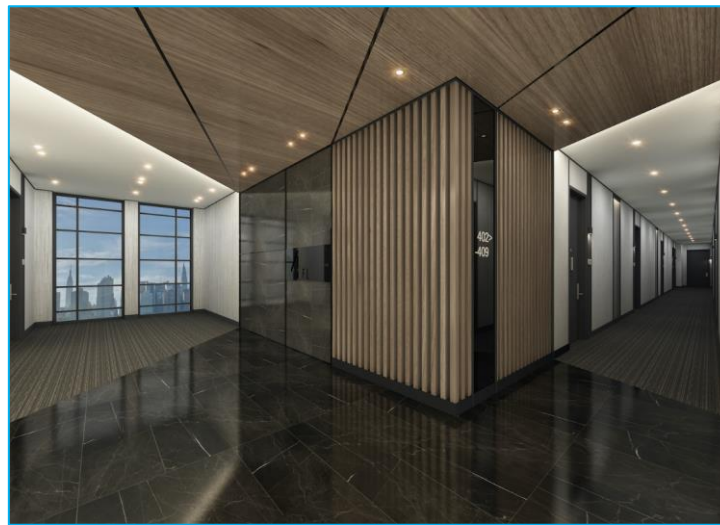


Photo Courtesy: Nooklyn.com

# Interior Building Photos

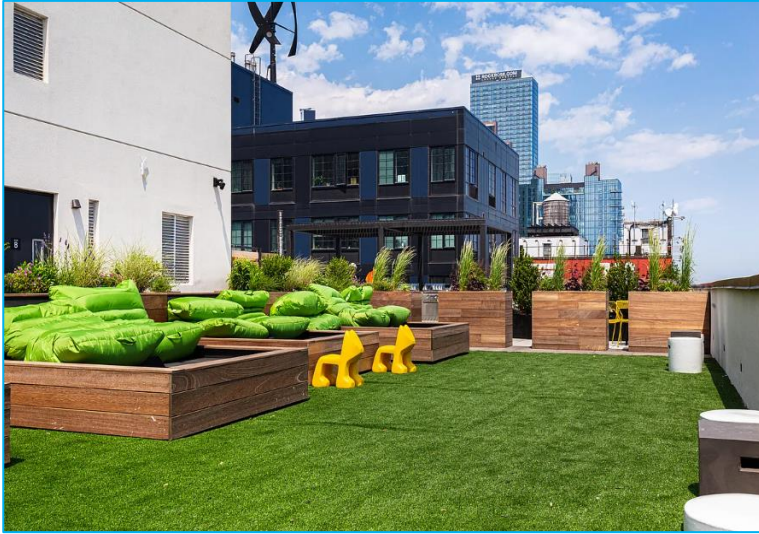


Photo Courtesy: Nooklyn.com

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# Contact Advisors



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**Broker Cooperation is Welcome!**