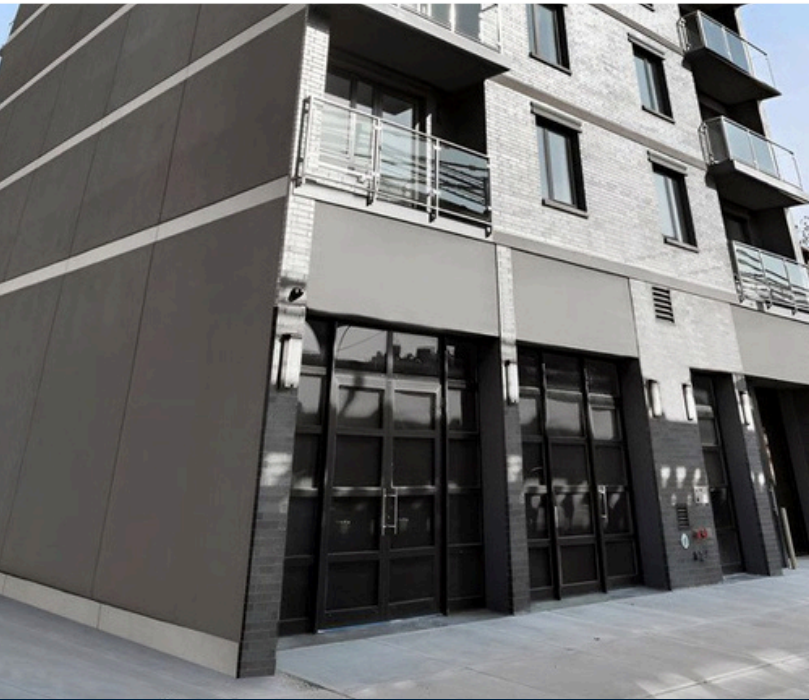


**EXCLUSIVE FOR LEASE**

36-37 31ST STREET | LONG ISLAND CITY, NY 11106

# 4,400 SF | 20' CEILING GROUND FLOOR UNIT W/ HIGH VISIBILITY SURROUNDED BY RESTAURANTS AND ENTERTAINMENT



## PROPERTY OVERVIEW

**IDEAL FOR:** PHOTOGRAPHY, PODCAST STUDIO, GENERAL RETAIL SALES

- 4,400 SF GROUND FLOOR UNIT
- FULLY SPRINKLERED
- GAS-HEAT
- 20' FT CEILING HEIGHT
- RETAIL STOREFRONT / EXPOSURE
- RENOVATED OFFICES
- LOCATED IN FRONT OF SUBWAY STATION
- PARKING AVAILABLE
- NEW CONSTRUCTION
- M1-2 / LIC ZONING - LONG ISLAND CITY MIXED-USE DISTRICT - USE GROUP 10A

### TRANSIT

- DIRECT ACCESS TO 36TH AVENUE SUBWAY
- ONLY MINUTES TO QUEENS PLAZA AND QUEENSBORO SUBWAY
- ACCESS TO QUEENSBORO BRIDGE AND MIDTOWN TUNNEL



## MINUTES TO MANHATTAN!



## CONTACT EXCLUSIVE AGENTS

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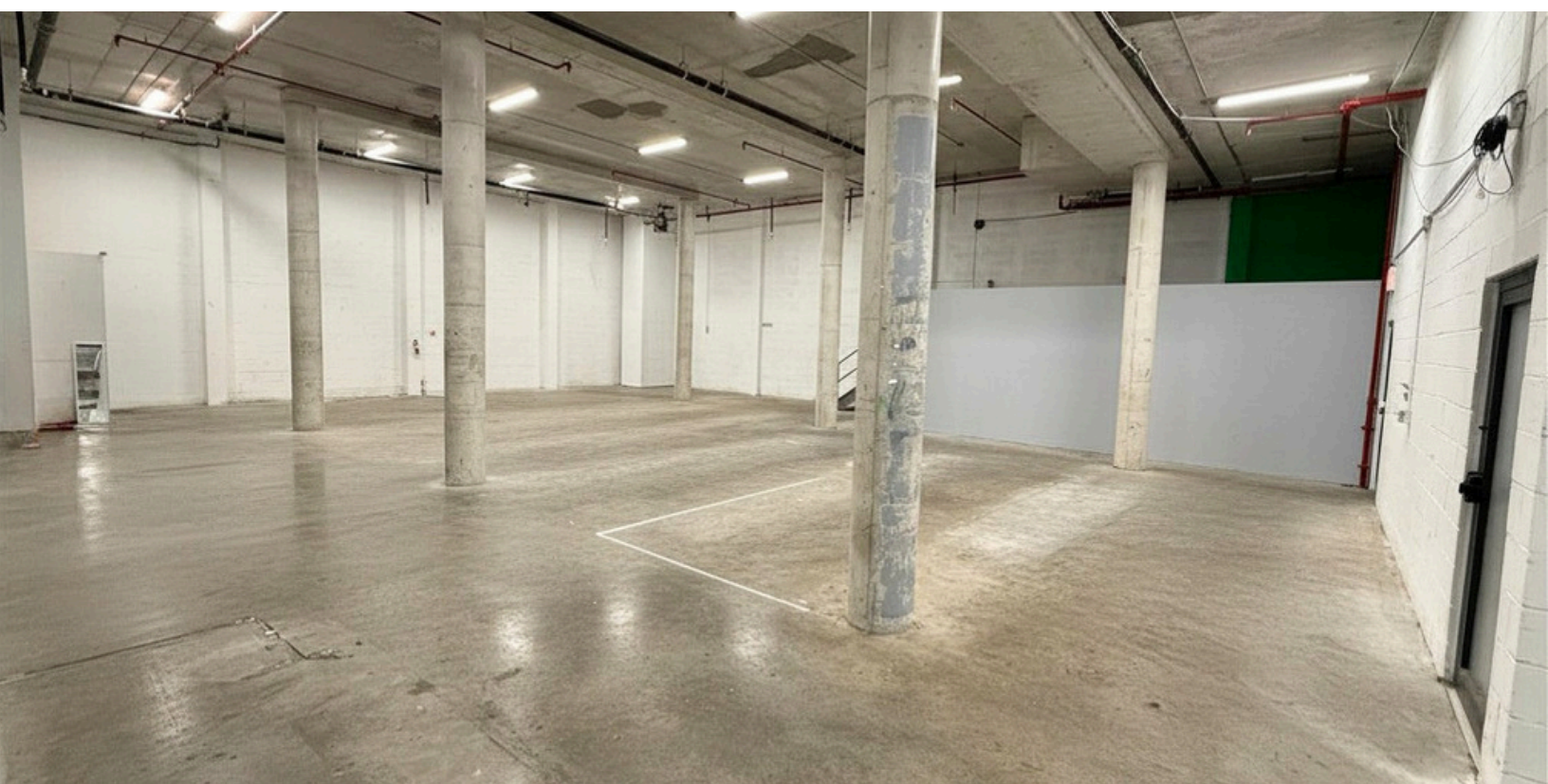
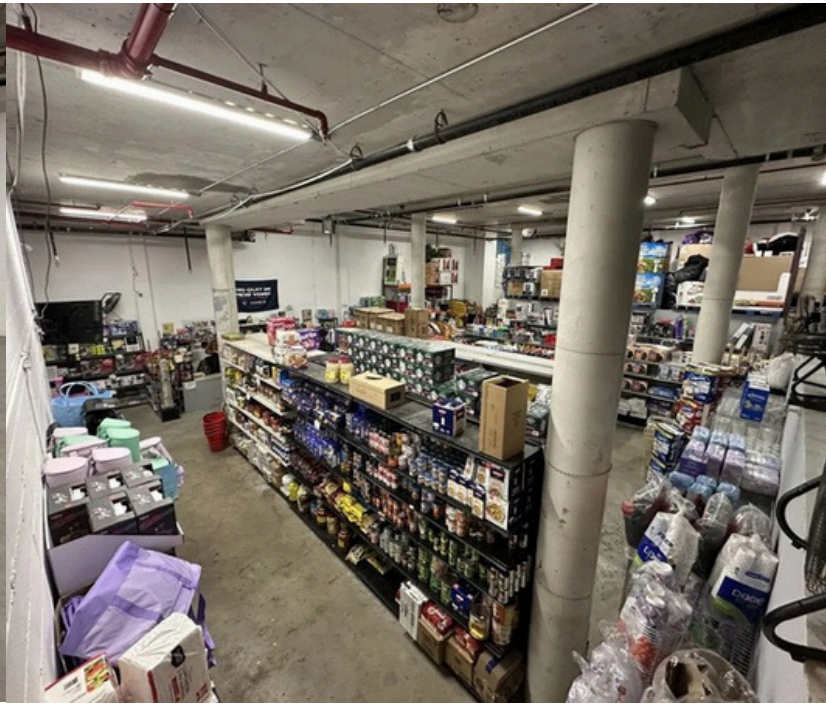
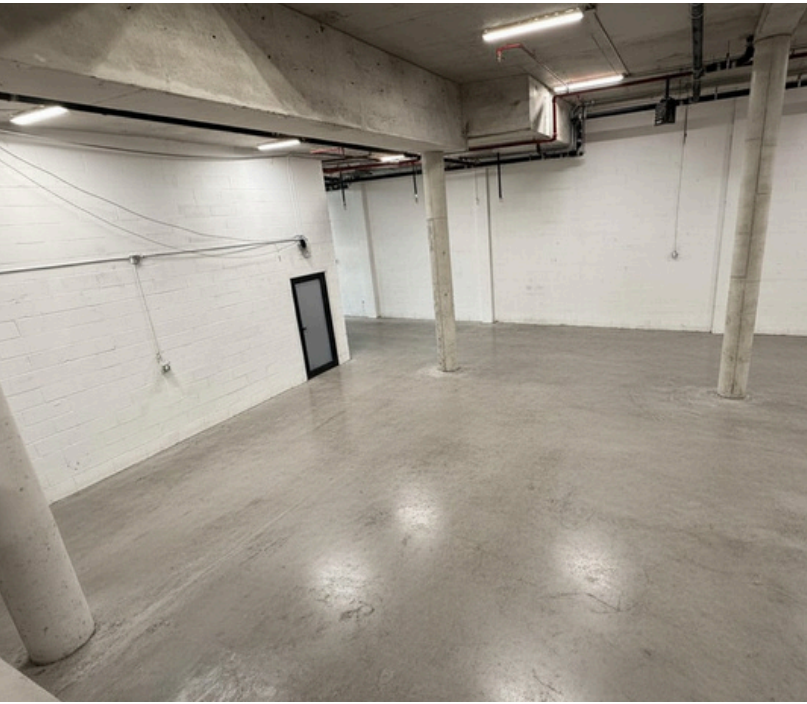
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