

OFFERING MEMORANDUM

43-10 9TH ST.



SYMMETRYCRG
COMMERCIAL REALTY GROUP

DY
REALTY GROUP

LONG ISLAND CITY, NY 11101

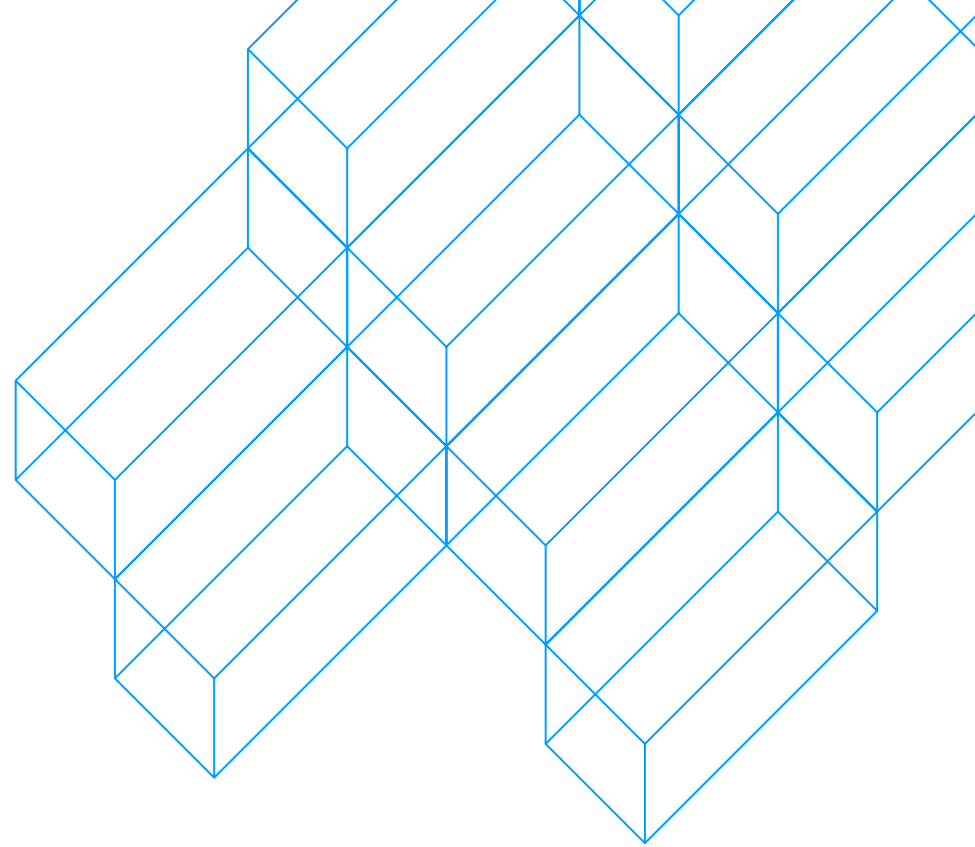


TABLE OF CONTENTS

03 EXECUTIVE
SUMMARY

06 ACCESS &
CONNECTIVITY

08 LOCATION
OVERVIEW



EXCLUSIVELY LISTED BY

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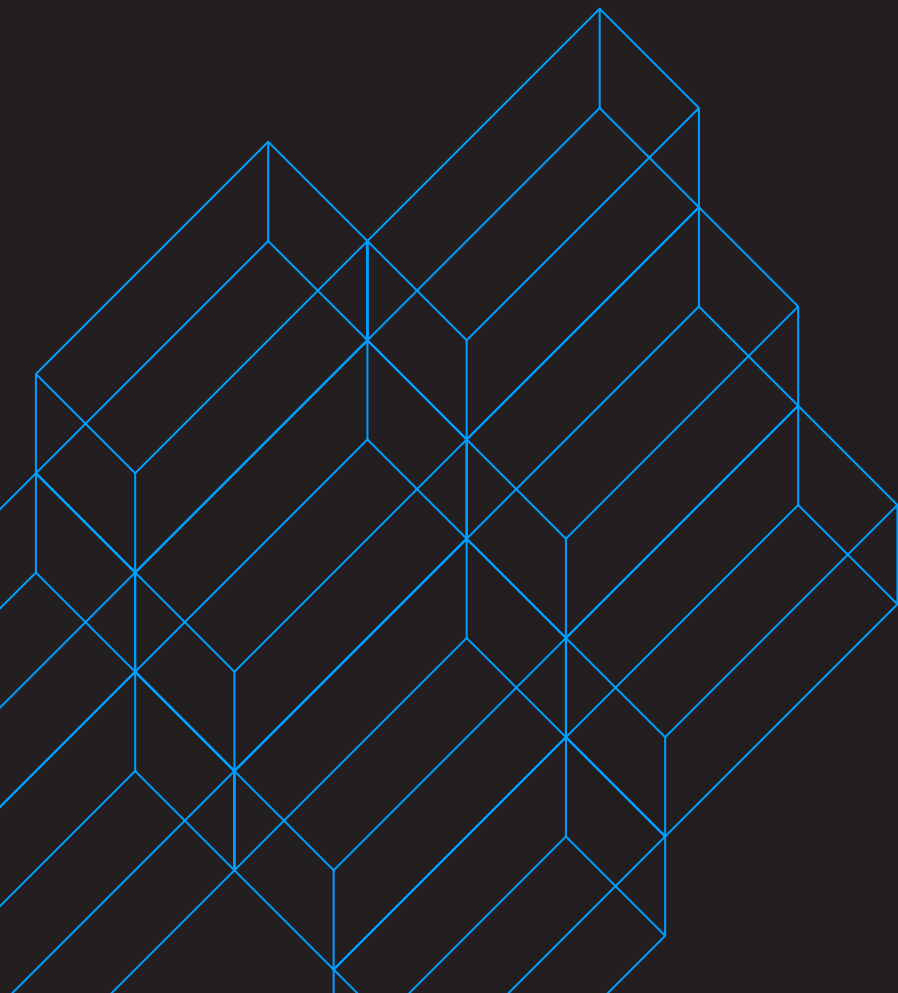




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43-10 9TH STREET



EXECUTIVE SUMMARY

MOVE-IN READY OFFICE SPACE WITH MANHATTAN SKYLINE VIEWS IN LONG ISLAND CITY

SymCRG and DY Realty Group are pleased to exclusively offer for lease this fully built, 3,500 SF office space at The Bordone LIC, located in the heart of prime Long Island City.

This move-in ready office features excellent natural light, efficient existing installations, and stunning Manhattan skyline views throughout the space. The premises also include two dedicated parking spaces, offering a rare convenience for tenants in the LIC market.

Ideally situated near multiple subway lines and major transportation routes, the property provides seamless access to Midtown Manhattan, Brooklyn, and the surrounding boroughs. Surrounded by a vibrant mix of restaurants, retail, and neighborhood amenities, The Bordone LIC presents an exceptional opportunity for companies seeking a premier Long Island City office location.

Please contact the exclusive agents today for more information or to schedule a tour.

AVAILABLE	3,500 SF OFFICE SPACE
STATUS	MOVE-IN READY
BUILDING SIZE	31,800 SF
PROPERTY TYPE	OFFICE
BUILDING CLASS	CLASS C
BUILDING HEIGHT	5 STORIES
YEAR BUILT / RENOVATED	1939 / 2019
ACCESS	PROXIMITY TO SUBWAY LINES & MAJOR ROADWAYS
IDEAL USES	PROFESSIONAL, CREATIVE, TECH & SERVICE FIRMS



INTERIOR IMAGES

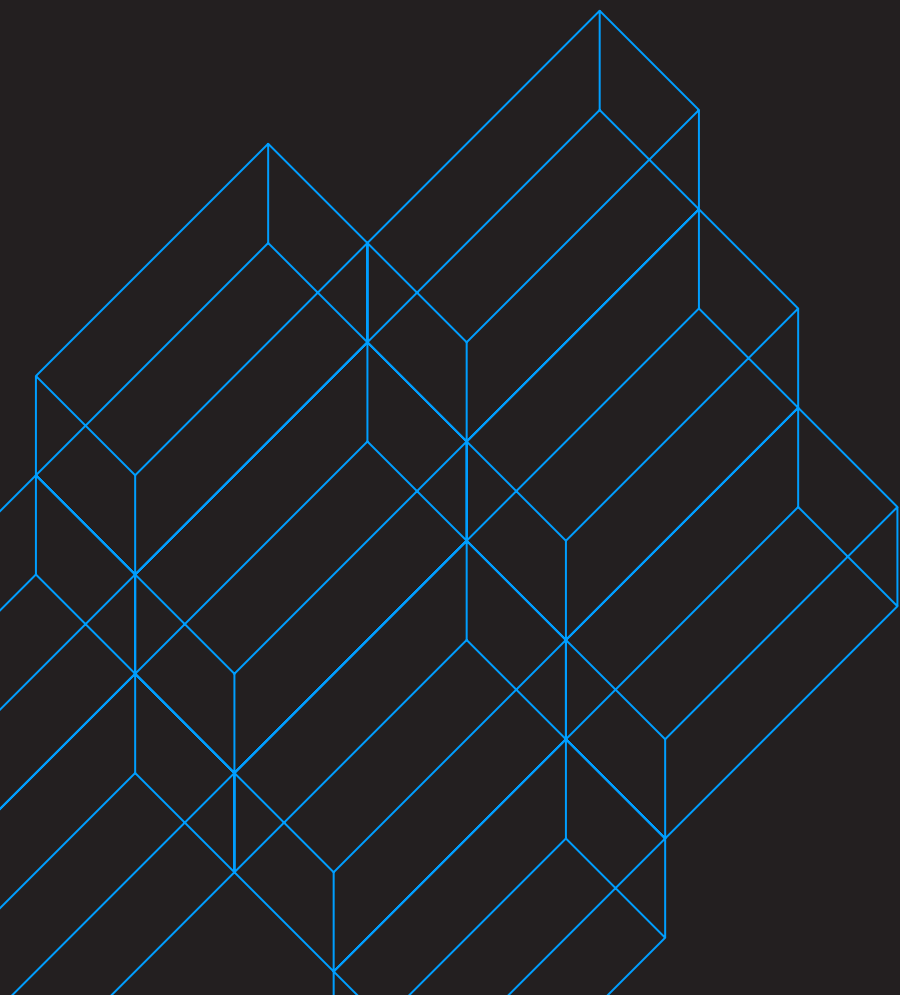




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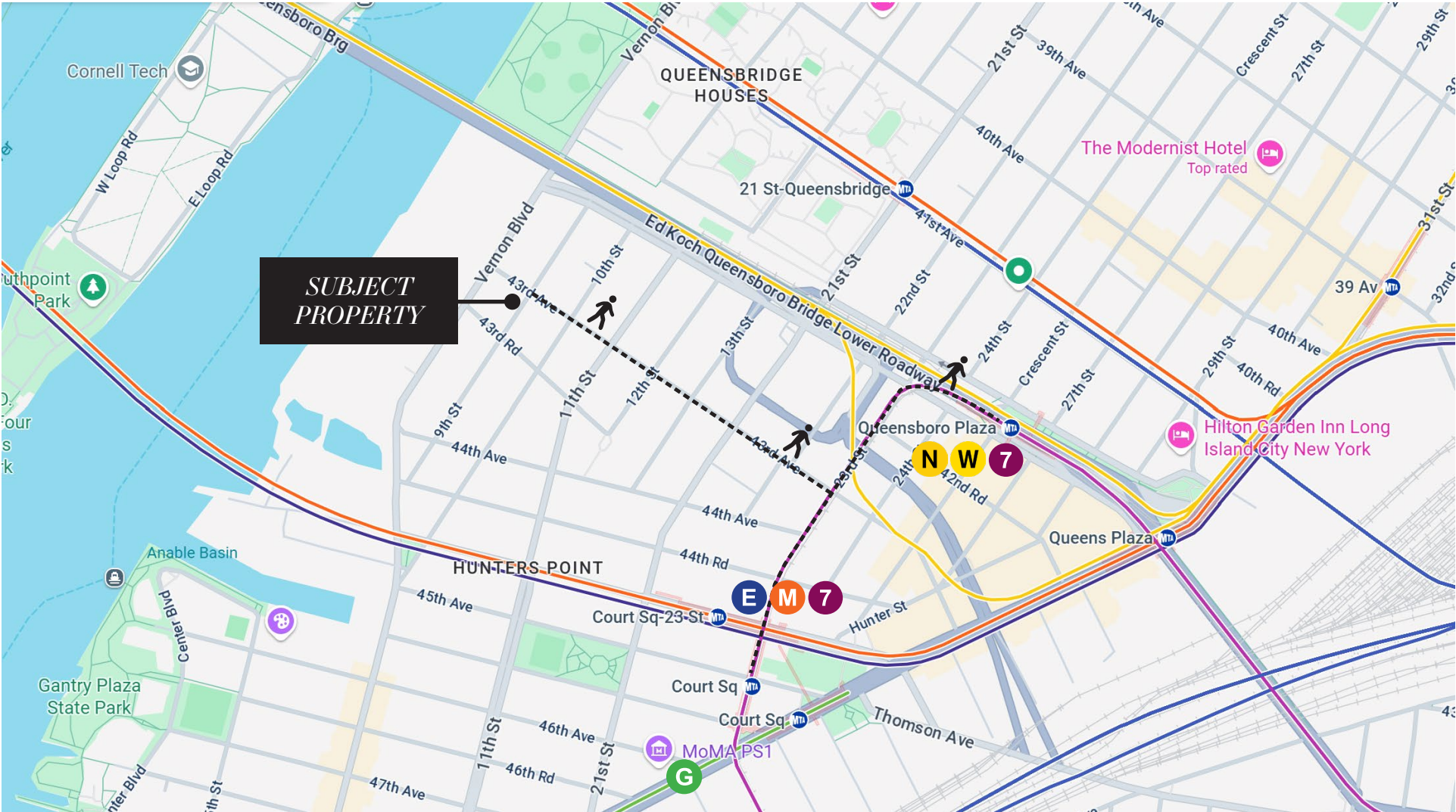


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ACCESS & CONNECTIVITY

ACCESSIBILITY

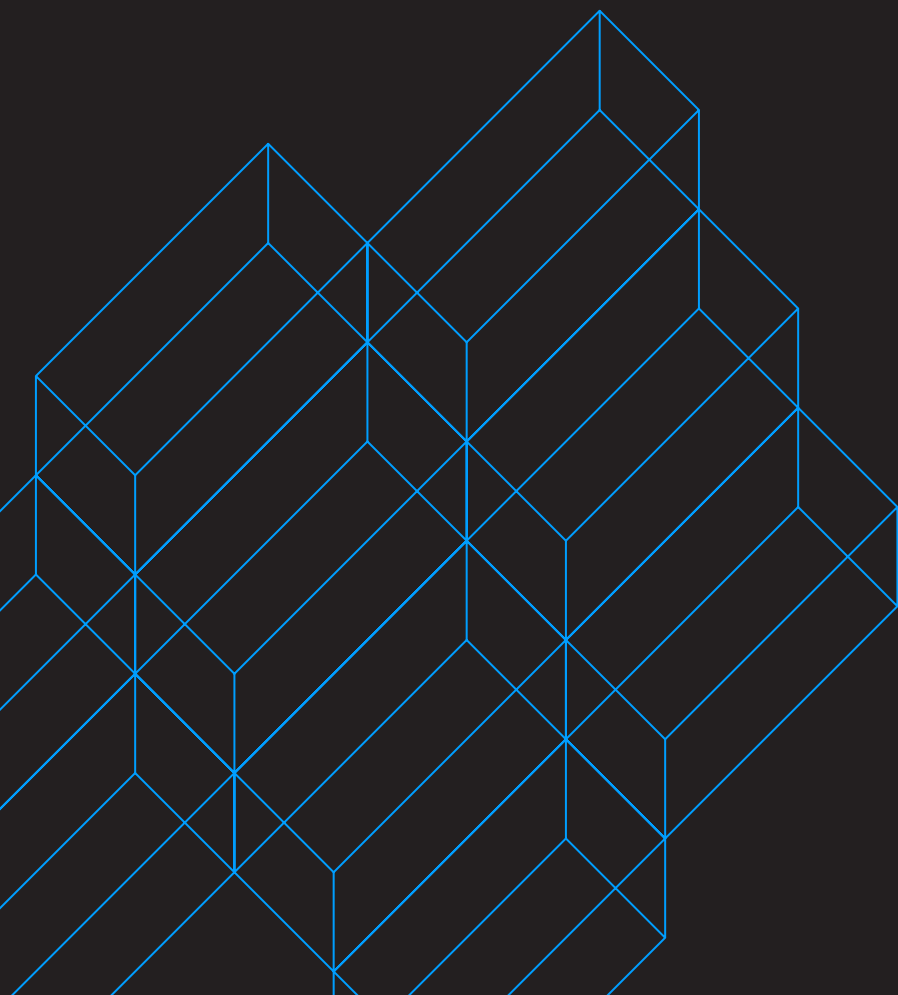




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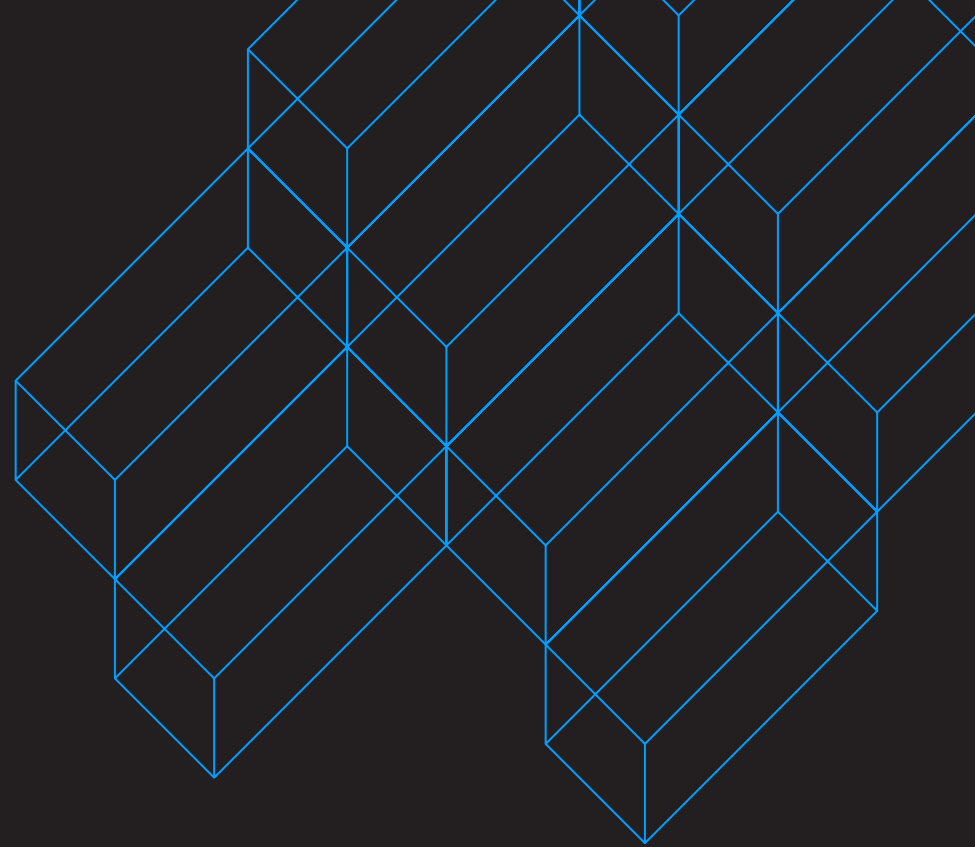
LOCATION OVERVIEW

LONG ISLAND CITY, *QUEENS*

Long Island City has emerged as one of New York City's most dynamic and strategically positioned neighborhoods, undergoing a remarkable transformation from its industrial roots to a flourishing mixed-use district. While LIC now boasts high-rise residential developments, cultural institutions, and vibrant public spaces, its foundation as an industrial powerhouse remains a core strength—especially for businesses seeking functional space within proximity to Midtown Manhattan.

Today, LIC offers a rare blend of legacy industrial infrastructure and modern accessibility. The neighborhood continues to serve as a vital logistics and manufacturing corridor, attracting firms in light industrial, creative production, distribution, and urban warehousing. Zoned areas support a wide range of industrial uses, making it one of the few locations in New York City where functional flexibility meets strategic convenience.





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