



**PINNACLE REALTY**  
OF NEW YORK, LLC

[www.pinnaclereny.com](http://www.pinnaclereny.com)

46-34 11th Street • Long Island City, NY 11101

718-784-8282

# 2,500 SF IMMACULATE MODERN OFFICE/FLEX SPACE

## BEST LONG ISLAND CITY LOCATION

### FEATURES:

- 2,500 Sq. Ft. Office/Flex Space
- Modern Lobby
- Exposed Beams
- HVAC
- Private Offices
- Conference Room
- 4-Year Sublease

**IMMEDIATE POSSESSION**

### NEARBY:

- Queensboro / 59<sup>th</sup> Street Bridge
- Long Island Expressway
- Queens Midtown Tunnel
- Queens Boulevard

#### Transportation:



**LEASE PRICE:**

**UPON REQUEST**

**44-61 11<sup>TH</sup> STREET, LONG ISLAND CITY, NY**

**BLOCK:** 52

**LOT:** 20

**ZONING:** M1-4, R6A,  
R7A, LIC

For Information About This Property  
Contact Exclusive Agents:

**Brendan Burke**, Salesperson  
[bburke@pinnaclereny.com](mailto:bburke@pinnaclereny.com)  
718-371-6403

**James Ege**, Salesperson  
[jege@pinnaclereny.com](mailto:jege@pinnaclereny.com)  
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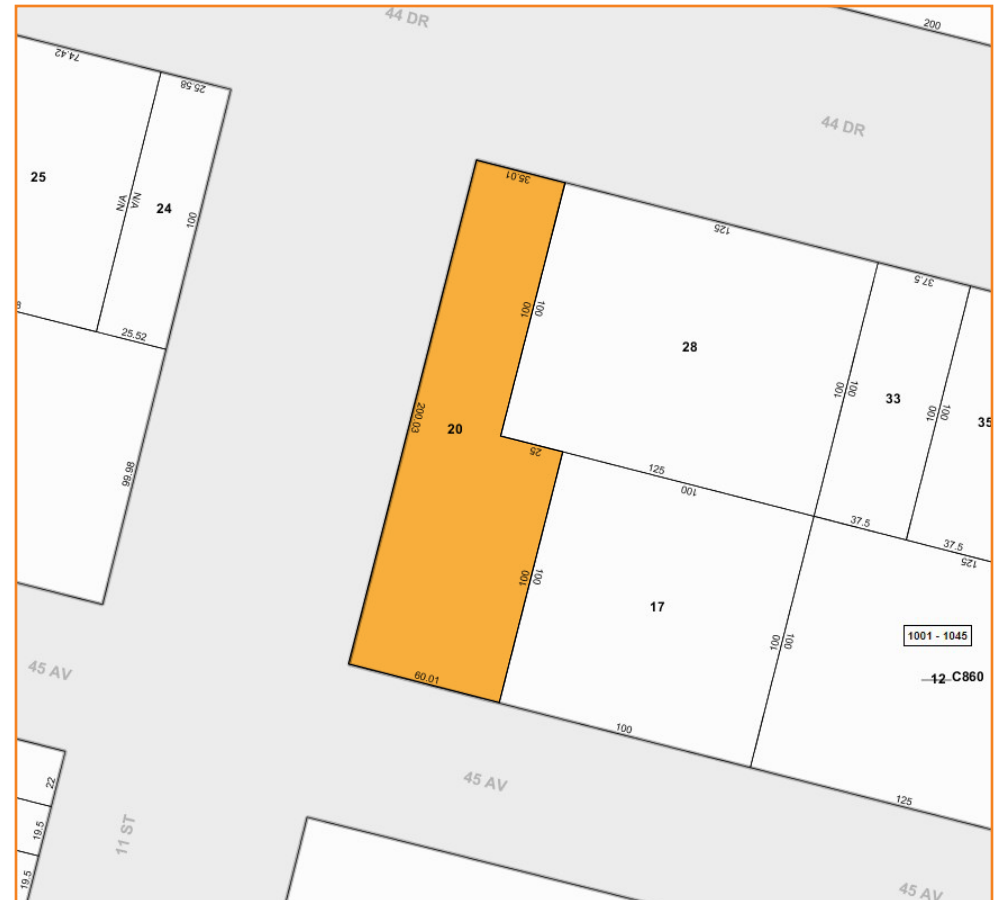
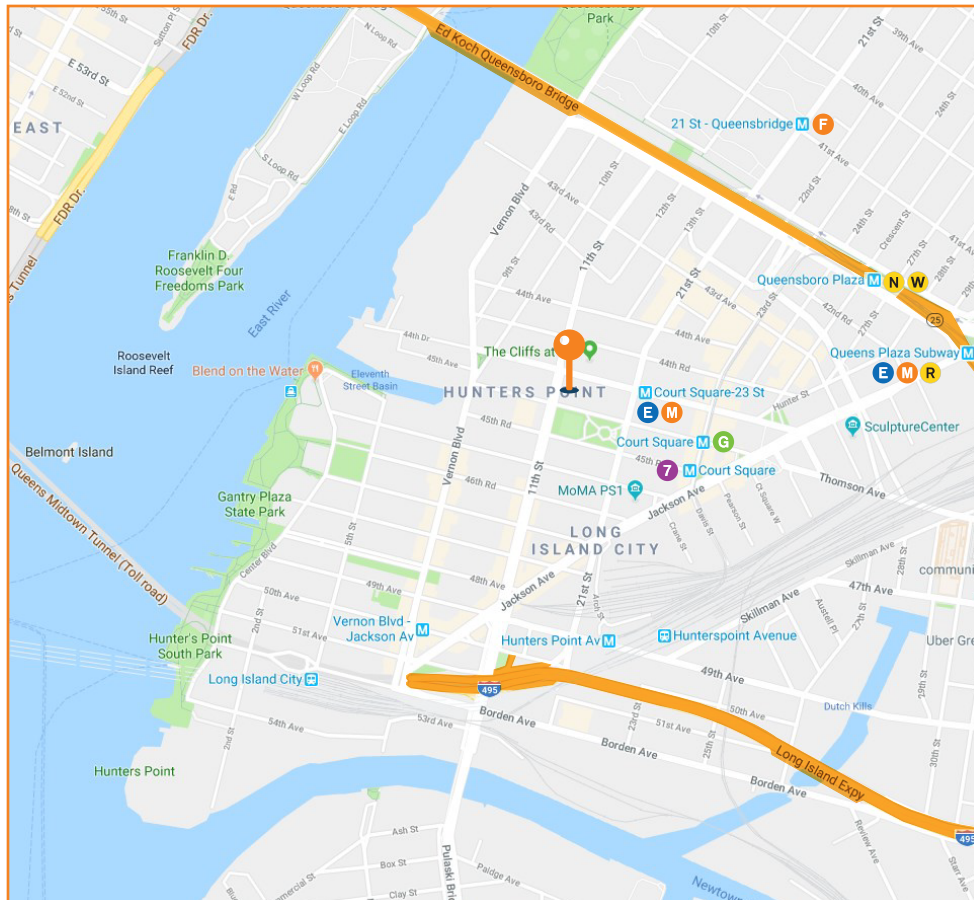
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