



MODERNSPACES
Commercial + Investment Division



25-29 49TH STREET, ASTORIA, NY 11103

10,550 SQUARE FOOT COMMERCIAL SPACE WITH PARKING FOR SALE OR LEASE

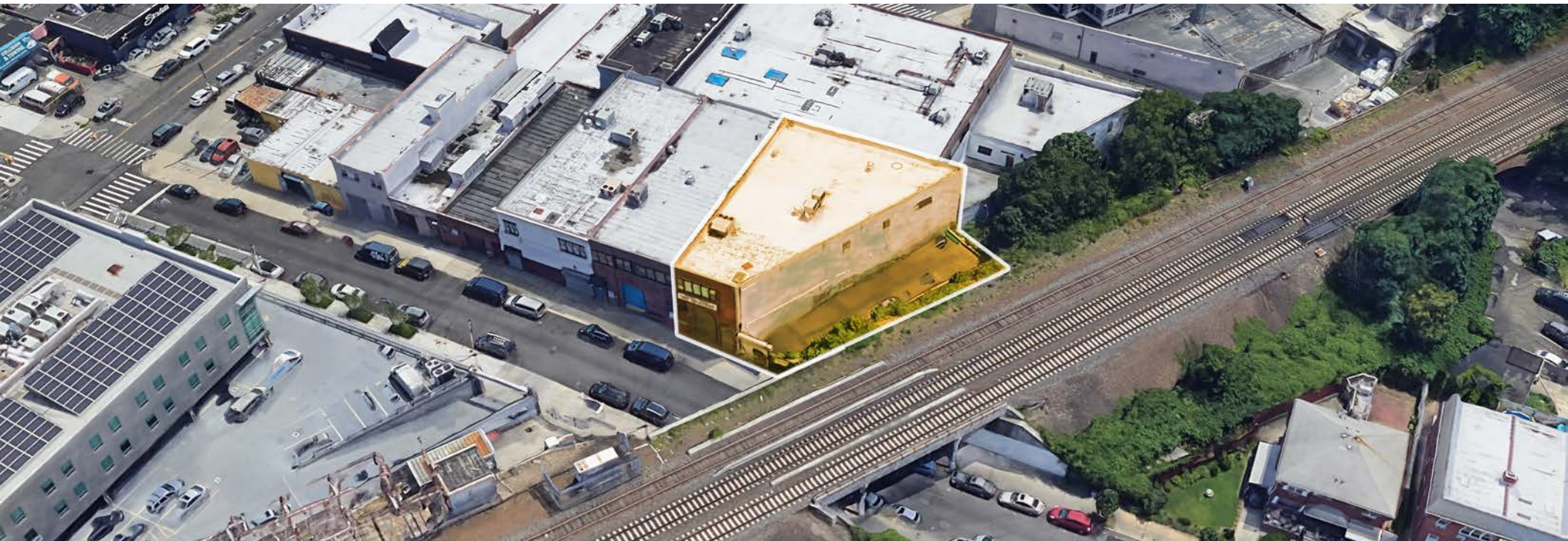


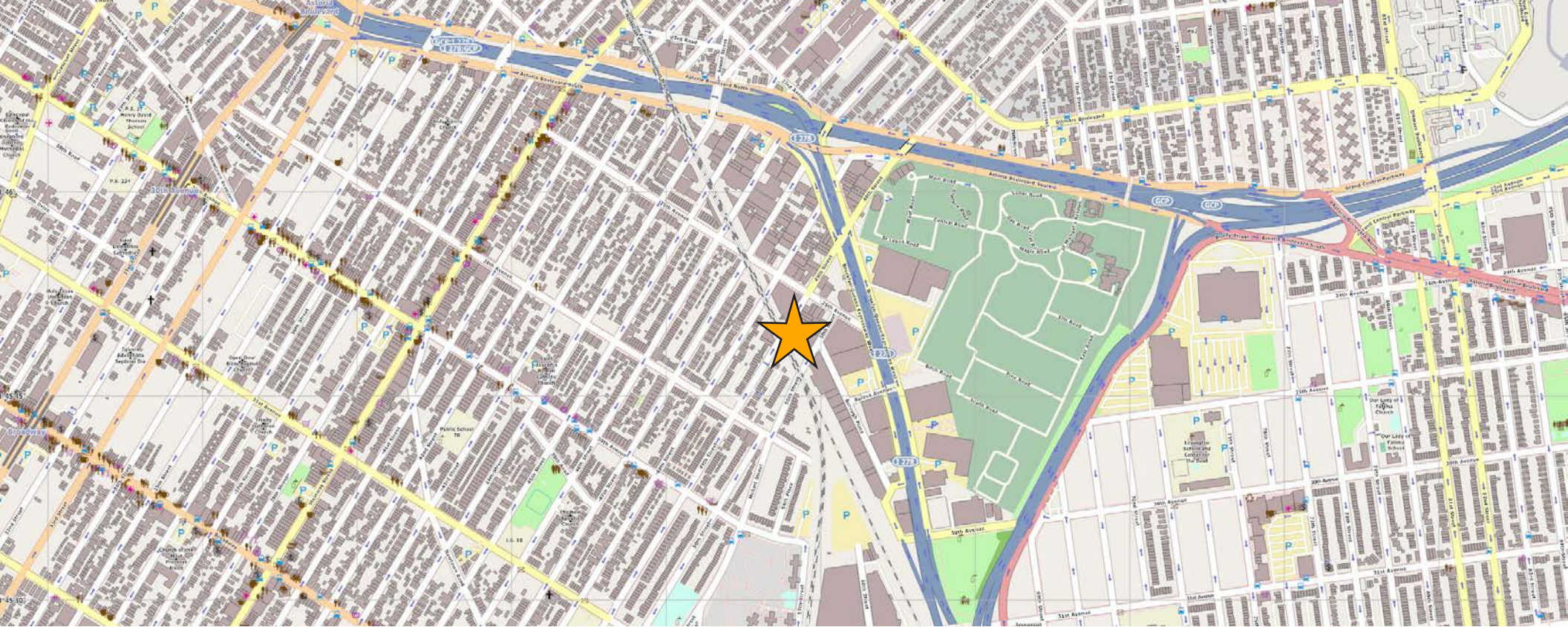
10,550 Sq Ft Commercial Space in Astoria for Sale or Lease

Price Reduced: \$4,999,000 / Asking Rent: \$28,000/Month

SPACE INFORMATION

Building Address: 25-29 49th Street, Astoria, NY 11103
Block / Lot: 745 / 36
Building Dimensions: 50' x 100' (Approximate, Irregular)
Total Square Feet: 10,550 (Approximate)
Stories: 2
Rollup Gate/Loading Bays: 1
Zoning: MI-1
Nearby Subway Lines: N, W, E, M & R
Nearby Bus Lines: Q18, Q19, Q69, Q70, Q101, Q104 & M60
Taxes ('24/'25): \$48,497.40





Modern Spaces Commercial + Investment Division has been exclusively retained to lease this prime Astoria commercial flex space. With easy access to the Brooklyn Queens Expressway, this space has abundant private on-site parking, a loading dock, and sizable warehouse/storage space which includes two climate controlled secure vaults. The office, showroom and work space have high ceilings and are easily configurable. In addition there is a fully equipped modern kitchen and five bathrooms. The premises also have a remote monitored security system and CCTV.

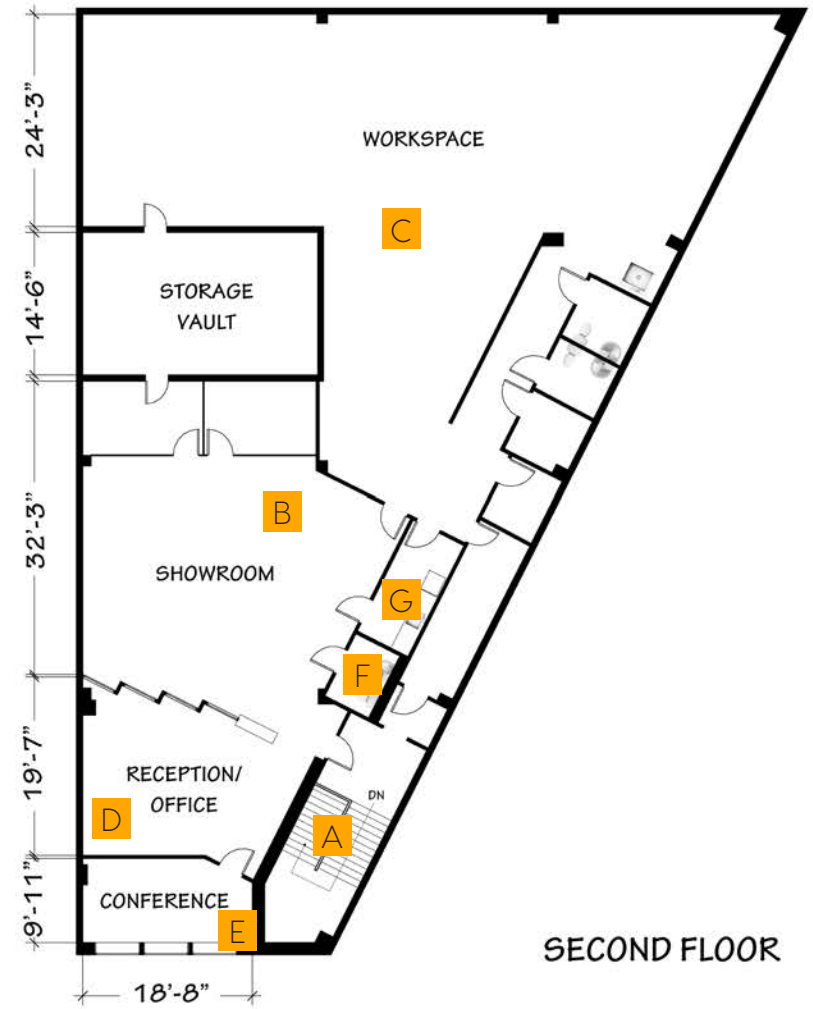
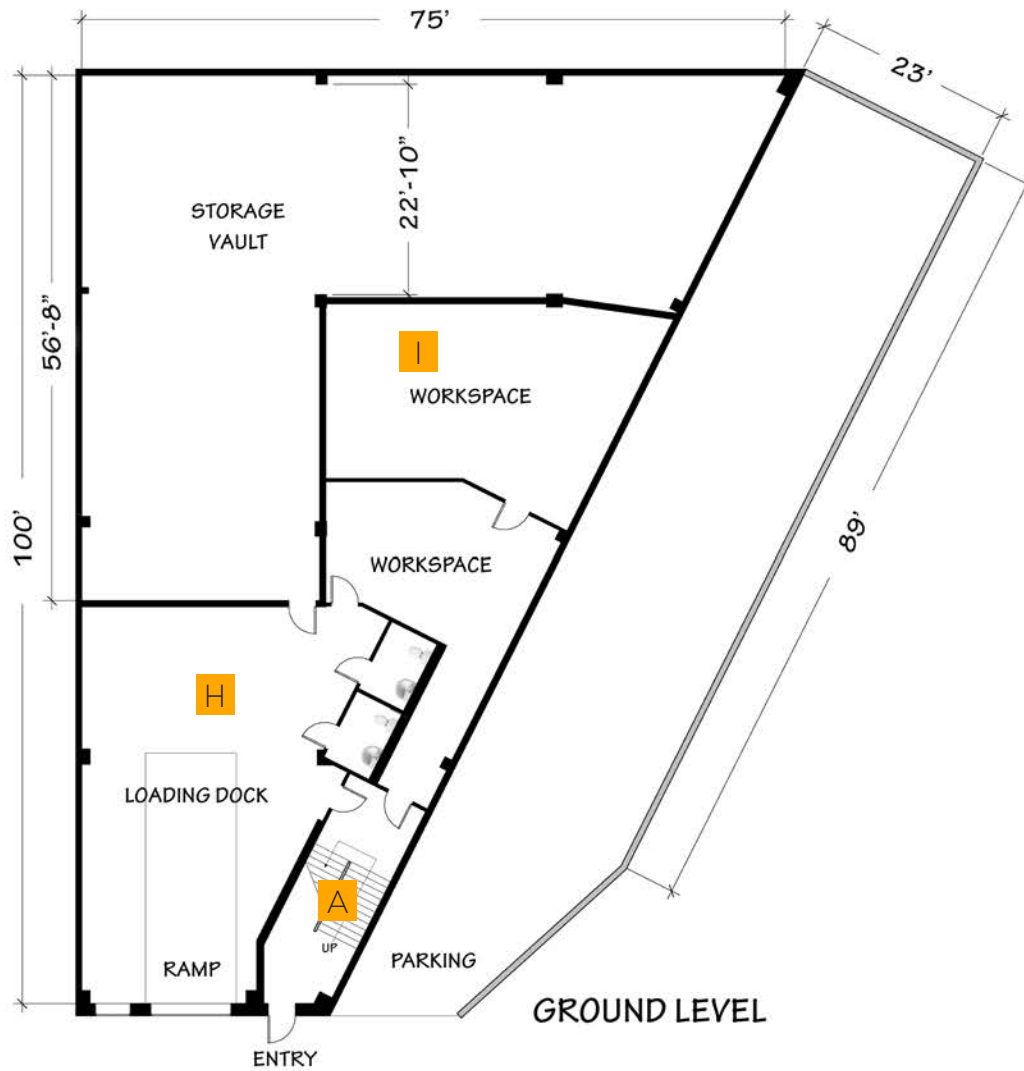




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FLOOR PLANS





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AMTRAK LEASE

FIRST AMENDMENT TO LEASE

This **First Amendment**, is made as of this 20 day of MAY, 2020 ("Effective Date") by and between the **NATIONAL RAILROAD PASSENGER CORPORATION**, ("Amtrak"), a District of Columbia corporation, with an office at 2955 Market Street, 5 South, Philadelphia, Pennsylvania 19104, hereinafter ("Landlord"), and **25-00 49th STREET**, a limited liability company, having an address at 25-29 49th Street, Long Island City, New York, 11103 ("Tenant").

WITNESSETH:

WHEREAS, Landlord and Tenant are parties to that certain "Lease Agreement" dated as of January 12, 2017, (the "Lease"), pursuant to which Landlord leased to Tenant and Tenant leased from Landlord that certain parcel of land consisting of Four Thousand Seven Hundred Ninety Eight (4,798) square feet, more or less, situated adjacent to 25-29 49th Street, and on the Right of Way for Amtrak's "Hellgate Line", located on Landlord's Valuation Map # 307, near Mile Post 5.5, in Long Island City, in the Borough and County of Queens, New York (the "Leased Premises"); and

WHEREAS, the parties now wish to amend the Lease as further described herein;

NOW THEREFORE, for and in consideration of the promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. **PREMISES:** Landlord hereby agrees to reduce the Leased Premises from Four Thousand Seven Hundred Ninety Eight (4,798) square feet to One Thousand Five Hundred Eighty (1,580) square feet as further described in **Exhibit A**, attached and incorporated herein, the ("Revised Lease Premises"). The total Leased Premises now being 1,580 square feet.

2. **RENT:** Rent for the Revised Leased Premises shall be Two Thousand, Three Hundred Seventy Dollars, (\$2,370.00) and effective as of the Effective Date.

3. **NOTICES:** Section 38 of the Lease is hereby corrected with the following Tenant contact information:

25-00 49th Street, LLC
25-29 49th Street

3. Except as expressly amended hereby, the Lease shall remain unmodified and in full force and effect. If there is a conflict between the provisions of the Lease and the provisions of this First Amendment, this First Amendment shall control.

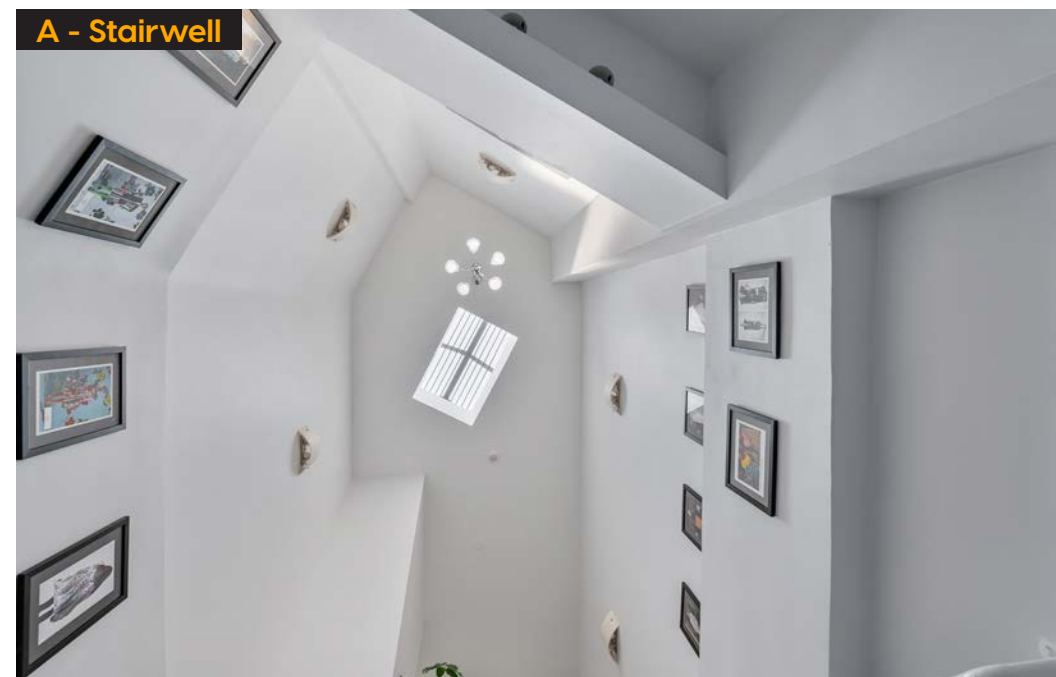
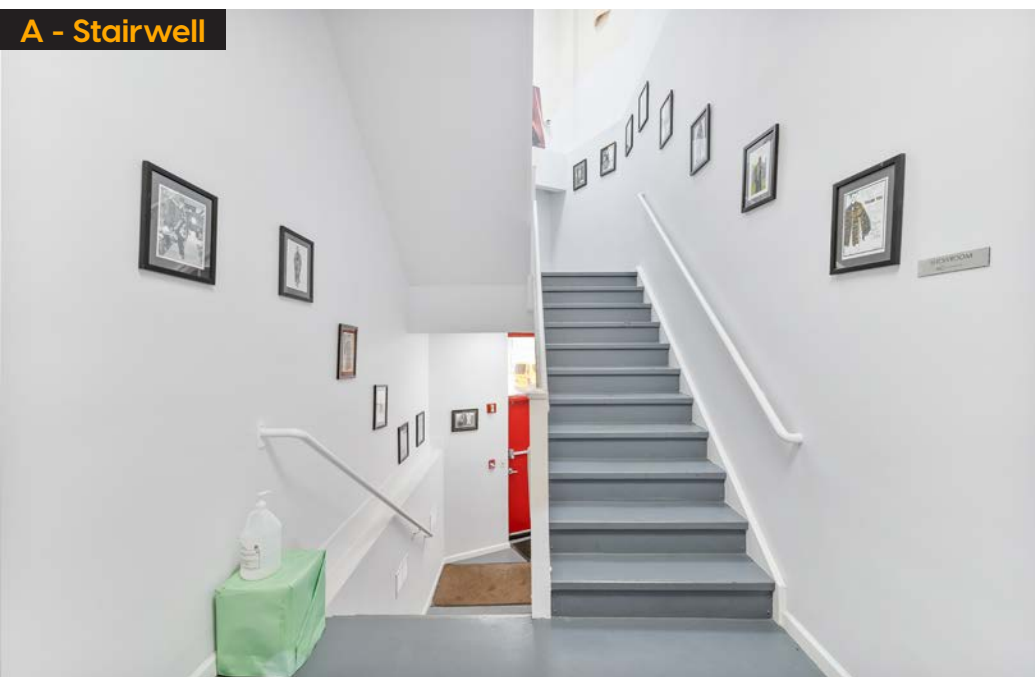
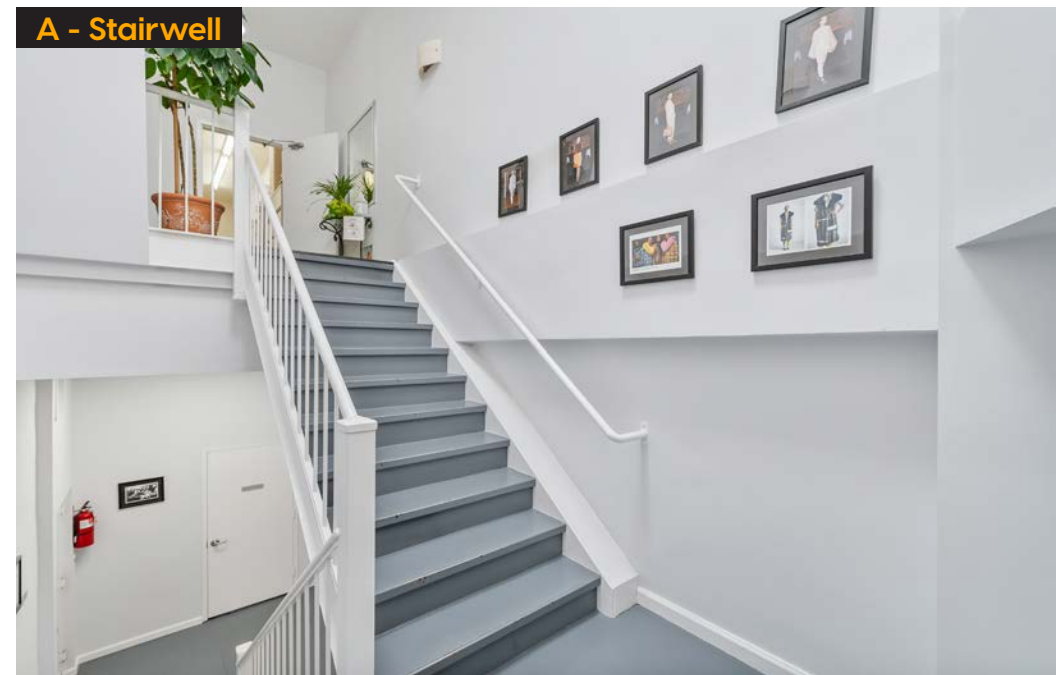
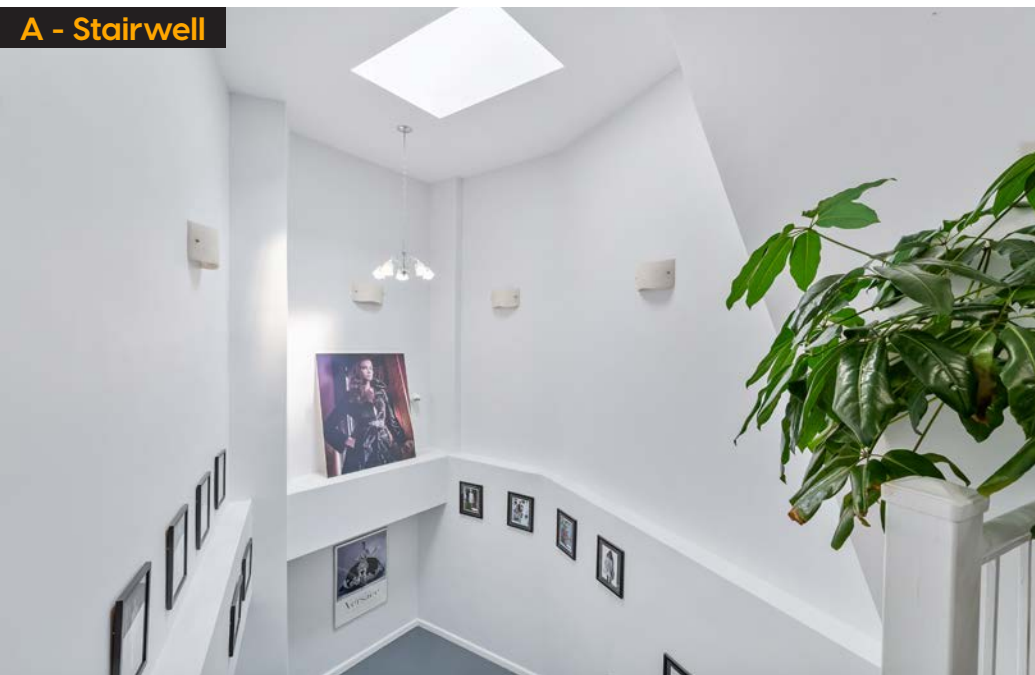


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B - Showroom



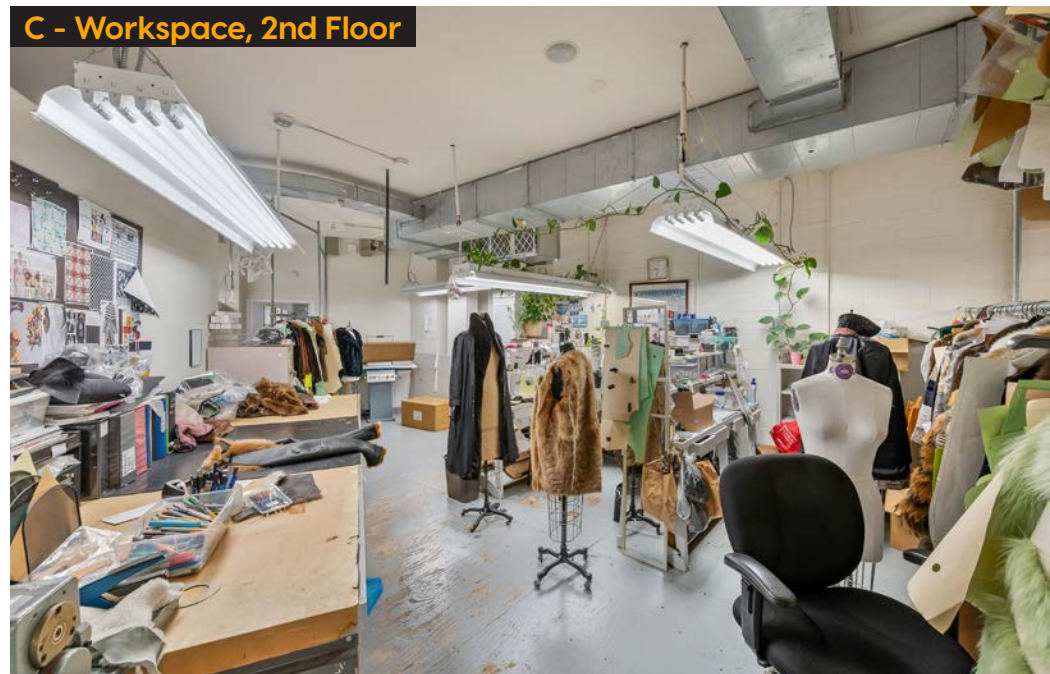
C - Workspace, 2nd Floor



C - Workspace, 2nd Floor



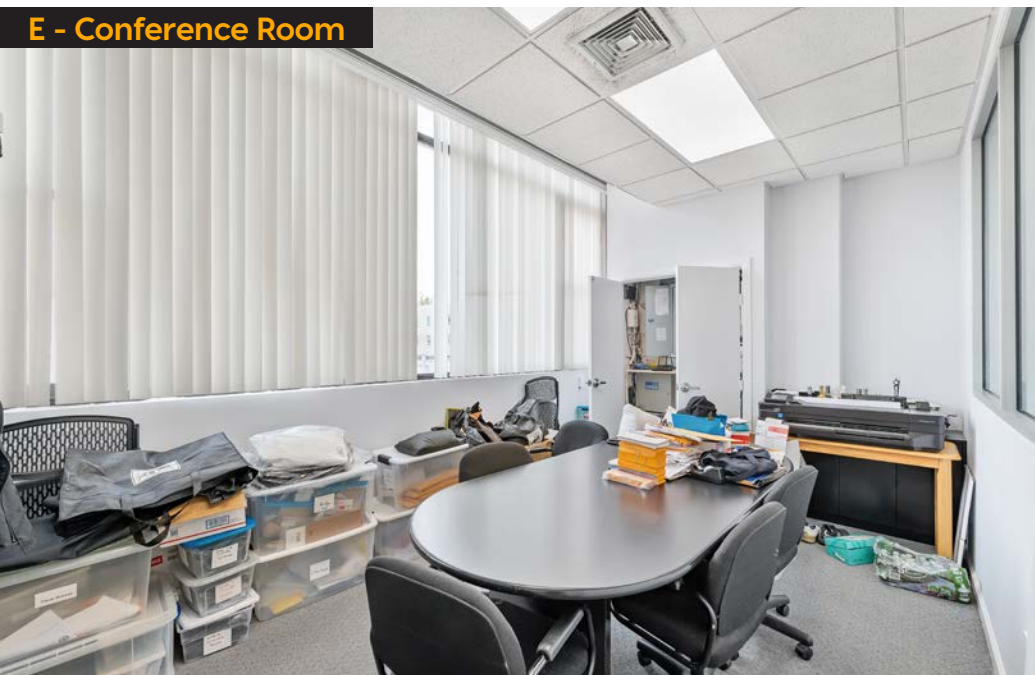
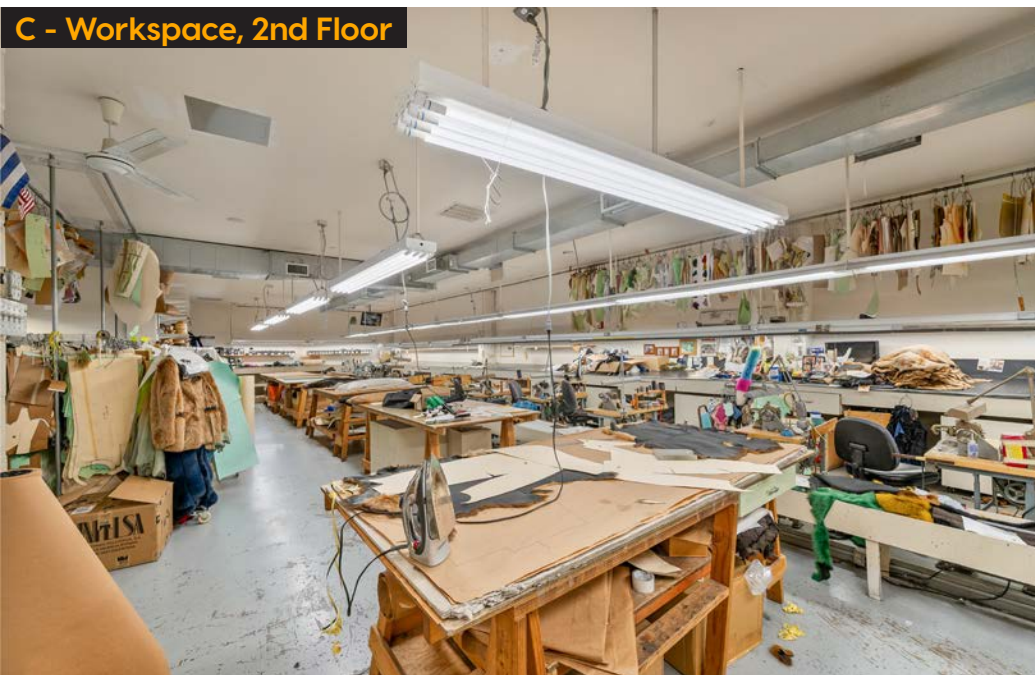
C - Workspace, 2nd Floor





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G - Kitchen



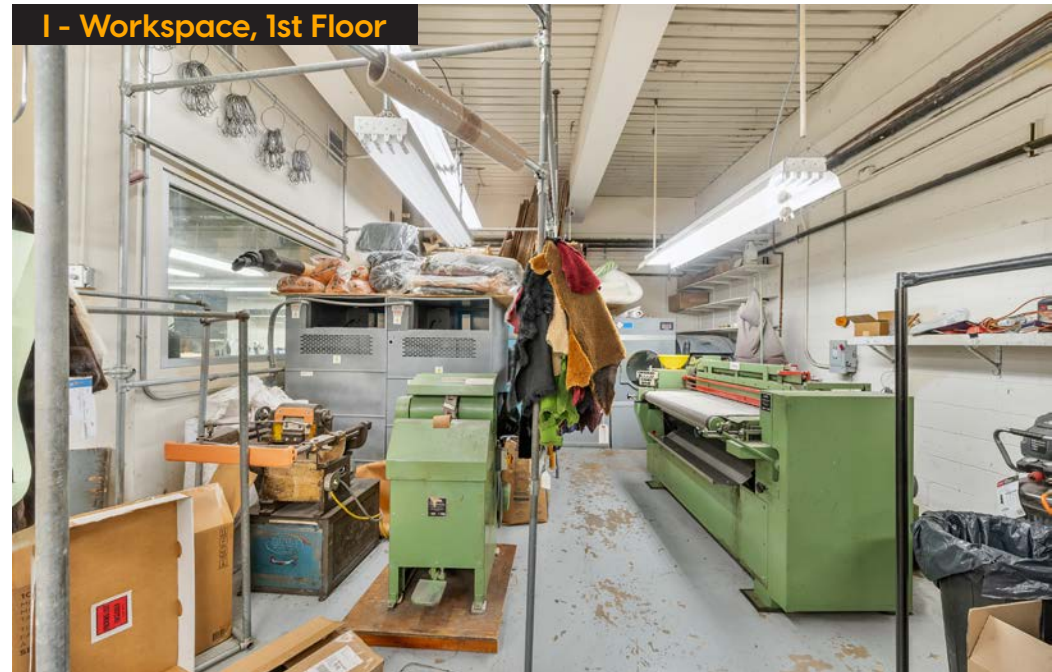
H - Loading Bay



H - Loading Bay



I - Workspace, 1st Floor





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Commercial + Investment Division

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LONG ISLAND CITY

MODERN SPACES DITMARS
29-20 23RD AVENUE
ASTORIA

MODERN SPACES NEW JERSEY
295 NEWARK AVENUE
JERSEY CITY

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.