

STUDIO SQUARE

**35-37 36th Street
Astoria, Queens**

Mutliple Move-In Condition Full Floor Opportunitites

Plus

Available Penthouse Duplex

6th Floor - 11,868 SF

Private Roof Deck - 6,000 SF



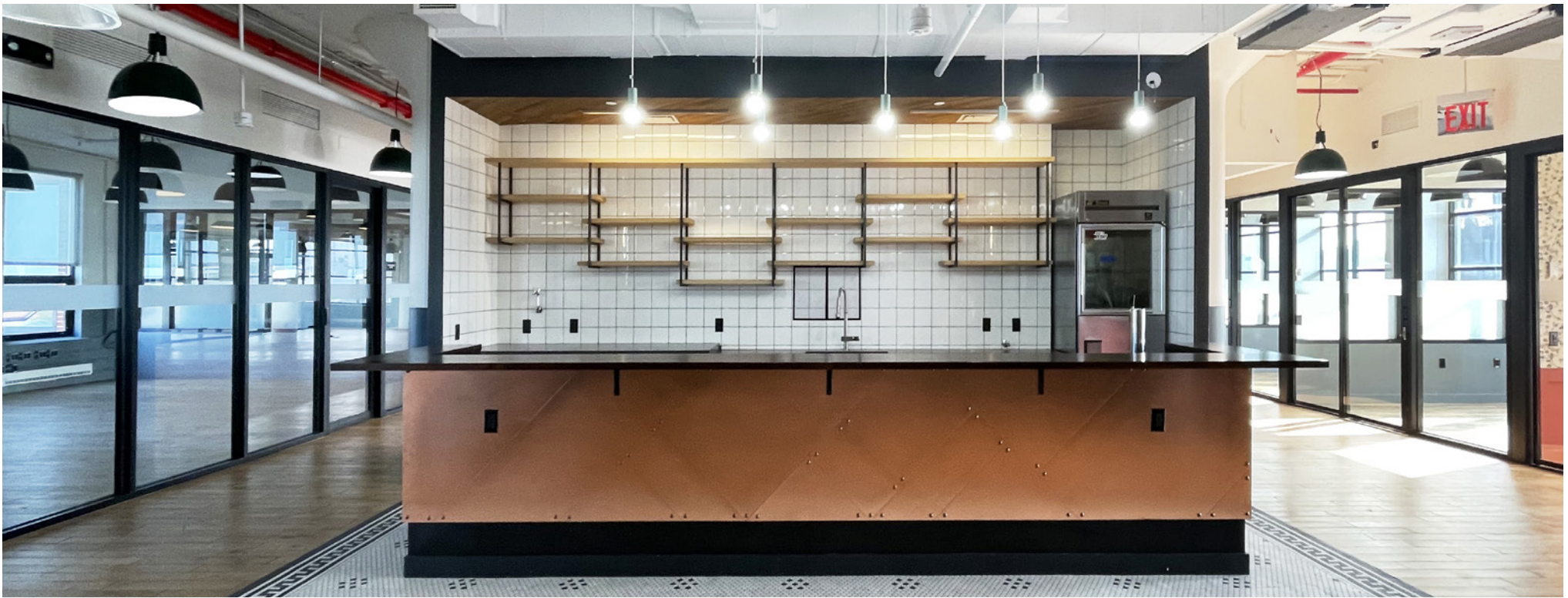
ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Entire 2nd Fl: 16,121 sf
Entire 4th Fl: 11,820 sf

Entire 5th Fl: 11,868 sf
Entire 6th Fl: 11,868 sf plus 6,000 sf roof deck

Possession: Immediate
Rent: Call or email for details

[Click to view 6th Floor virtual tour](#)



Kitchen Area with wraparound island seating



City Views



Collaborative Work Stations



Buildout offers a flexible mix of private workspaces and open area



Oversized bright corner space ideal for conference, presentation, staff-training use





Rendering

Private 6,000 sf roof deck features primarily unobstructed 360° views



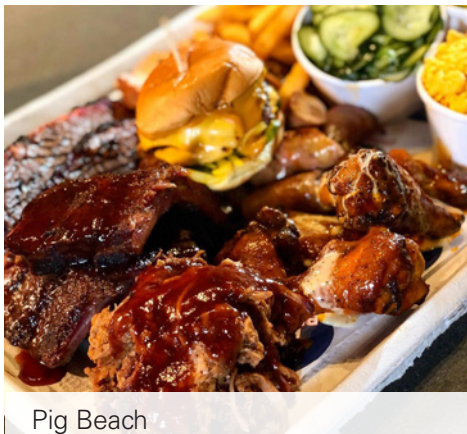
South and West exposures offer Midtown and Uptown Manhattan views





GET TO KNOW STUDIO SQUARE

Originally built in 1930 and recently renovated for today's tenants, Studio Square features expansive floor plans, minimal columns and 6,000 sf roof deck. Impressively high ceiling heights coupled with large factory style windows afford tremendous natural light throughout. WeWork and Miami Ad School anchor the building along with renowned BBQ joint Pig Beach.



Pig Beach



Loading Dock

JOIN NEIGHBORS

jetBlue
AIRWAYS

lyft

Uber

STEVE
MADDEN

Kaufman
ASTORIA
STUDIOS

SILVERCUP
STUDIOS

Brooks Brothers

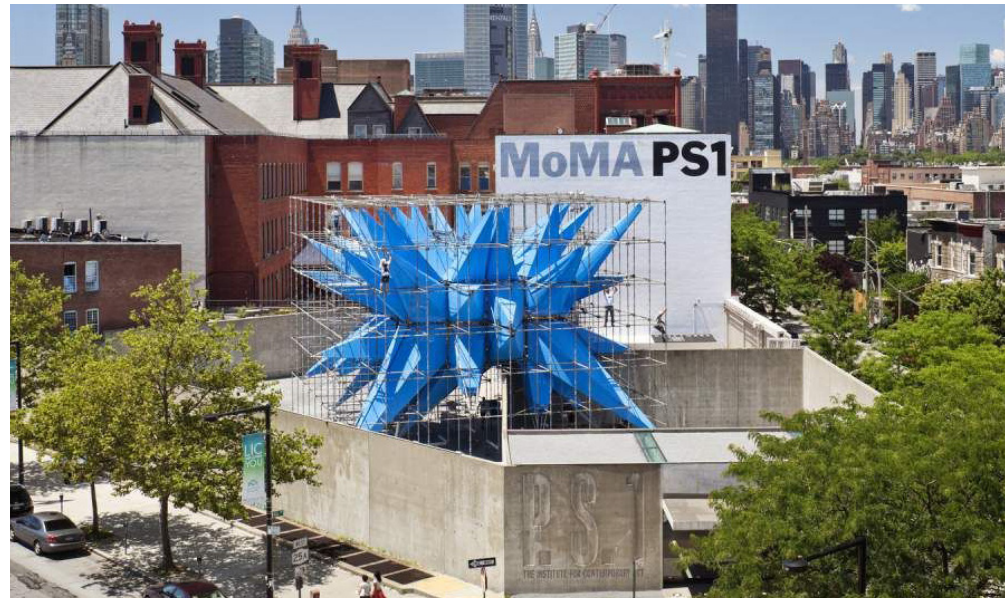
citigroup

bloomingdales

VAYNERMEDIA



Socrates Sculpture Park



MoMA PS1

WALK - BIKE - RIDE - TO STUDIO SQUARE



5 Minute Walk to Subways



10 Minute Subway Ride to

Manhattan



22 Minute Commute to

Grand Central Terminal



Short Bike Ride to

LIC or Astoria

Contact Exclusive Broker:

Ben Waller

212.400.9515

bwaller@absre.com

Anthony Diorio

518.894.1605

adiorio@absre.com



ENTIRE 2ND FLOOR - 16,121 SF
(AS BUILT)



Furniture shown for layout concept only

ENTIRE 4TH FLOOR - 11,820 SF
(AS BUILT)



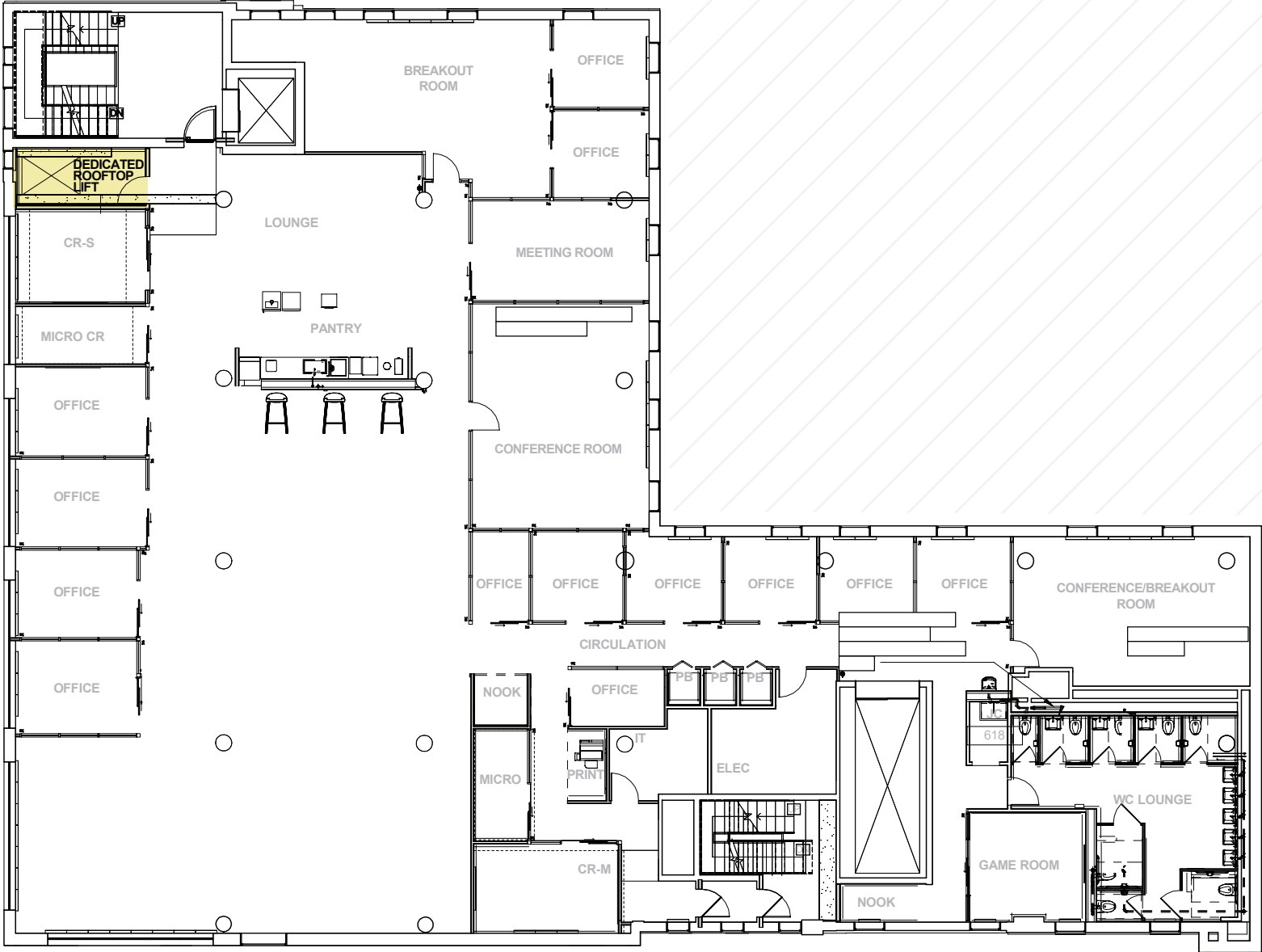
Furniture shown for layout concept only

ENTIRE 5TH FLOOR - 11,868 SF
(AS BUILT)



Furniture shown for layout concept only

ENTIRE 6TH FLOOR - 11,868 SF
(AS BUILT)



ENTIRE ROOF DECK - 6,000 SF
(AS BUILT)



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