



THE BASE AT LOFT 21

Long Island City

Offering Memorandum

SERHANT.

EXCLUSIVE AGENT

Dominique Florio

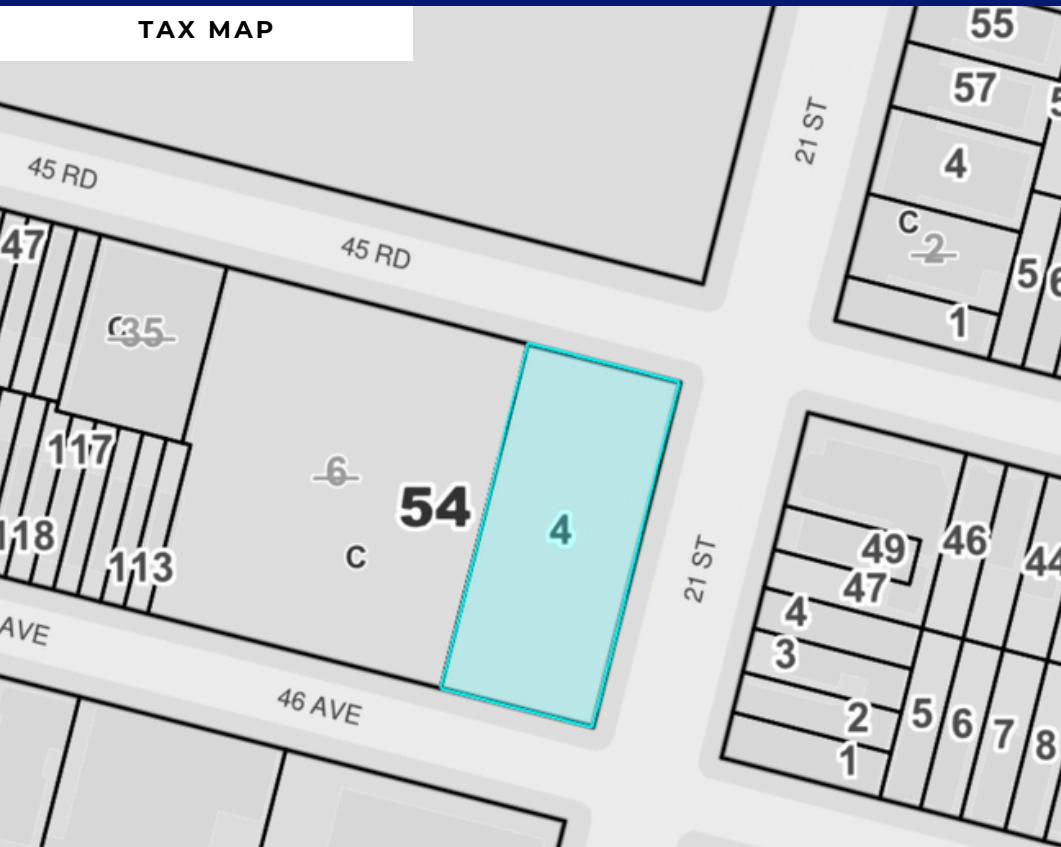
Licensed Real Estate

Associate Broker

dominique@serhant.com

(516) 509-5476

TAX MAP



THE BASE

AT LOFT 21

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

11-50 45TH ROAD

PROPERTY INFORMATION

ADDRESS:	11-50 45TH ROAD
NEIGHBORHOOD:	Long Island City
TYPE:	New Development
TOTAL SF:	15,000
ZONING:	R6A
ASKING PRICE:	Upon Request
RESIDENTIAL UNITS:	67

NEARBY TRANSPORTATION



EXCLUSIVE AGENT:

Dominique Florio
Licensed Real Estate
Associate Broker
dominique@serhant.com
(516) 509-5476

EXECUTIVE SUMMARY

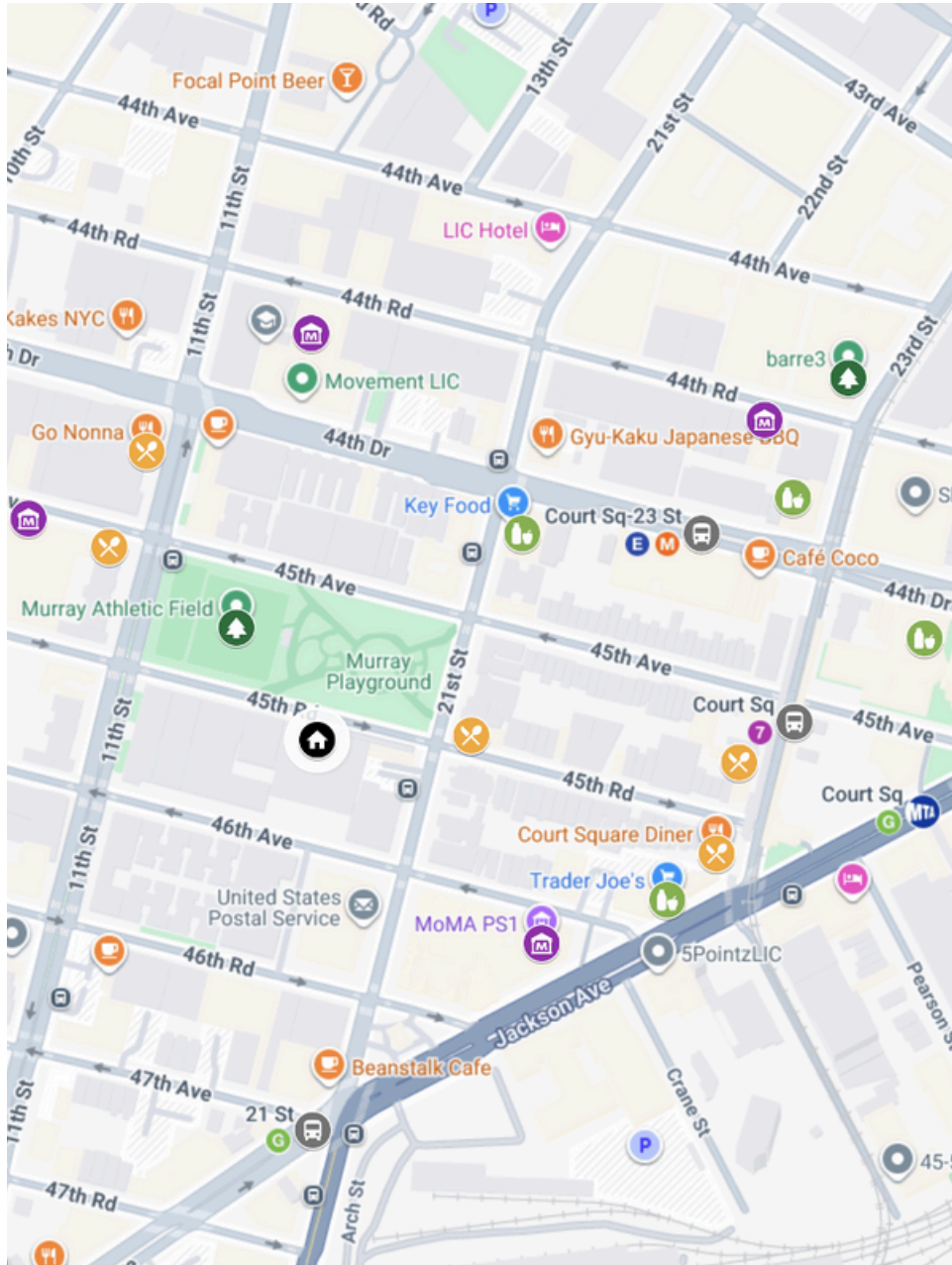
The Base at Loft 21, spanning up to 15,000 square feet, serves as the commercial base of a newly constructed 67-unit luxury residential development in the heart of Long Island City. Designed with flexibility and scale in mind, the space can accommodate a single flagship tenant or multiple users, making it ideal for a variety of concepts across the food, health, wellness, and professional service sectors. Centrally located with immediate access to multiple subway lines and major transportation hubs, the property sits within a thriving development hub surrounded by new residential, retail, and mixed-use projects. With expansive frontage, high visibility, and seamless integration into the surrounding streetscape, The Base at Loft 21 offers a rare opportunity to establish a distinctive presence within a design-driven, high-growth neighborhood just minutes from Manhattan.

EXCLUSIVE AGENT:

Dominique Florio
Licensed Real Estate
Associate Broker
dominique@serhant.com
(516) 509-5476



Area Atlas



11-50 45th Rd, Long Island City, NY 11101

11-50 45th Road



Restaurants

- ✕ Traze
- ✕ BIANCOLATTE BAKERY
- ✕ Court Square Diner
- ✕ Ramen Spot Made in NY (LIC)
- ✕ Go Nonna

Entertainment

- 🎨 MoMA PS1
- 🎨 Cozy Art Land
- 🎨 Heshier Studios
- 🕒 00:00

Grocery

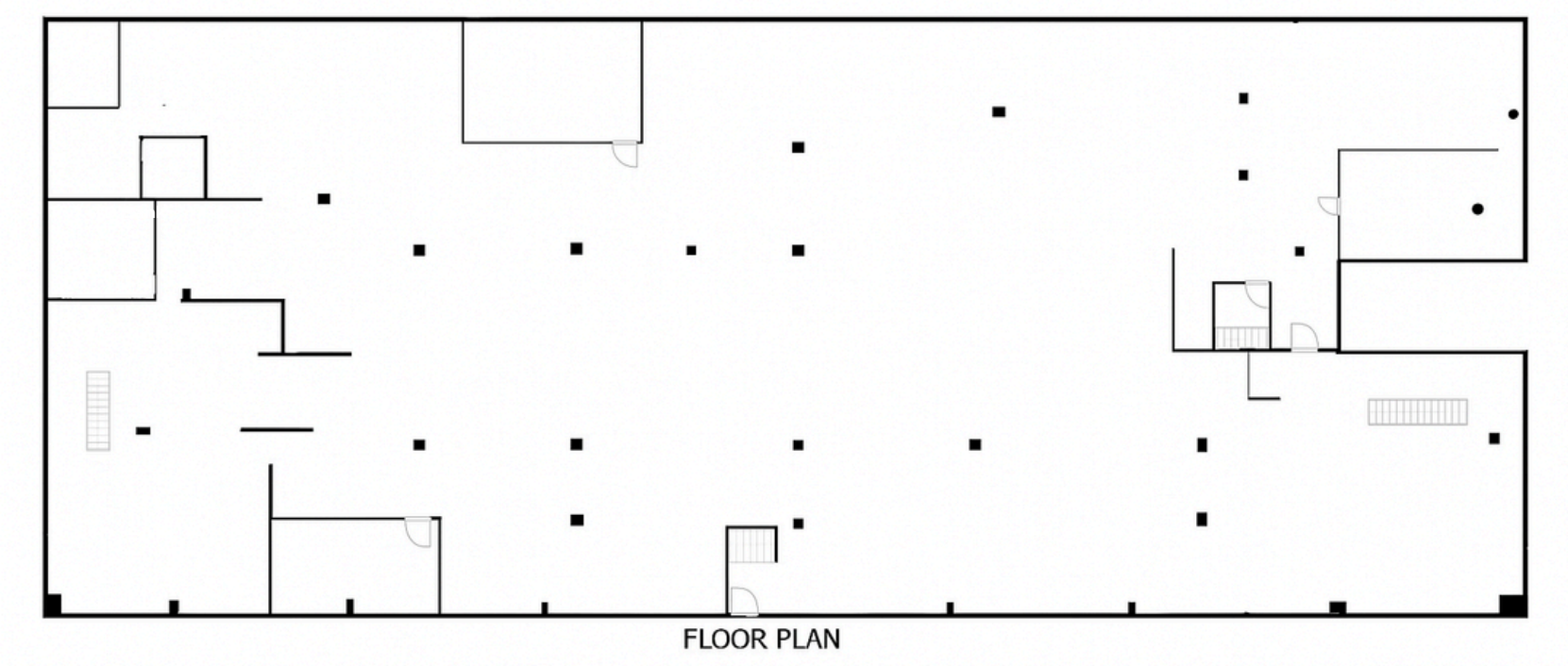
- 🛒 Key Food
- 🛒 Trader Joe's
- 🛒 Ai Mart
- 🛒 Target

Metro

- 🚇 Court Sq
- 🚇 21 St
- 🚇 Court Sq-23 St

Recreation

- 🌳 barre3
- 🌳 Murray Athletic Field
- 🌳 Court Square Park



SERHANT.

THE BASE AT LOFT 21

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENT:



Dominique Florio
Licensed Real Estate
Associate Broker
dominique@serhant.com
(516) 509-5476

SERHANT.