

NEWMARK

ATLAS

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**FACTORY**

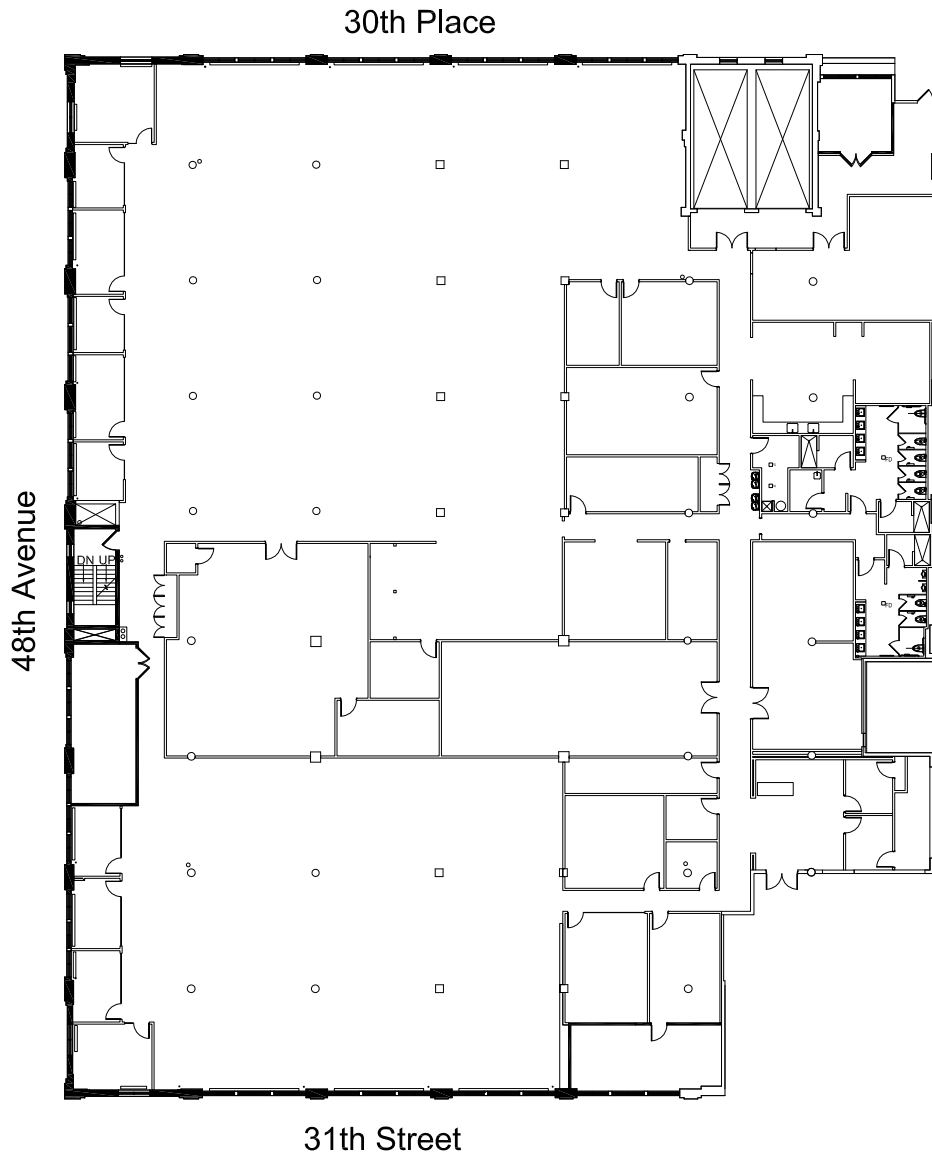
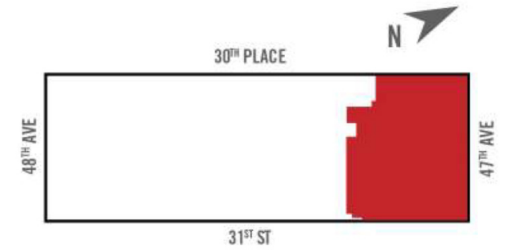
• LONG ISLAND CITY • NEW YORK •

**BUILD TO SUIT PENTHOUSE • 10TH FLOOR – 42,183 RSF**



SUITE **1020**  
Work-Ready Loft

FLOOR AREA  
**10 42,183** SF



## PENTHOUSE FEATURES



Unique Build to suit penthouse Opportunity



Available: October 2023



12'-18' ceiling heights



Direct access to freight elevator and loading dock



New fully functional windows and featured skylights with spectacular light and views



Tenant controlled HVAC







## BUILDING AMENITIES



Renovated Lobby, Lounge and Factory Food Hall (Vanessa's Dumpling's, Harissa Grill, Pizza Factory, Brooklyn Bakehouse, E&A Bake & Brew)



State of the art Factory Athletic Club, Yoga & Peloton Studio



LIC Arts Gallery



Secure Bike Storage



Indoor parking garage



Dedicated shuttle bus service to Hunters Point & Court Square with connections to 7 subway lines and LIRR



24/7 access and security



WiredScore Gold Certified

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**30-30 47TH AVENUE**



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