

47-01 Van Dam Street (Corner of 47th Avenue) Long Island City, New York

**PRIME CORNER
AT
TRAFFIC LIGHT**

**Excellent for
Co-Work/
Shared Office**

**Steps to 7
Subway Station**



Size: 14,500 sq. ft. – 2nd floor

Comments:

- Co-work/office/warehouse space
- Full floor with high ceilings and windows all around
- Entrances at 47-10 32nd Place and 47-01 Van Dam Street
- Access from parking lot with parking space available
- Passenger and freight elevator
- Located in 50,000 sq. ft. office building
- Strong demographics with heavy pedestrian and daytime traffic
- Prime LIC location – 23 minutes to Manhattan
- Short walk to M, R, E subway, Q32, Q60 bus at Queens Boulevard, Q39 bus on 48th Avenue
- Easy access to LIE, Brooklyn Queens Expressway, Midtown Tunnel and 59th Street Bridge
- Neighbors include: The Falchi Building, The Factory, LaGuardia Community College, Court Square LaGuardia Performing Arts Center, Middle College Campus, NYC Taxi & Limousine Commission, Department of Design & Construction, Indoor Extreme Sports Center, City Ice Pavilion, Ro Gallery and more

TRADE AREA INFORMATION: LONG ISLAND CITY, NY

DEMOGRAPHICS: 2021 Data Estimates

47-01 Van Dam Street, Long Island City, New York

	<u>1/2 mile</u>	<u>1 mile</u>	<u>1 1/2 mile</u>
Population	8,746	75,242	189,754
Households	3,463	30,458	81,724
Average HH Income	\$78,379	\$81,539	\$85,859
Average Daily Traffic Counts (ADT)			36,000

For Further Information Please Call

Exclusive Brokers:

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