



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



23-37 BORDEN AVENUE

LONG ISLAND CITY, NY 11101

**1,750 Sq. Ft.–
3,500 Sq. Ft.
LIC Flex**

Exceptional Location at Bridge,
Tunnel, Subway & LIRR. Ideal for
Office / Studio / Showroom

Type
Flex / Loft / Office



SQUARE FOOT

3,500^{RSF}



ZONING

M3-2



CLEAR HEIGHT

12'

PARCEL ID



105

BLOCK



15

LOT

PRICE

Upon Request

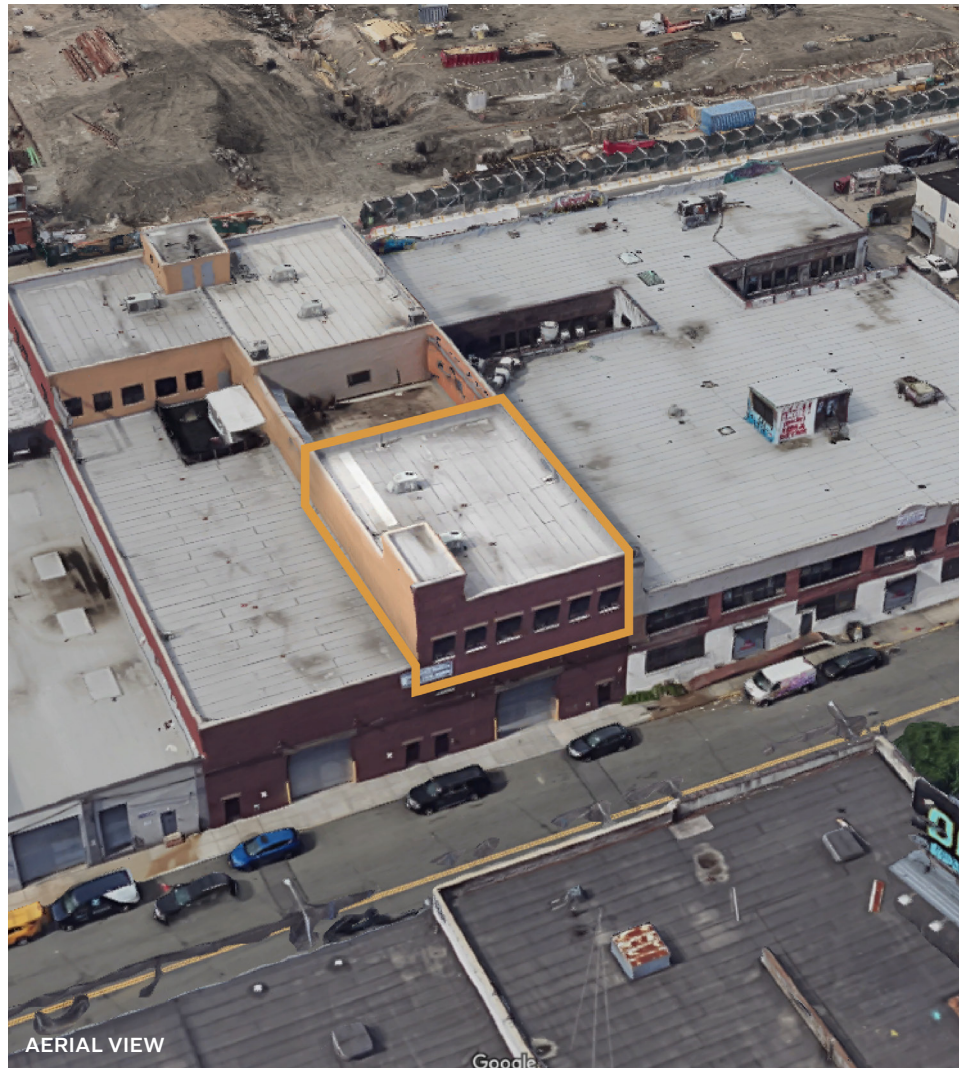
718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- Passenger Elevator, Suitable for Fedex/UPS Shipping
- Fully A/C Loft Office
- Ultra Modern Construction
- Fireproof Fully Sprinklered
- 12' Ceiling Height
- Clear Span - No Columns
- Natural Light
- Passenger Elevator
- 51st Avenue Frontage
- ICAP Tax Abatement



AERIAL VIEW



23-37 BORDEN AVENUE

LONGISLANDCITY, NY 11101

TRANSPORTATION

- 7** HUNTERS POINT AVE
- E M** COURT SQUARE/ 23RD ST
- G** JACKSON AVE /21ST
- Car** MIDTOWN TUNNEL
- LONG ISLAND EXPRESSWAY BQE
- MTA Bus** LIRR: HUNTERS POINT AVE
- Q67: 49TH AVE/25TH AVE

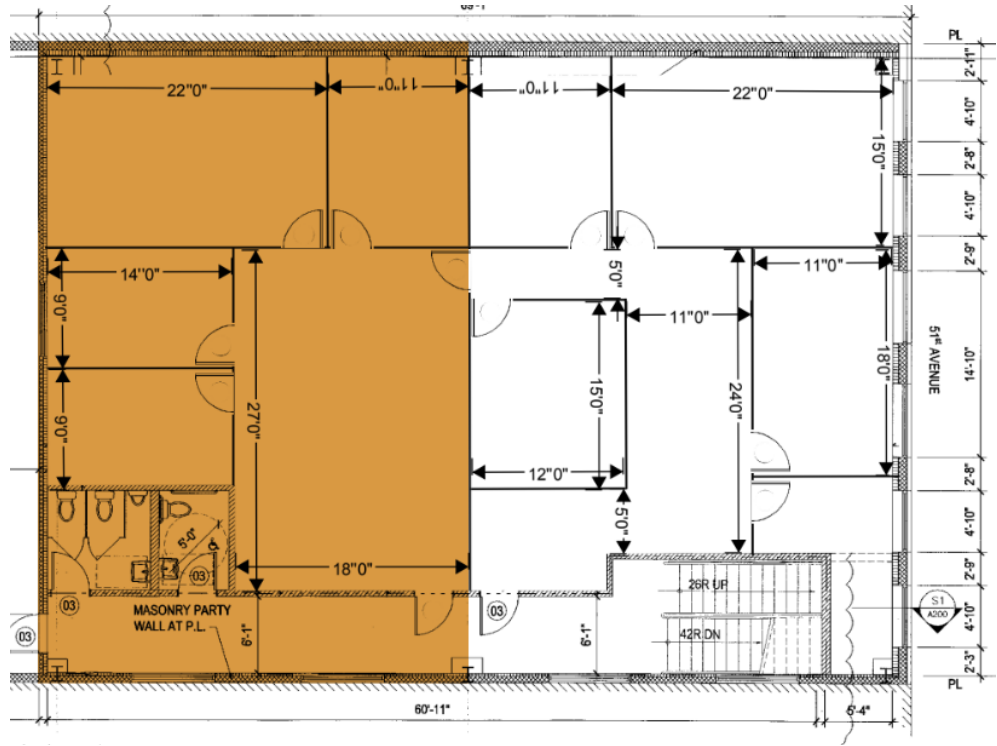


718-784-8282 / PINNACLERENY.COM

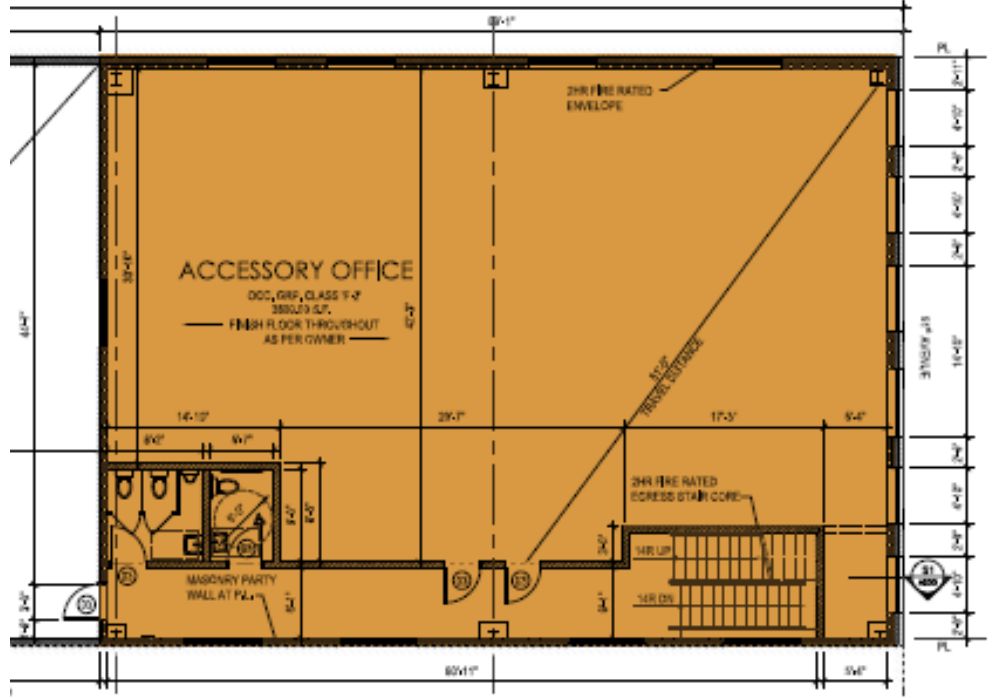
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

FLOOR PLAN

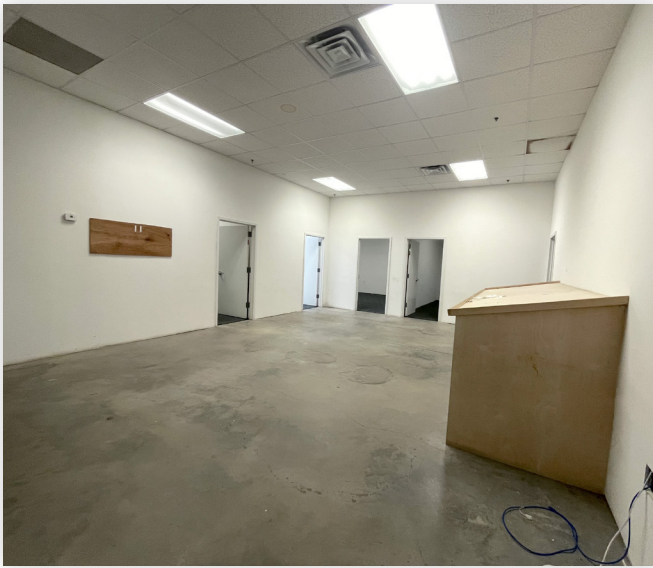
1,750 SQ. FT.



3,500 SQ. FT.



PICTURES



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



DANIEL TACK

Salesperson
dtack@pinnaclereny.com
718-371-6371



JAMES EGE

Salesperson
jege@pinnaclereny.com
718-371-6423