

AVAILABLE FOR LEASE BIG BLOCK OPPORTUNITY

UP TO **200,000+ RSF**
CONTIGUOUS BLOCK

Falchi
BUILDING

31-00 47TH AVENUE
LONG ISLAND CITY, NY

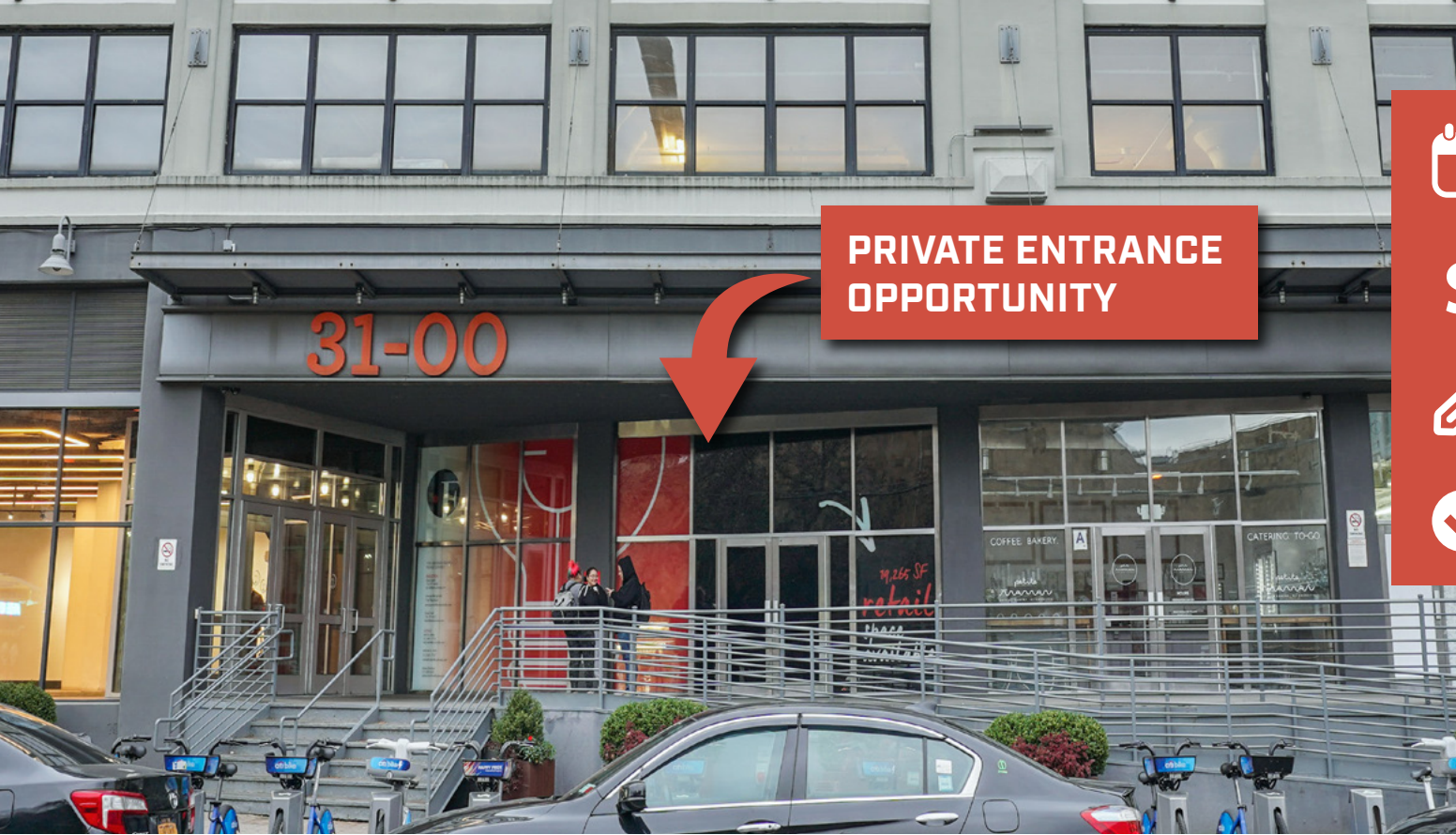


CUSHMAN &
WAKEFIELD



MADISON
CAPITAL

PINNACLE
REALTY
OF NEW YORK, LLC



**PRIVATE ENTRANCE
OPPORTUNITY**



POSSESSION:
Immediate



RENT:
Upon Request



TERM:
3-10 Years



AVAILABILITIES:

5TH FLOOR - 43,027 RSF

**4TH FLOOR - 50,480 RSF
- 34,899 RSF**

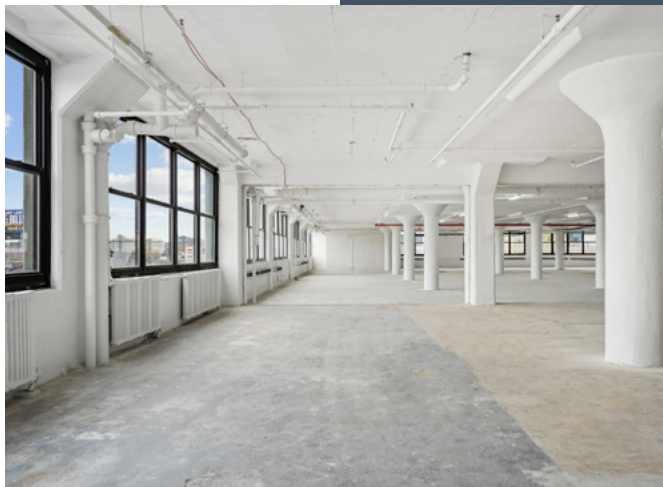
3RD FLOOR - 26,111 RSF

2ND FLOOR - 61,965 RSF

BUILDING FEATURES

- \$35 million renovation complete, including exciting new lobby renovations, amenities, upgrades to infrastructure, common corridors, and restrooms
- Up to 62K RSF contiguous space with future availabilities as well
- Wired Certified Gold
- Abundant food amenities in the lobby, including Maman, Doughnut Plant, Juice Press, and Sans Bakery
- Fully networked with Type 1, EOC, or Type 2 Internet connectivity
- Eligible for NYC Incentives
- 135-stall on-site parking garage with EV chargers
- Major tenants include: NYC Taxi & Limousine Commission, General Services Administration, Uber, Spaces Co-Working
- Updated spacious tenant lounge in lobby
- Short walk from Court Square
- Shuttle bus service to Court Square and Hunter's Point subway and LIRR stations





**PRIVATE
ENTRANCE
OPPORTUNITY**



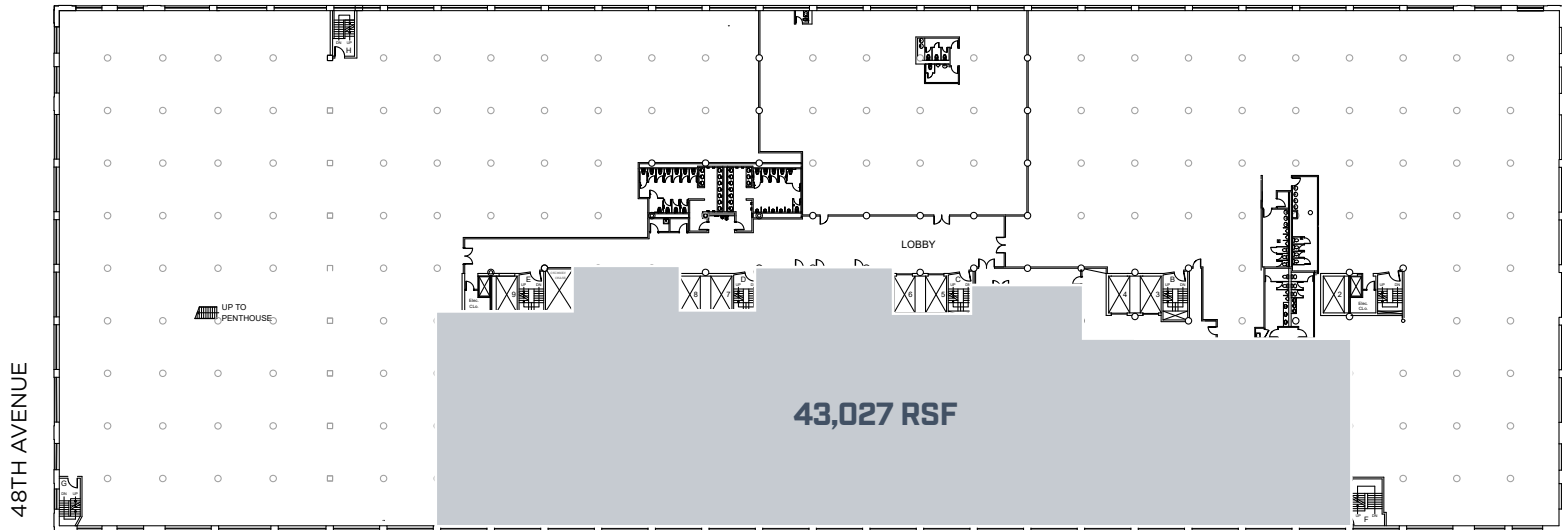
**SmartScore
GOLD**



**AVAILABLE
SPACE**

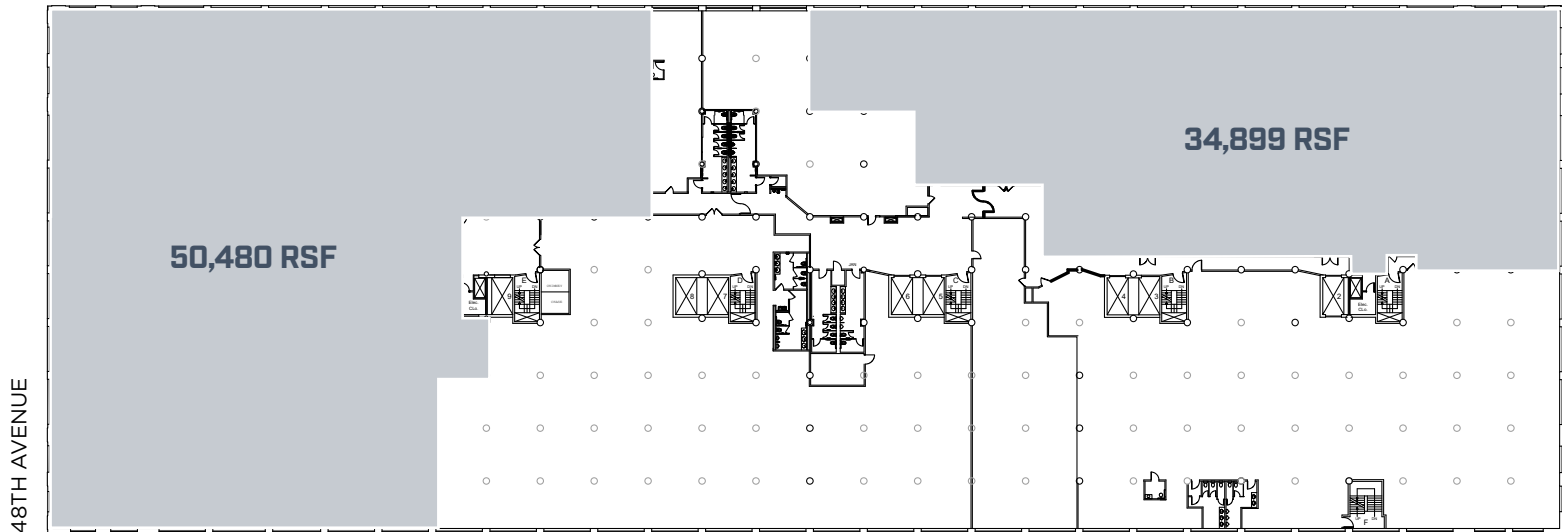
5TH FLOOR

31ST STREET



4TH FLOOR

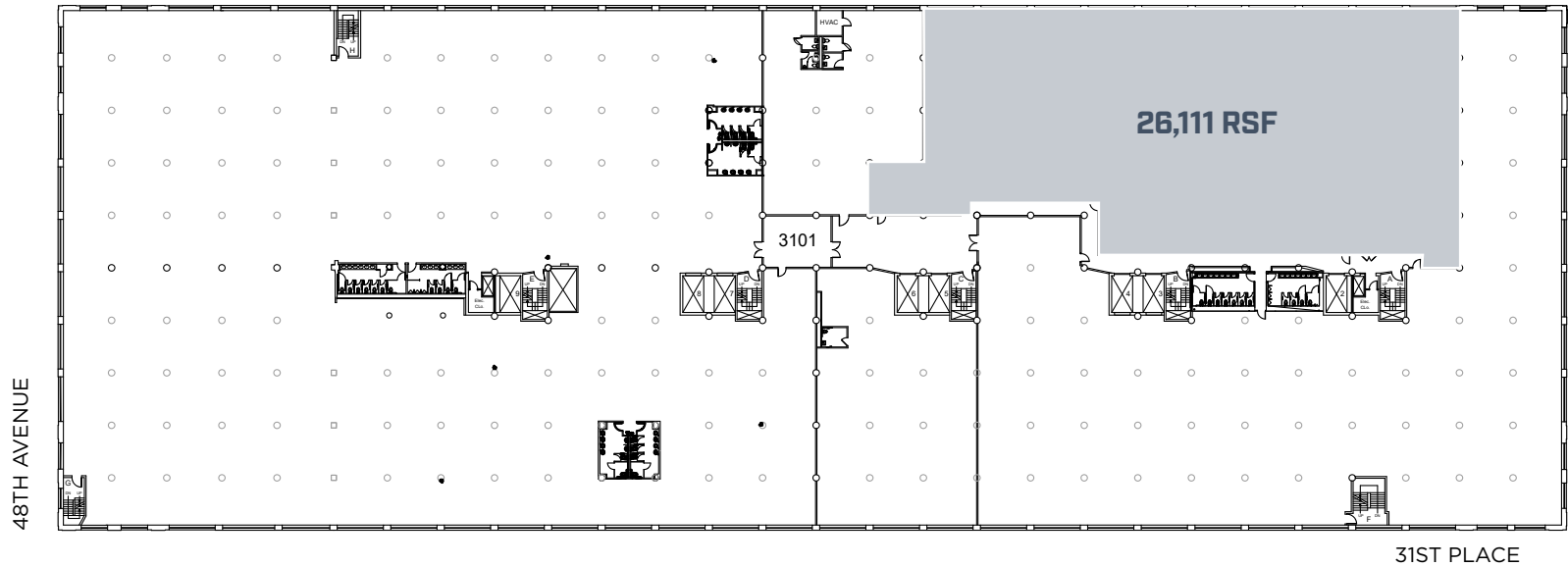
31ST STREET



**AVAILABLE
SPACE**

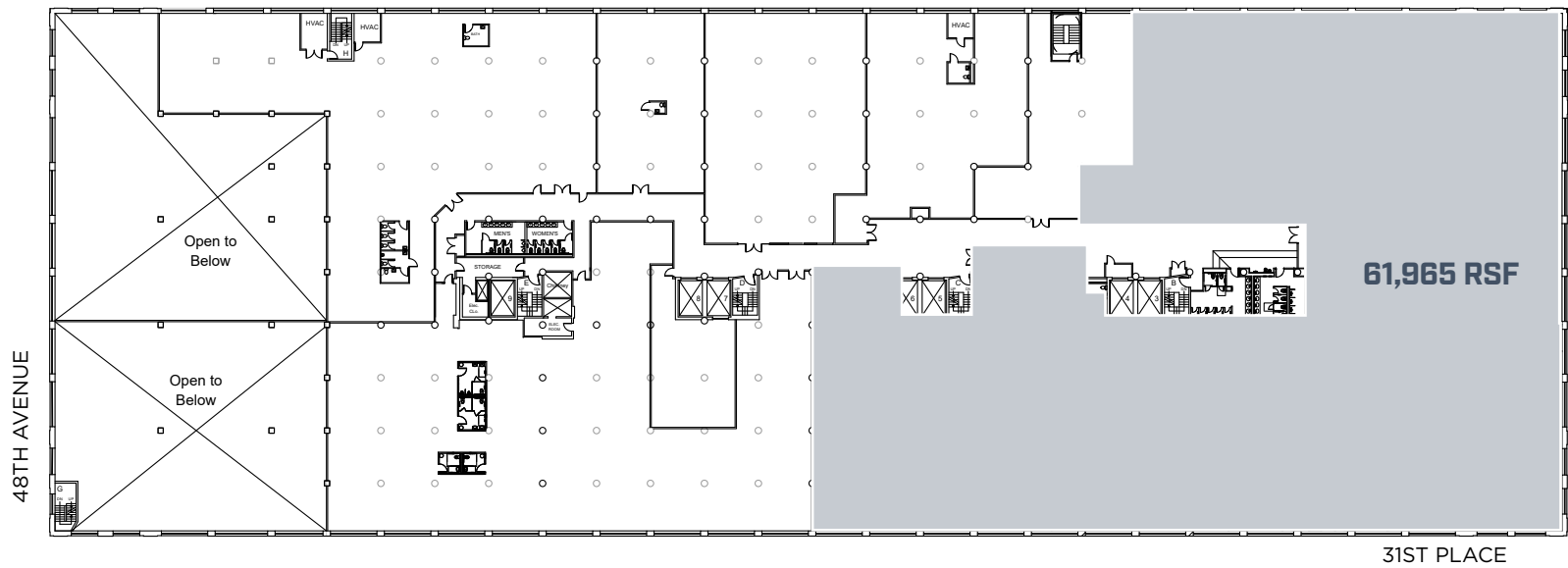
3RD FLOOR

31ST STREET

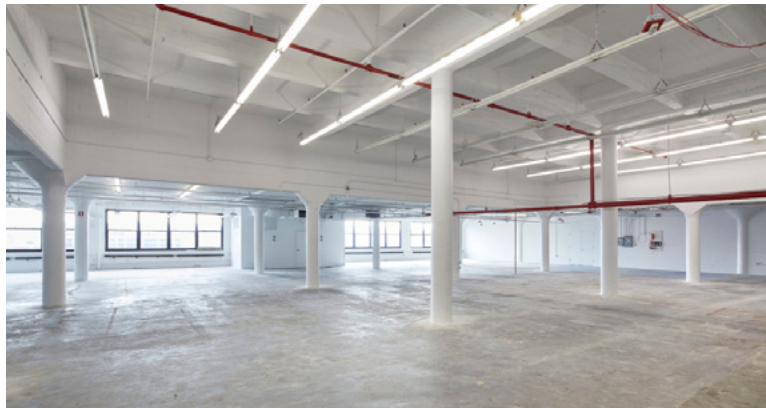


2ND FLOOR

31ST STREET



**LARGE FLOOR PLATES.
ABUNDANCE OF NATURAL LIGHT.**

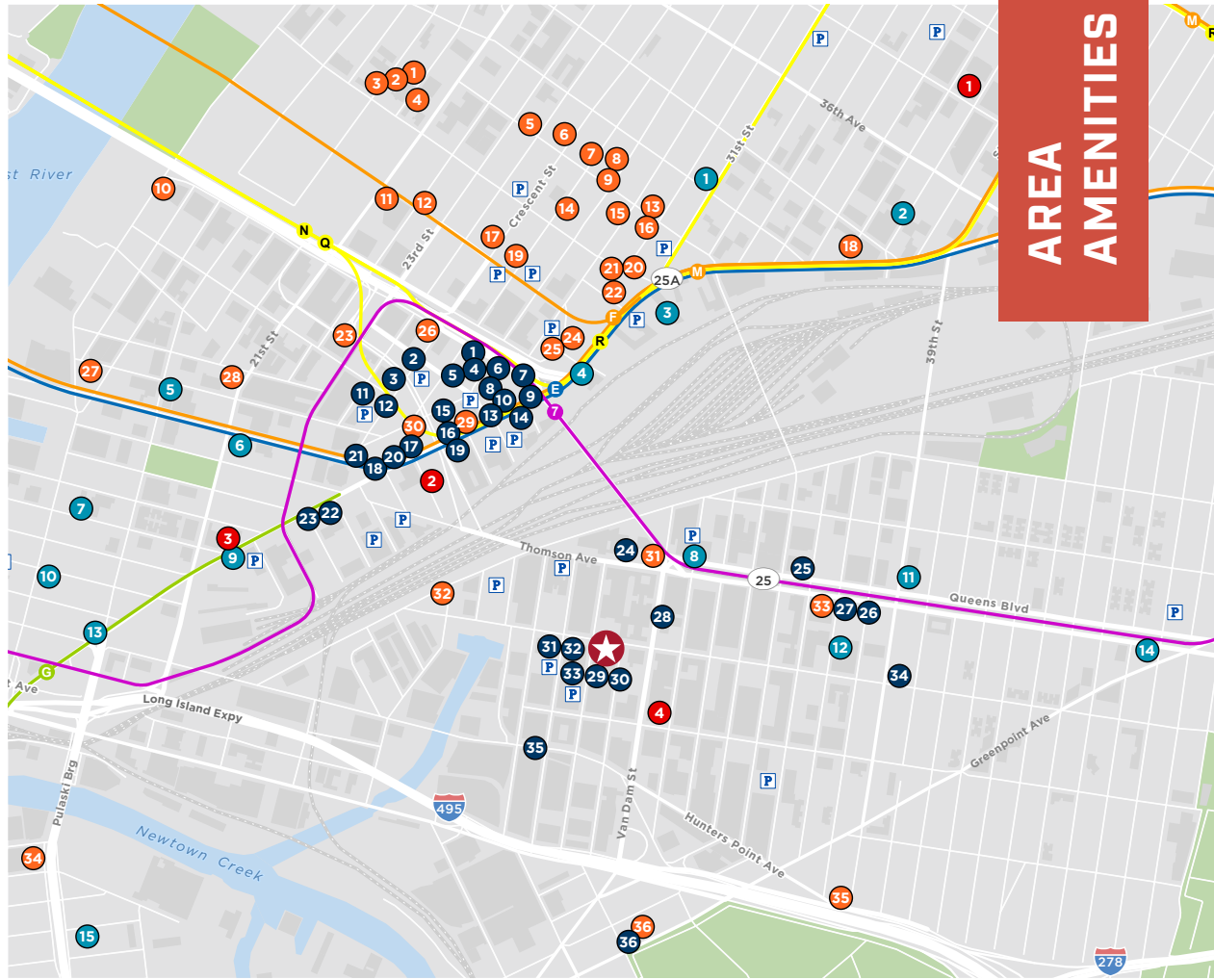


HOTEL

1. Giorgio Hotel
2. Howard Johnson Mayflower Hotel
3. Wingate
4. Sleep Inn
5. Lotus BLU Inn & Suites
6. Ramada
7. Boro Hotel
8. The Modernist Hotel
9. Vista LIC Hotel
10. Ravel Hotel
11. Hotel 21 NYC
12. The Vue Hotel
13. Hotel Vetiver
14. Sonder The Dutch
15. Nesva Hotel
16. Home2 Suites
17. Queens County Inn and Suites
18. The Collective Paper Factory
19. LIC Plaza Hotel
20. Quality Inn
21. Microtel
22. Fairfield Inn & Suites
23. The Tides
24. Hilton Garden Inn
25. Courtyard
26. Red Lion Inn & Suites
27. Wyndham Garden
28. LIC Hotel
29. Aloft
30. Hyatt Place
31. Days Inn
32. Feather Factory Hotel
33. La Quinta Inn
34. The Box House Hotel
35. Red Roof Inn
36. City View Inn

RESTAURANTS

1. Lucky Pizza
2. Ooi Sushi and Bar
3. Knock Knock
4. Raj's Indian Kitchen
5. Kyuramen
6. Lotus + Cleaver
7. MÉXology
8. Beebe's
9. Sushi Nikko
10. taim mediterranean kitchen
11. Vert Frais
12. M. Wells
13. Jacx&Co
14. Murray's Cheese Bar
15. Jing Li
16. Dun Huang
17. Tacombi
18. Levante
19. Sapps
20. Xi'an Famous Foods
21. Corgi Jianbing
22. Brooks 1890 Restaurant
23. Pantry Market Eatery
24. Adda Indian Canteen
25. Rincón Melania
26. Wonder Pig KBBQ
27. Ziggie Tofu & Grill
28. Van Dam Diner
29. Petite Maman
30. Good Neighbor Queens
31. Vanessa's Dumpling House
32. Pizza Factory
33. Harissa Grill
34. Goodfellas Pizzeria of Sunnyside
35. Griddle Cafe & Deli
36. Bantry Bay Publick House



AREA AMENITIES

HEALTH CLUBS/GYMS

1. CrossFit Dutch Kills
2. Crossfit Unleashed
3. Powerhouse Gym
4. Planet Fitness
5. Nicely Fit
6. Orangetheory Fitness LIC
7. CrossFit Gantry
8. Long Island City Branch YMCA
9. F45 Training - Long Island City
10. Very Good Gym
11. New York Sports Club
12. Queens Training Club
13. Bout Boxing
14. Barbell Fitness
15. Greenpoint Athletics

ARTS & ENTERTAINMENT

1. Museum of the Moving Image
2. Sculpture Center
3. MoMA PS1
4. City Ice Pavilion



GETTING TO THE FALCHI BUILDING

Shuttle Bus: Free shuttle bus for tenants from Court Square and Hunter's Point & railroad station to building

Parking: Private garage w/135 parking spots

G 7 M E LIRR 7 MIN WALK

BUS 67 BUS 39 4 MIN WALK

citi bike DOCK AT BLDG



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BUILDING

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For more information, contact

KELLI BERKE

+1 212 841 7718 / kelli.berke@cushwake.com

JOSH BRANHAM

+1 212 698 5625 / joshua.branham@cushwake.com

MITCH ARKIN

+1 212 841 7522 / mitchell.arkin@cushwake.com



MADISON
CAPITAL



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