



## 4530 11th St

4530 11th St, Long Island City, NY 11101



**Troy Allen**

Modern Spaces

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## 4530 11th St

Upon Request

This one story corner property located in the heart of LIC is 4000 sq ft of creative possibilities. Can be used for a variety of uses from an office to restaurant. The space has two buildings one at 2000 ft another at 780 sf. All this complimented by a central 1220 sf Court Yard.

Location is ideal just two blocks to the 7,E,G,M trains. 5 min walk to Hunters Point Waterfront or bustling Court Square and directly across from Murray Park. Owner is open to a variety of uses. Bring your dream....

- Two single story buildings 2000sf & 780sf
- 1220 sf Center Court Yard
- Corner Location across from Murray Park



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	C
Rentable Building Area:	4,000 SF
Year Built:	1931
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	Upon Request

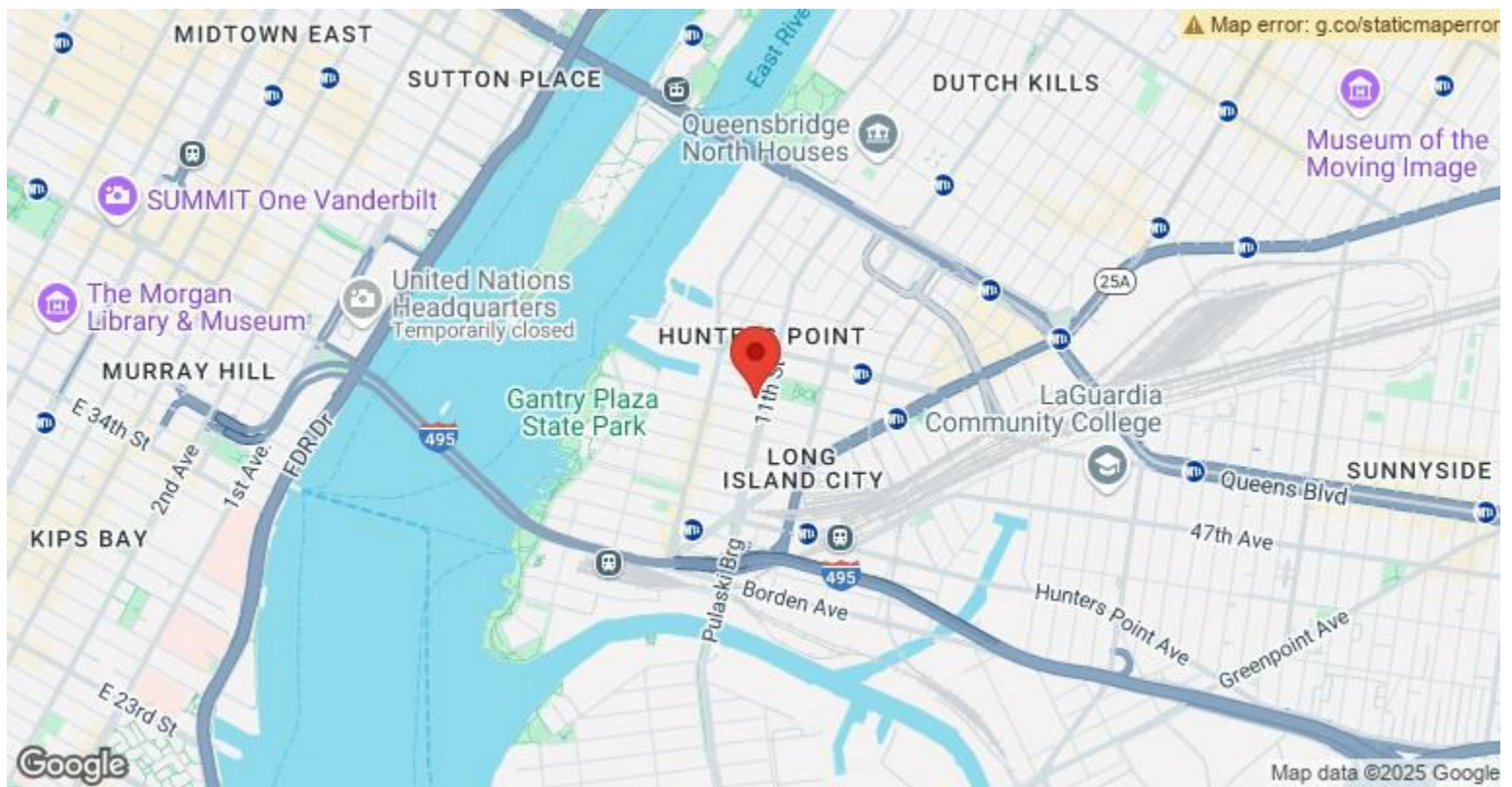
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1st Floor

Space Available	2,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

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## Property Photos





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Front View