



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



12-03 REDFERN AVENUE

FAR ROCKAWAY, NY 11691

New Construction - 5,700 RSF Office/Commercial Space

with off street secured parking,
private patio and rooftop access.

TYPE

Office / Commercial



SQUARE FT.

5,700 RSF

PARCEL ID



15529

BLOCK



ZONING

M1-1



65

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

- New Construction
- Size - 5,700 RSF
- Entire third floor of a 3-story building
- Lobby area with glass atrium to passenger elevator serving all floors and the roof
- Abundant natural light on all four exposures
- Open floor plan can finish to suit
- Private terrace approx. 440 sf
- Roof access - finished for outdoor usage
- Tenant controlled HVAC - separate utility meters
- Secure off street parking for 5 cars
- ICAP real estate tax abatement
- Walking distance to subway and LIRR
- January 2023 Delivery



TRANSPORTATION



FAR ROCKAWAY - MOTT AVE



**3 MINS TO NASSAU EXPY
6 MINS TO BEACH CHANNEL DR
10 MINS TO ROCKAWAY FREEWAY**

10 MINS TO ROCKAWAY FREEWAY

10 MINS TO JFK AIRPORT



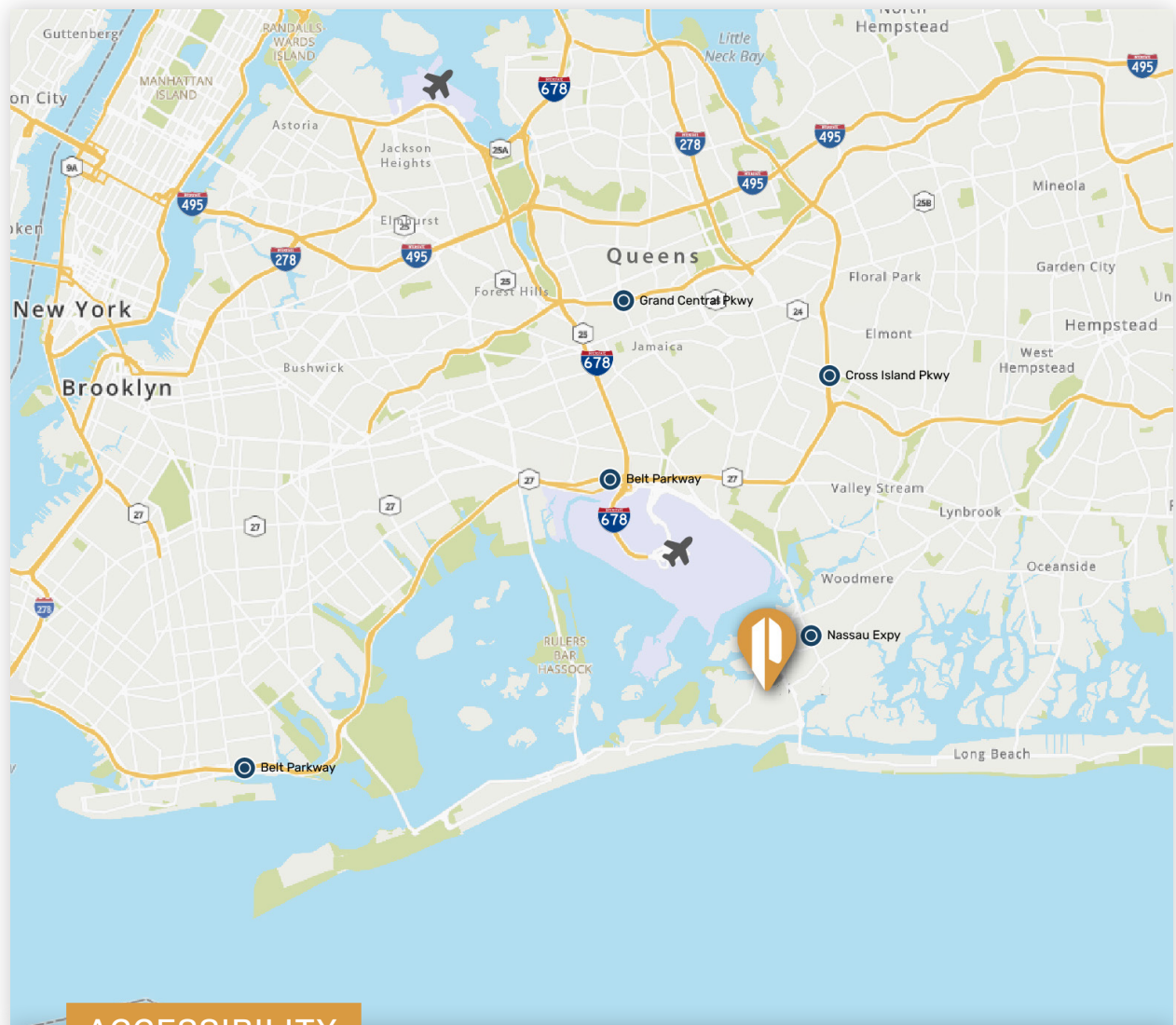
Q114: BAYVIEW AVE/MONROE ST



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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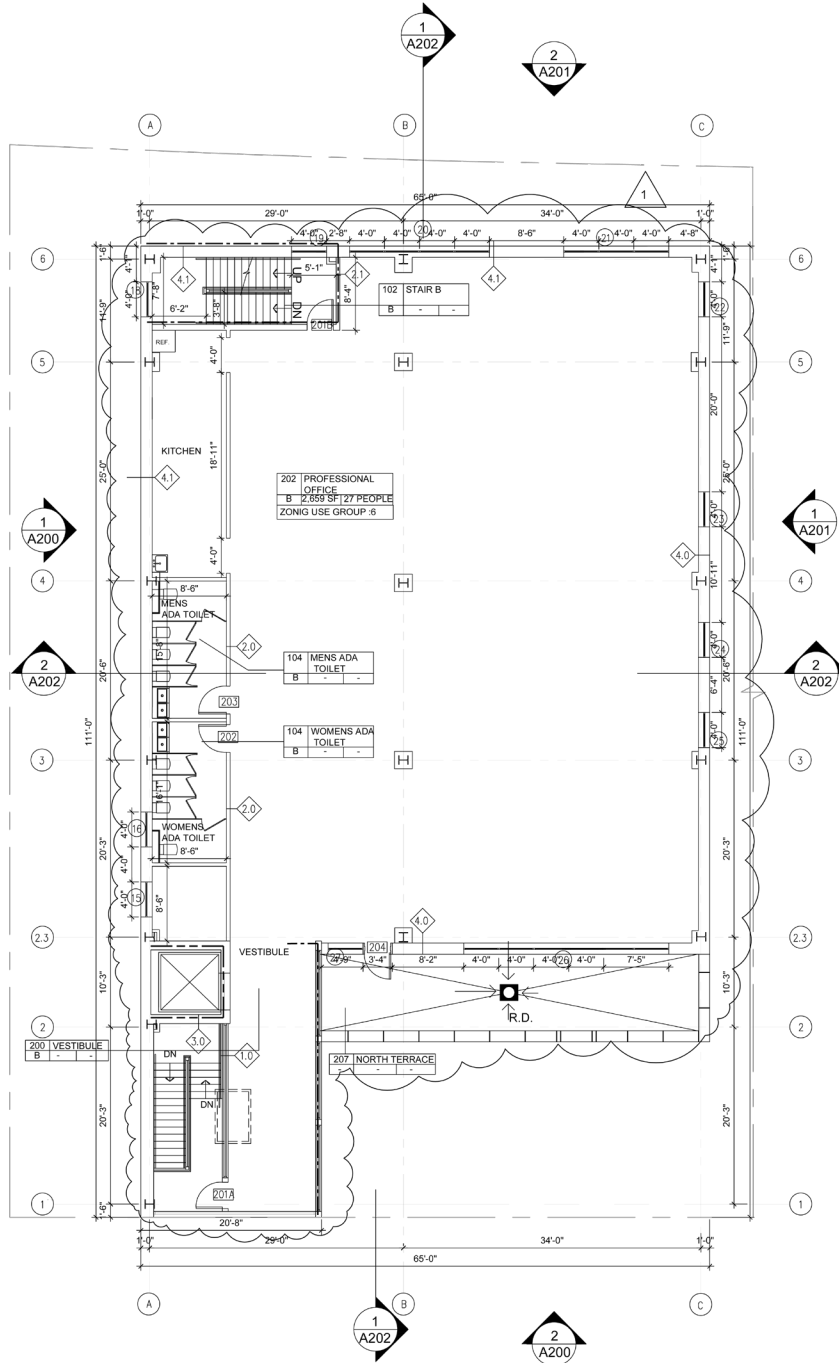
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ACCESSIBILITY

1	NASSAU EXPRESSWAY	.6 MI	5	BELT PARKWAY	8 MI
2	BEACH CHANNEL DR	1 MI	6	VAN WYCK EXPY (I-678)	8 MI
3	ROCKAWAY FREEWAY	2 MI	7	LONG ISLAND EXPY (I-495)	10 MI
4	JFK AIRPORT	6.2 MI			

FLOOR PLAN - 2ND FLOOR



2 SECOND FLOOR PLAN
A101 SCALE: 1/8"=1'-0"

CONSTRUCTION
 FENCE D.O.B.
 JOB NUMBER
 Q00416648-11

DOB NOW
 MECHANICAL SYSTEMS
 Q00442461-11
 DOB NOW
 PLUMBING FILING
 Q00421477-11

DOB NOW
 SPRINKLER FILING
 Q00501535-11

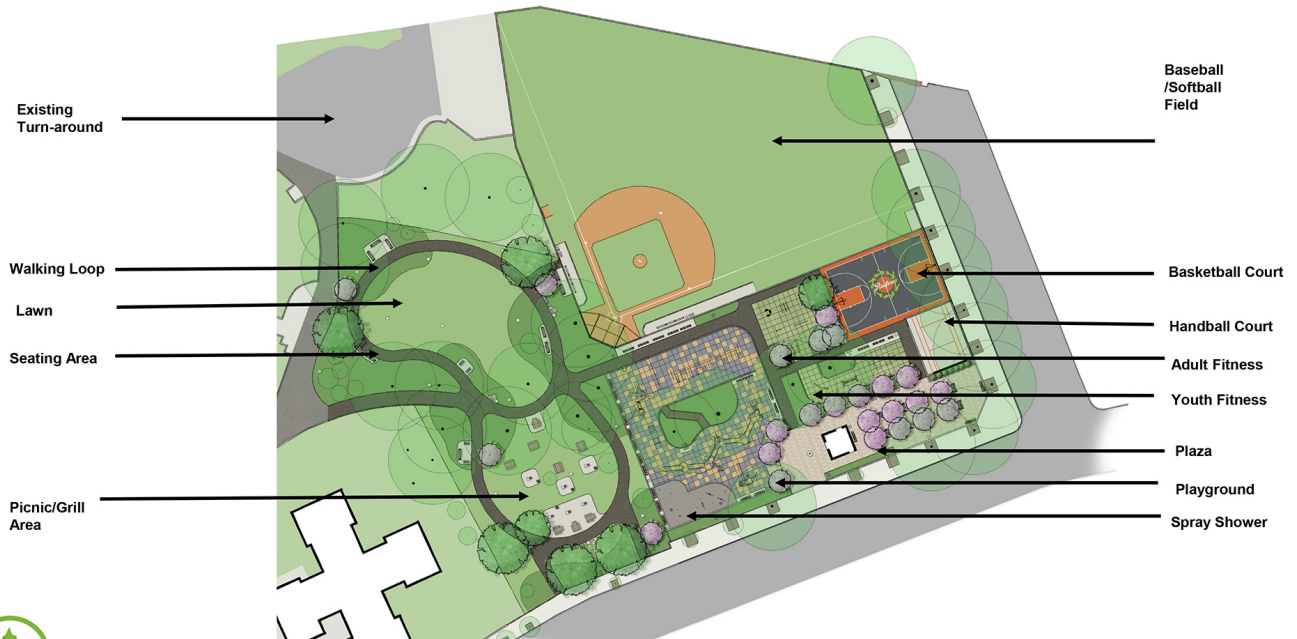
CURB CUT D.O.B.
 JOB NUMBER
 Q00416640-11



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NEARBY



Neighborhood Development – Far Rockaway Rezoning Redfern Playground and Houses | Schematic Design

New \$9 million renovation to Redfern Playground/
Park directly opposite this development to be
completed 1Q 2023.



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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