

# STUDIO SQUARE

35-37 36th Street  
Astoria, Queens



**School Opportunity ~ New Buildout ~ Indoor Gym and Private Outdoor Space  
Estimated 550-Student Capacity**

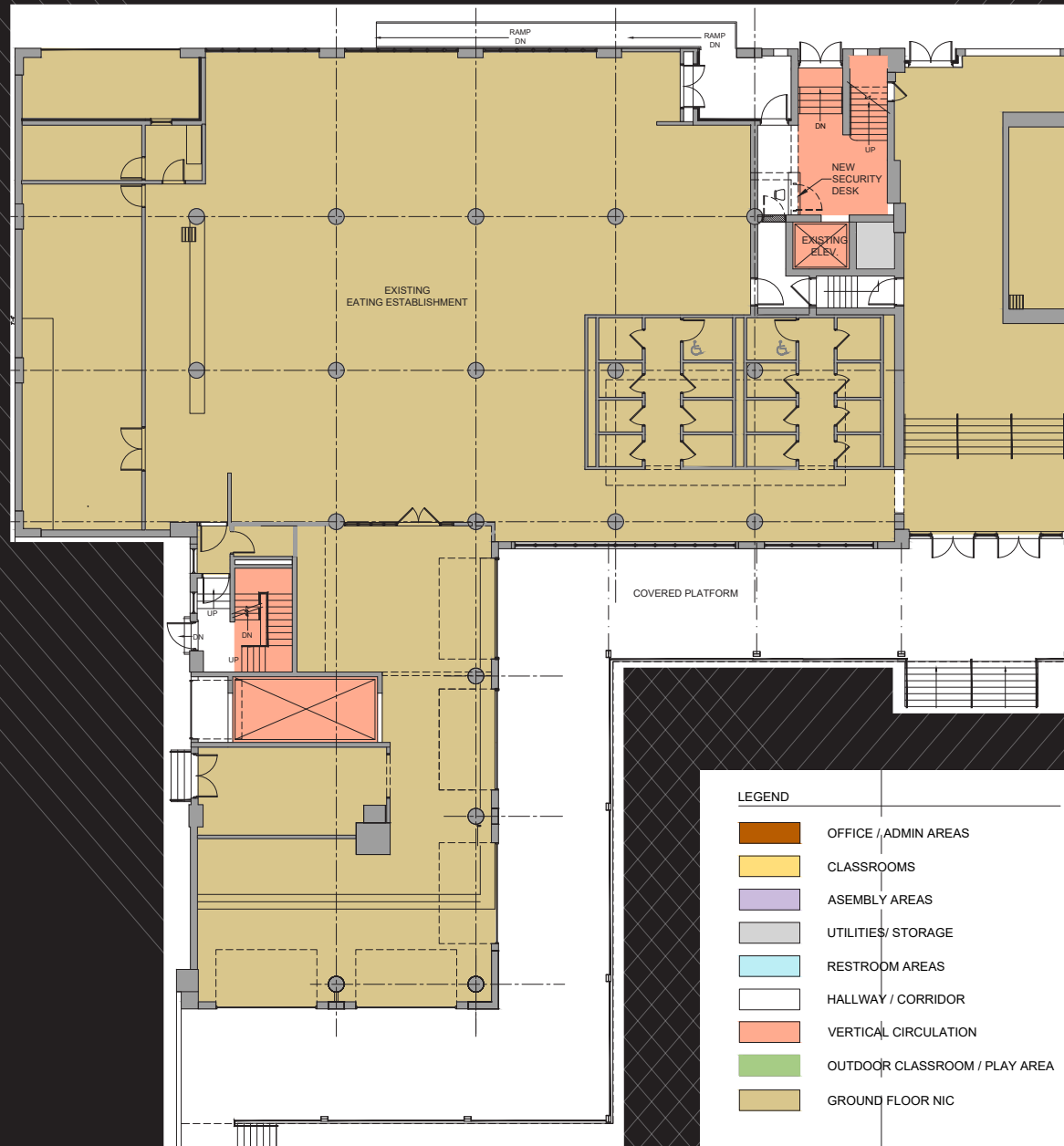


ABS Partners Real Estate, as the exclusive agent is pleased to offer the following proposed school opportunity for lease:

Partial 1st Fl: Entry  
 Entire 2nd Fl: 16,121 sf  
 Entire 3rd Fl: 13,000 sf

Entire 4th Fl: 11,820 sf  
 Entire 5th Fl: 11,868 sf  
 Entire 6th Fl: 11,868 sf plus 6,000 sf roof deck

Possession: To be Determined  
 Rent: Call or email for details  
 Deliver Conditions: Landlord can build to suit



**1st Floor Proposed Testfit**  
**Entry with elevator and stair access throughout**



**2nd Floor Proposed Testfit - 16,121 sf**



**3rd Floor Proposed Testfit - 13,000 sf**



# 4th Floor Proposed Testfit - 11,820 sf



# 5th Floor Proposed Testfit - 11,868 sf



**6th Floor Proposed Testfit - 11,868 sf**





**Roof Deck - 6,000 sf**



Rendering

Existing Conditions of private 6,000 sf roof deck that features primarily unobstructed 360° views



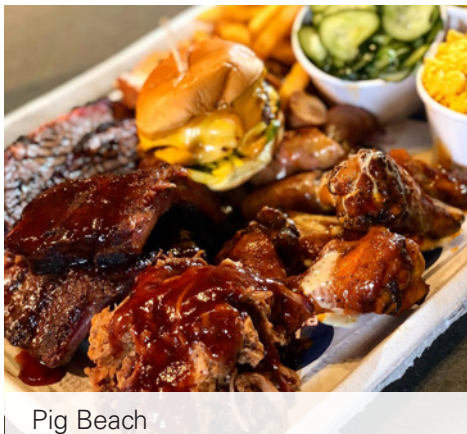
South and West exposures offer Midtown and Uptown Manhattan views





## GET TO KNOW STUDIO SQUARE

Originally built in 1930 and recently renovated for today's tenants, Studio Square features expansive floor plans, minimal columns and 6,000 sf roof deck. Impressively high ceiling heights coupled with large factory style windows afford tremendous natural light throughout. Renowned BBQ joint Pig Beach occupies the retail space on the 1st floor.

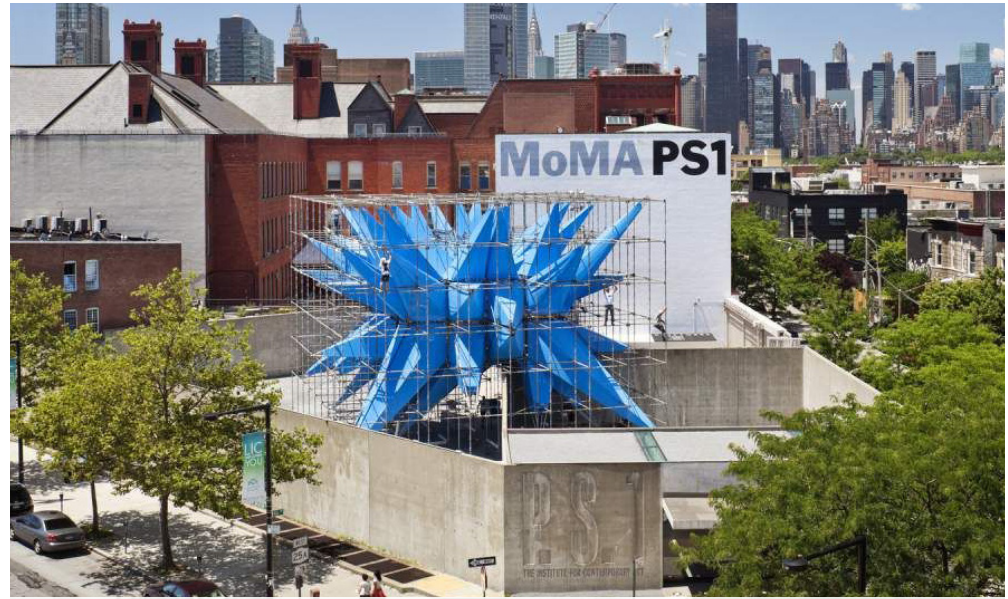


Pig Beach

Loading Dock



Socrates Sculpture Park



MoMA PS1

## WALK - BIKE - RIDE - TO STUDIO SQUARE



**5 Minute Walk to Subways**



**10 Minute Subway Ride to**

Manhattan



**22 Minute Commute to**

Grand Central Terminal



**Short Bike Ride to**

LIC or Astoria



For further information and/or inspection contact:

**Ben Waller**

212.400.9515  
bwaller@absre.com

**Anthony Diorio**

518.894.1605  
adiorio@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • [www.absre.com](http://www.absre.com)