

OFFERING MEMORANDUM

53-01 11TH ST.



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COMMERCIAL REALTY GROUP

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REALTY GROUP

PARKING
AVAILABLE

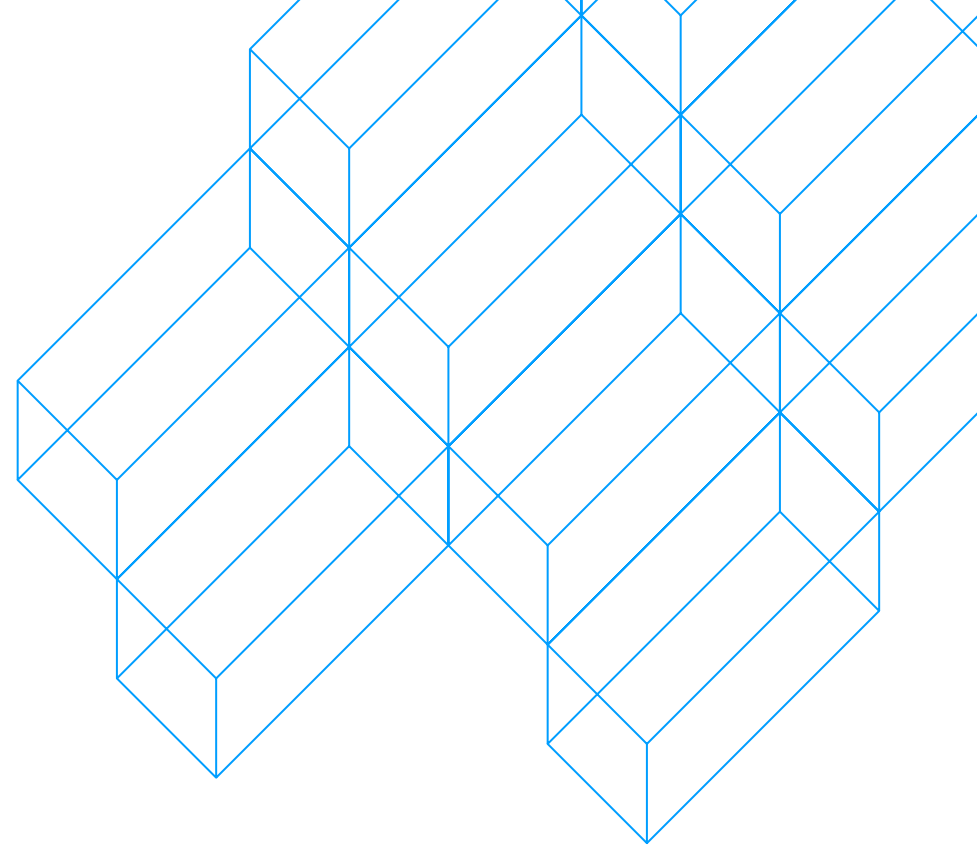
LONG ISLAND CITY, NY 11101

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EXCLUSIVELY LISTED BY _____

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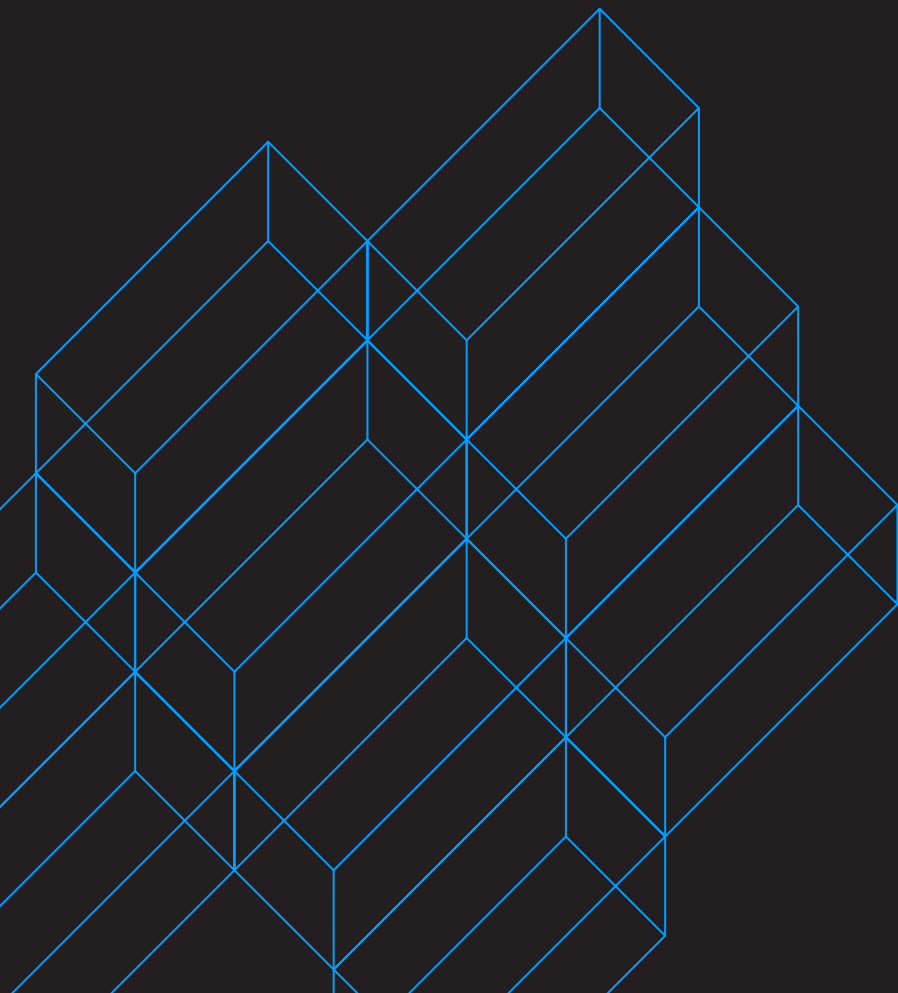




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53-01 11TH STREET



EXECUTIVE SUMMARY

*PLUG-AND-PLAY FLEX SPACE
WITH PARKING MINUTES
FROM MANHATTAN*

Bridge House LIC offers 6,875 square feet of newly renovated workspace in a once-industrial building in Long Island City. Open layouts drenched in natural light are paired with a host of swift commute options, including onsite tenant parking, making Bridge House LIC the ideal alternative to an overcrowded Manhattan. Nestled in a neighborhood packed with culturally diverse restaurants, gourmet cafes, and an unrivaled nearby waterfront park, it's hard to imagine a better place to call your own.

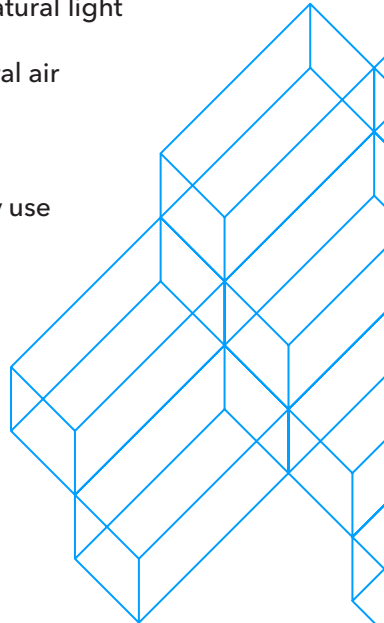
AVAILABLE	6,875 SQ FT 2ND FLOOR OFFICE
COLUMNS	40 FT SPACING / OPEN PLAN
ELEVATORS	1 PASSENGER
HVAC	CENTRAL AIR / TENANT-CONTROLLED
PARKING	ONSITE TENANT PARKING
ACCESS	24/7 TENANT KEYCARD ACCESS
CLEANING	COMMON AREAS
RENOVATIONS	FULLY RENOVATED, INCLUDING LOBBY, KITCHEN, WINDOWS, ELEVATOR & RESTROOMS



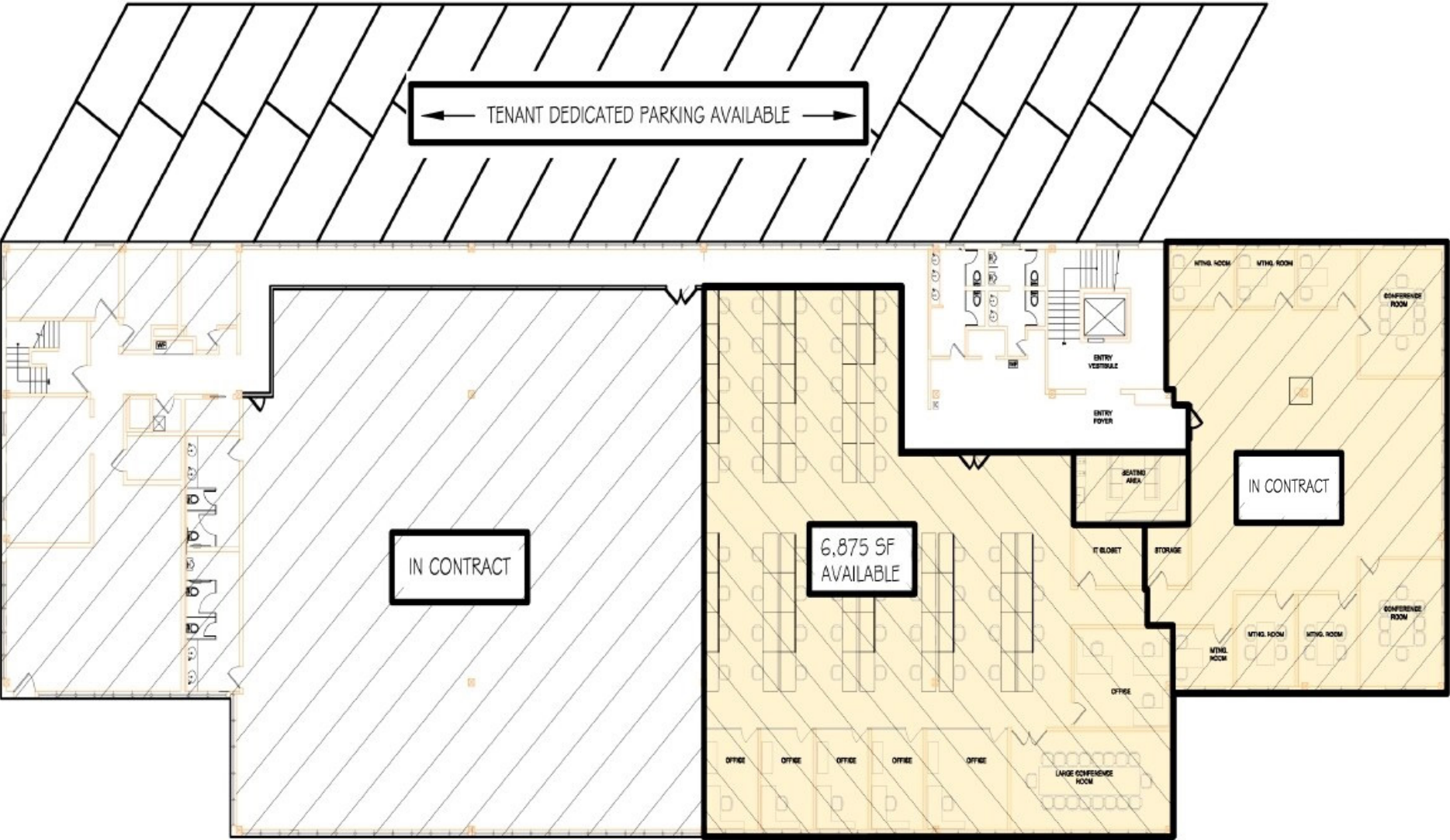
FEATURES

The perfect balance between luxury and affordability, this space is designed with spaciousness and comfort in mind.

- » Private parking on-site
- » Digital video intercom & door control system
- » Contactless bathroom fixtures, flushers, towel dispensers and hand dryers
- » Keyless entry into building, lobby, and private office suites
- » Passenger elevator
- » Dedicated IT/server room
- » 24/7 video surveillance
- » 10' to 14' high ceilings with abundance of natural light
- » Independent tenant climate-controlled central air
- » Waterfront location
- » Fully equipped chef's kitchen, ready for daily use
- » Fully wired high-speed internet & Wi-Fi
- » Ready-to-use office cubicles
- » State-of-the-art boardroom



SITE PLAN



IMAGES

Say goodbye to Manhattan's crowded office spaces. At Bridge House LIC, connection and creativity thrive—enhanced by a prime location, breathtaking waterfront views, and thoughtfully designed amenities.

Step into a move-in ready workspace, fully furnished for seamless productivity. Dedicated cubicles offer structure while maintaining a collaborative environment, and a state-of-the-art boardroom ensures your meetings and presentations run effortlessly.

Expansive open layouts flood the space with natural light, creating an inspiring atmosphere for your team. Take advantage of the on-site chef's kitchen and event space, perfect for gatherings, networking, and daily office use.

With everything in place, Bridge House LIC is designed to help your business thrive from day one.

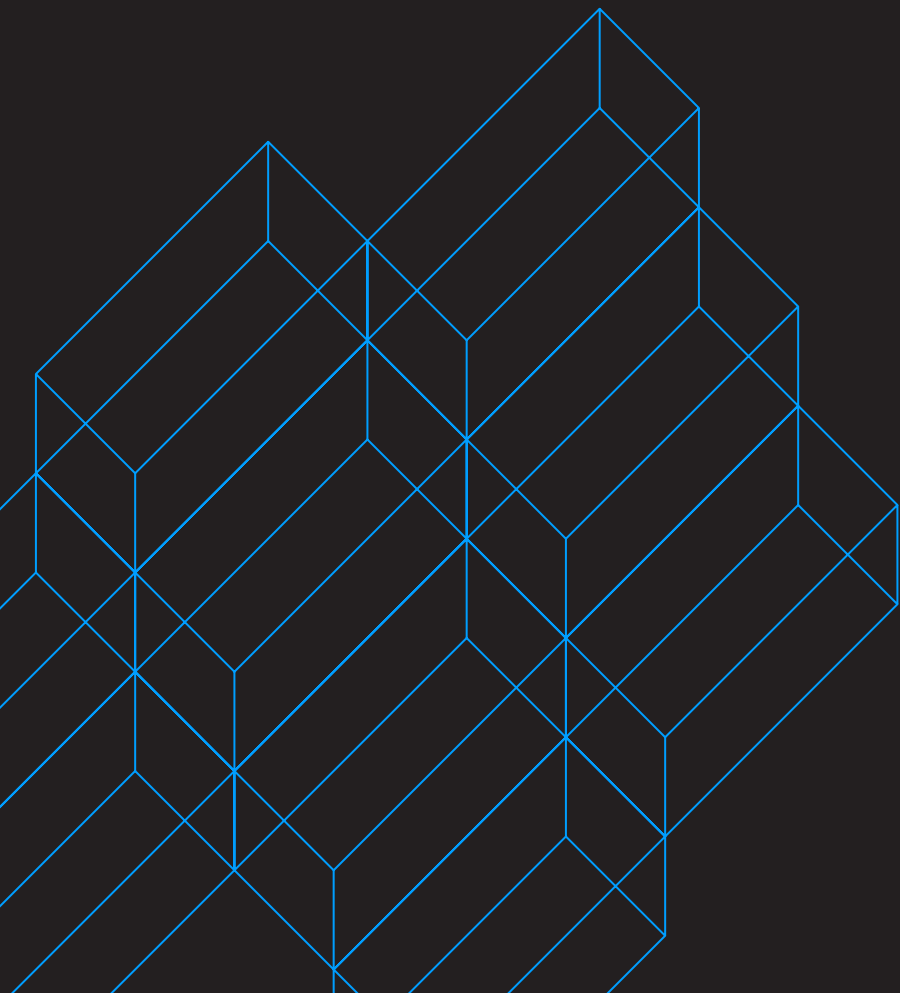




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53-01 11TH STREET



PROPERTY OVERVIEW

ACCESSIBILITY





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LOCATION OVERVIEW

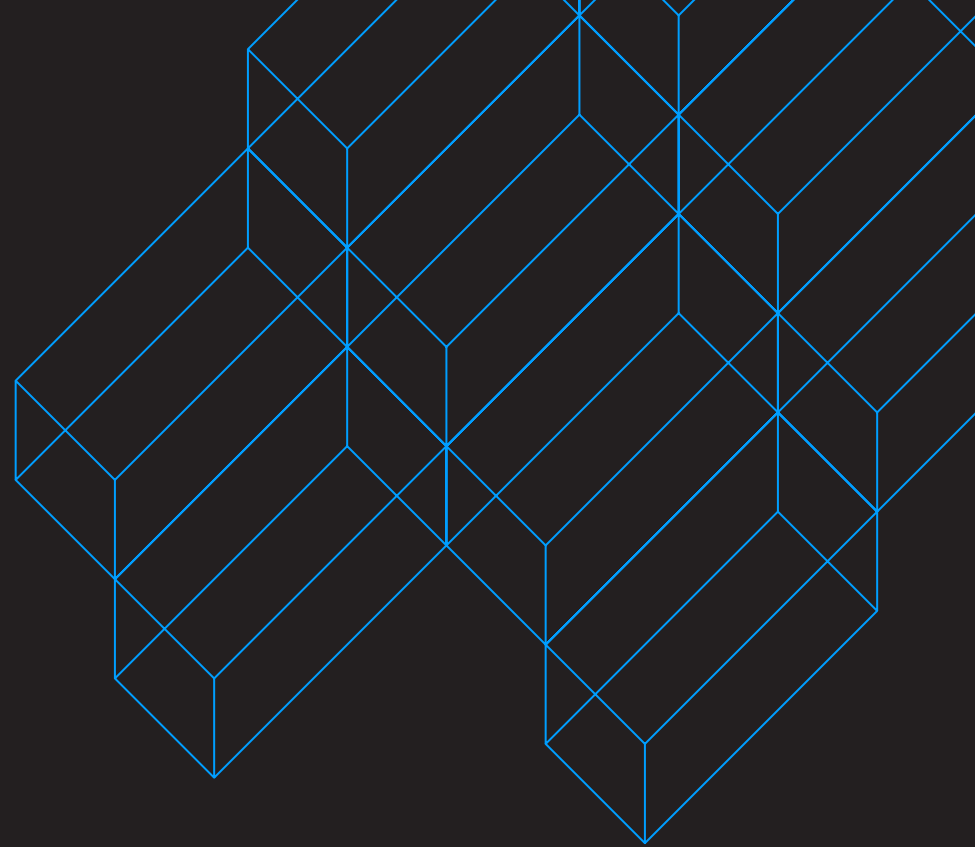
NEIGHBORHOOD AND MARKET

LIC has shifted from industrial to a thriving live/work/play district. It's marked by thriving arts communities, scenic waterfront parks, and gleaming residential towers. The neighborhood's rezoning in 2001 paved the way for major residential and commercial growth, including new office buildings, retail, and cultural infrastructure.

Professionals, startups, and creative firms have flocked to LIC for its Manhattan-level access—connected via subway, LIRR, bus, or car—without the Manhattan price premium.

Bridge House LIC (53-01 11th St) offers everything today's tenants want: boutique office/flex space, optional parking, strong transit connections, flexibility in size, and a vibrant, evolving neighborhood just outside Manhattan—but with significantly more square footage and value.





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