

STUDIO SQUARE

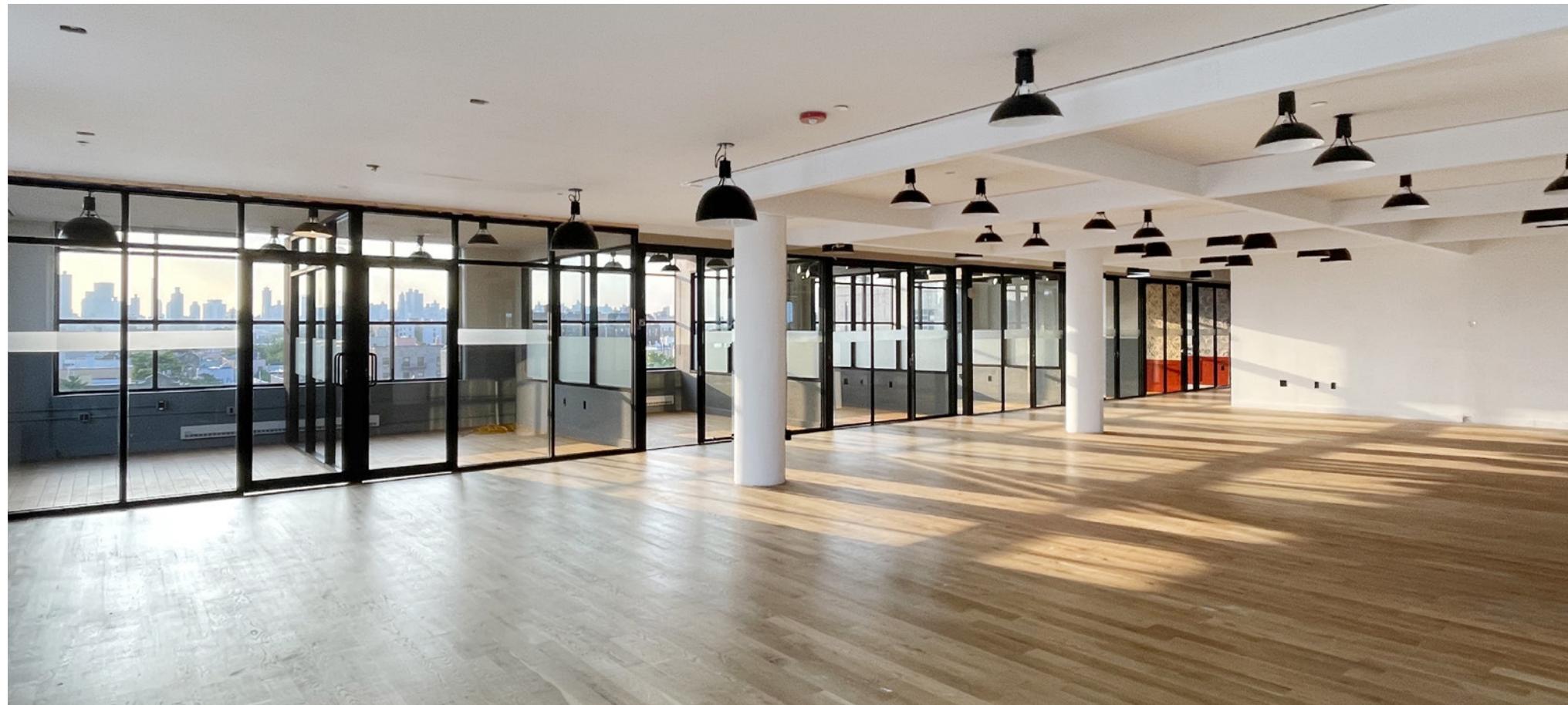
35-37 36th Street
Astoria, Queens



Move-In Condition Full Floor Office Opportunities and Building Branding
Featuring a Penthouse Duplex - 11,868 SF plus Private 6,000 SF Roof Deck

STUDIO SQUARE

Space Details



6th Floor Existing Conditions

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

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

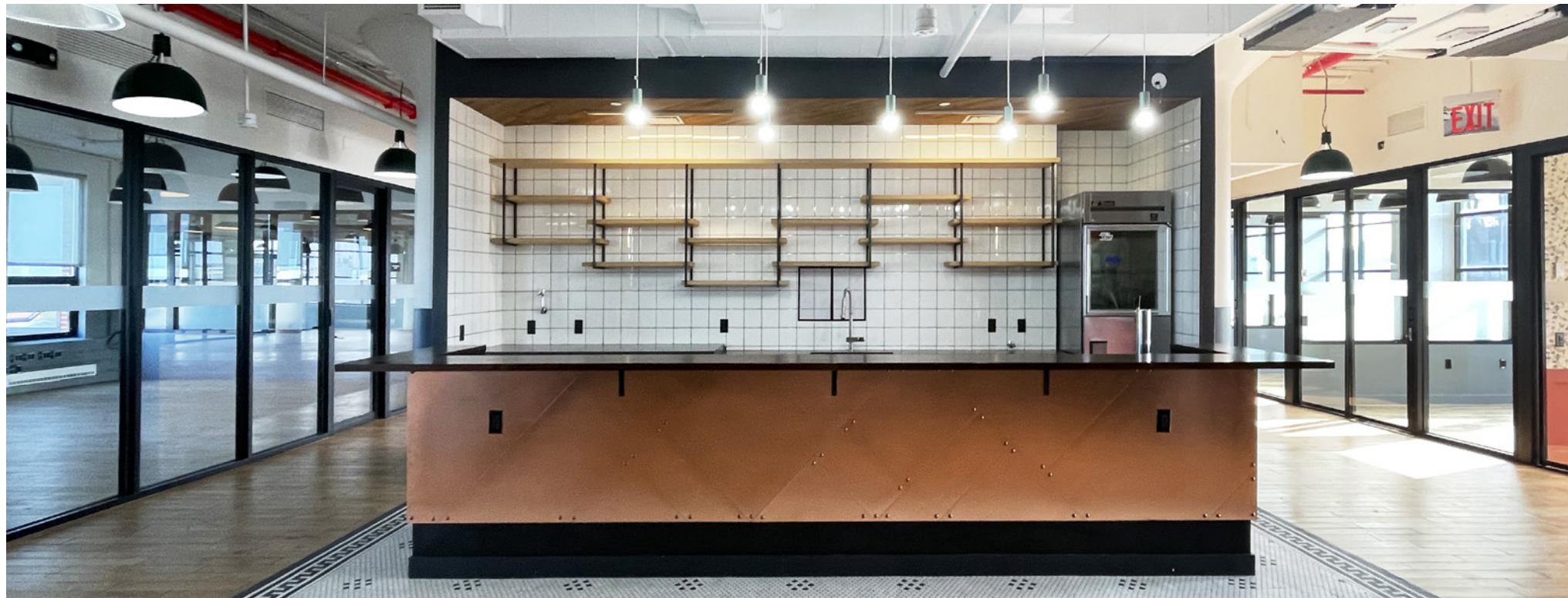
Possession: Flrs 2, 4-6: Immediate
Floor 3: In 2026
Rent: Upon Request

[Click to view 6th Floor virtual tour](#)

➤ Access to Transportation: The site is within a five minute walk of the **N**, **W**, **R**, **M**, **F** and **E** trains

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6th Floor - 11,868 sf plus 6,000 sf Roof Deck

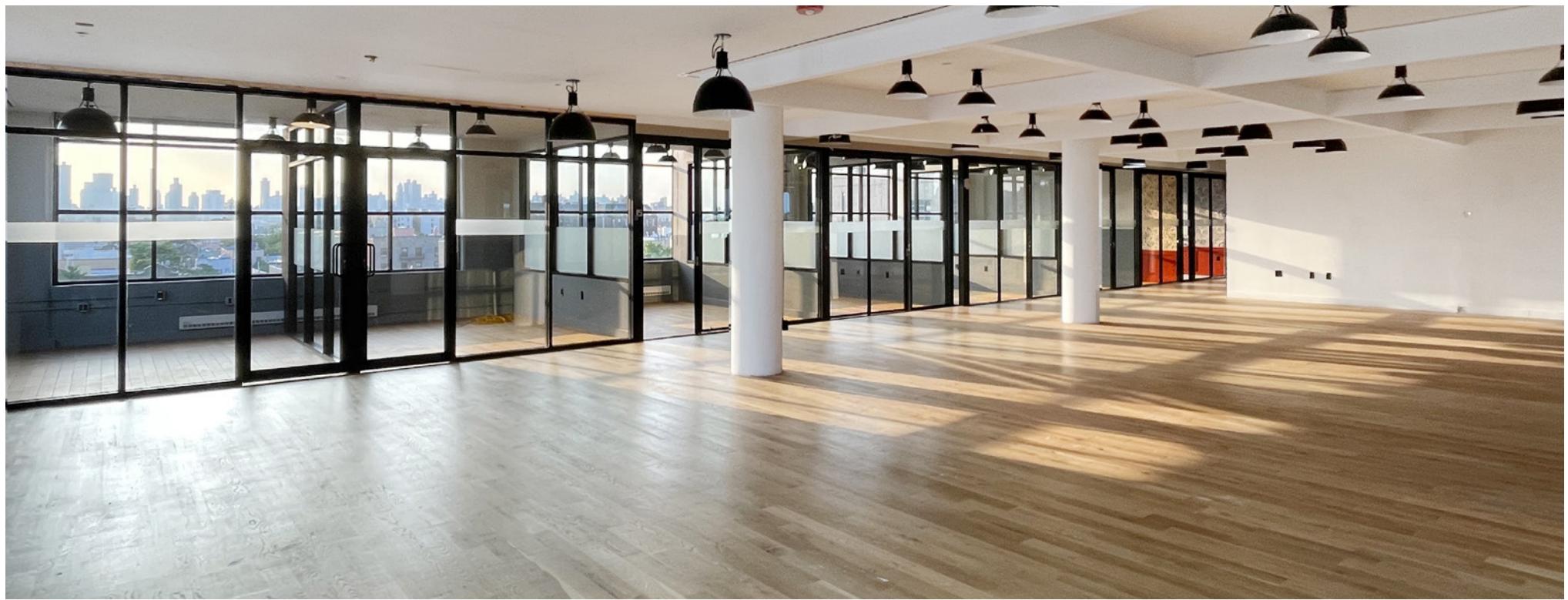


Kitchen Area with wraparound island seating



Mix of Collaborative and Private Work Areas

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Buildout offers a flexible mix of private workspaces and open area



Oversized bright corner space ideal for conference, presentation, staff-training use

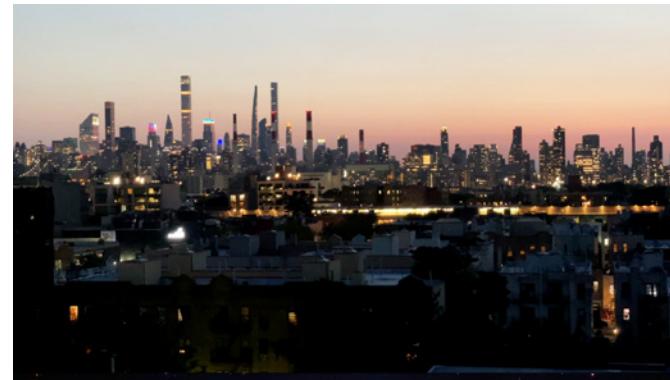
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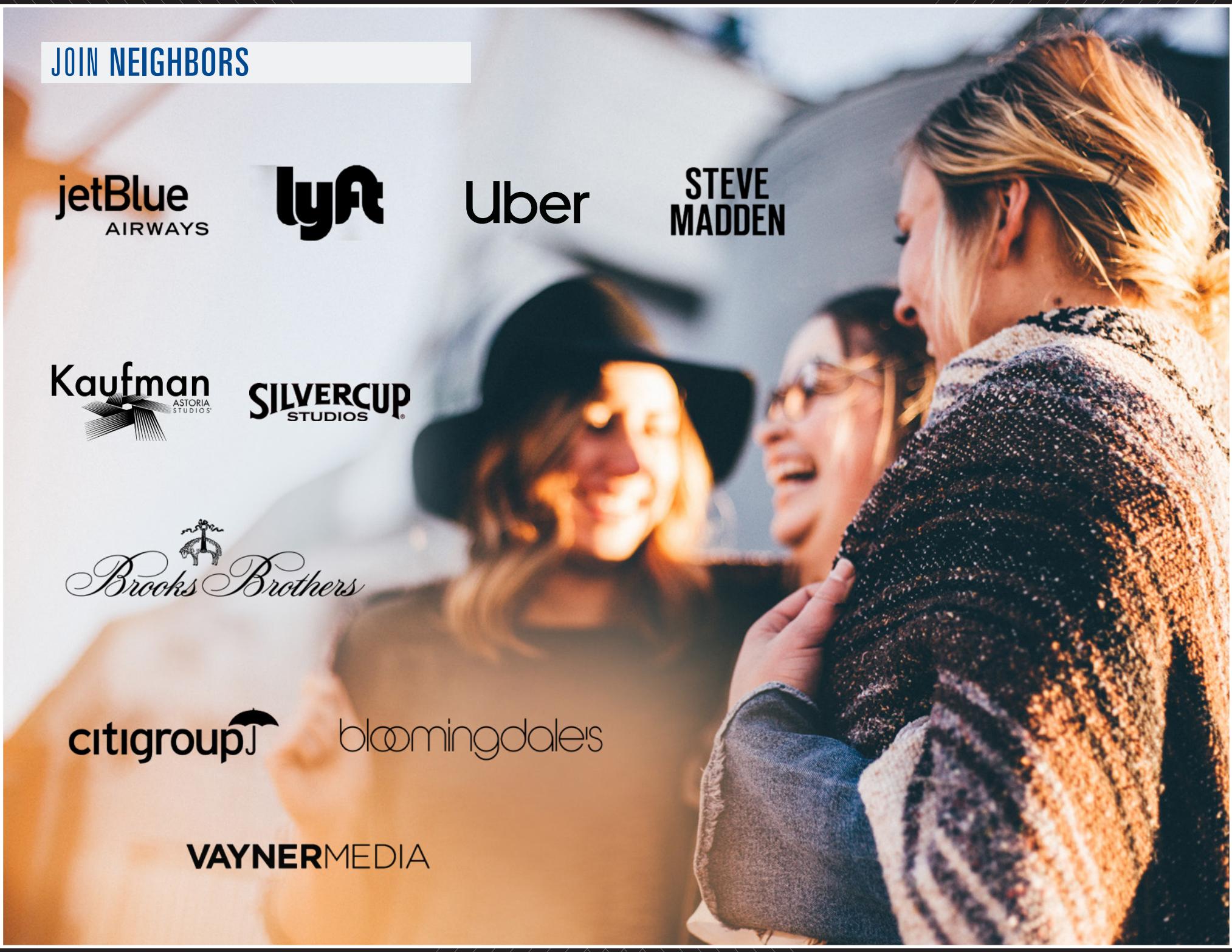
Roof Deck - 6,000 sf



Private 6,000 sf roof deck features primarily unobstructed 360° views

Rendering





JOIN NEIGHBORS

jetBlue
AIRWAYS

lyft

Uber

STEVE
MADDEN

Kaufman
ASTORIA
STUDIOS

SILVERCUP
STUDIOS

Brooks Brothers

citigroup

bloomingdale's

VAYNERMEDIA



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



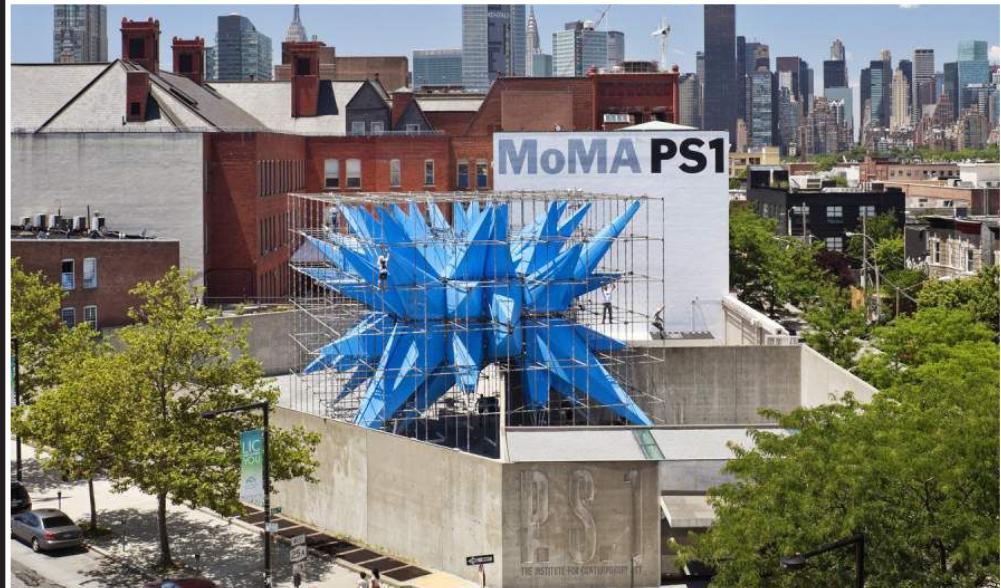
Pig Beach



Studio Square



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

Contact Exclusive Broker:

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2nd Floor - 16,121 sf (as-built)



Furniture shown for layout concept only

4th Floor - 11,820 sf (as-built)



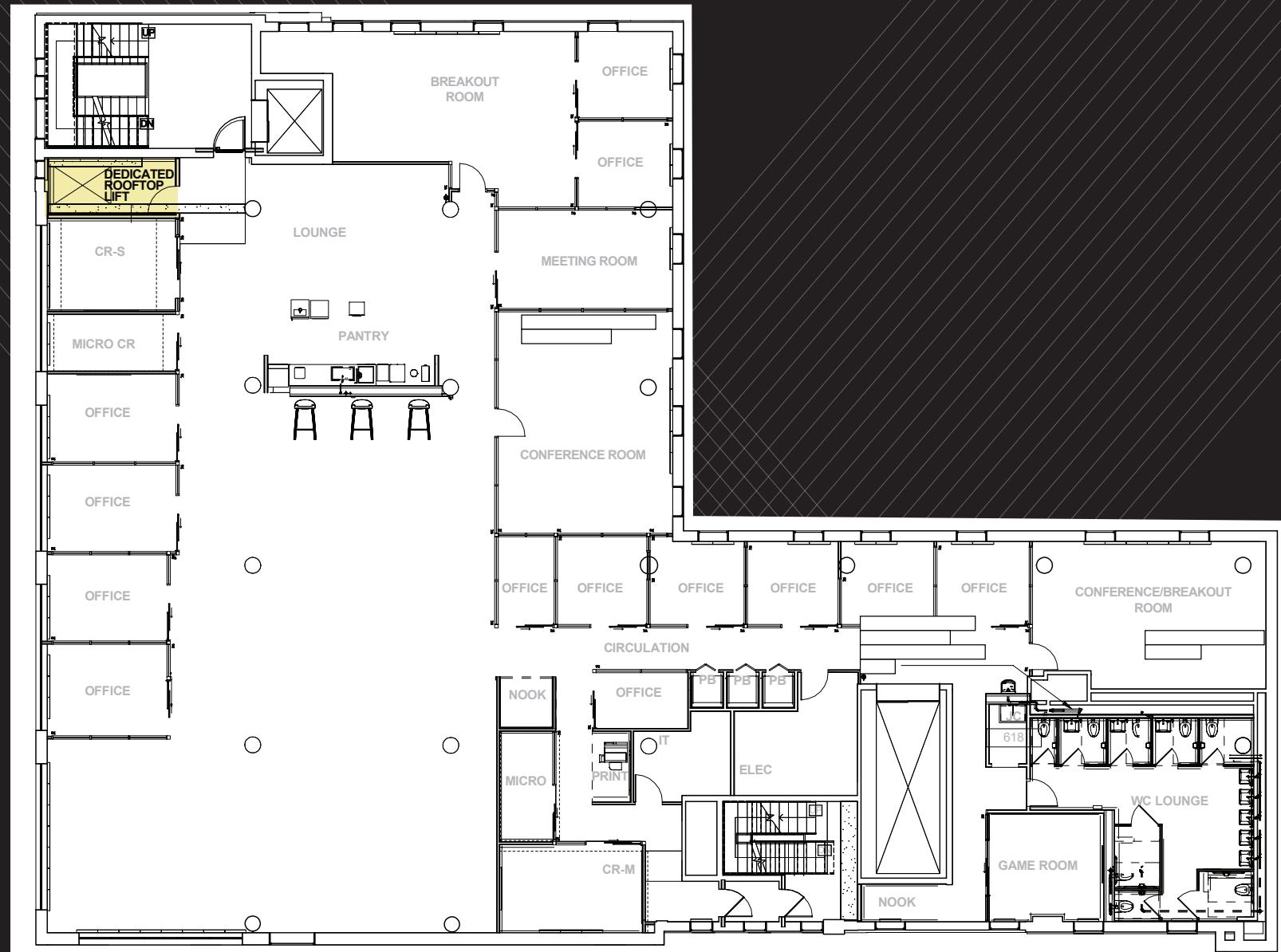
Furniture shown for layout concept only

5th Floor - 11,868 sf (as-built)



Furniture shown for layout concept only

6th Floor - 11,828 sf (as-built)



Entire Roof Deck - 6,000 sf





For further information and/or inspection contact:

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