

FOR LEASE | 11-17 43RD AVENUE LONG ISLAND CITY, NY



10,500 SF FREESTANDING OFFICE & FLEX BUILDING WITH PARKING



PROPERTY HIGHLIGHTS



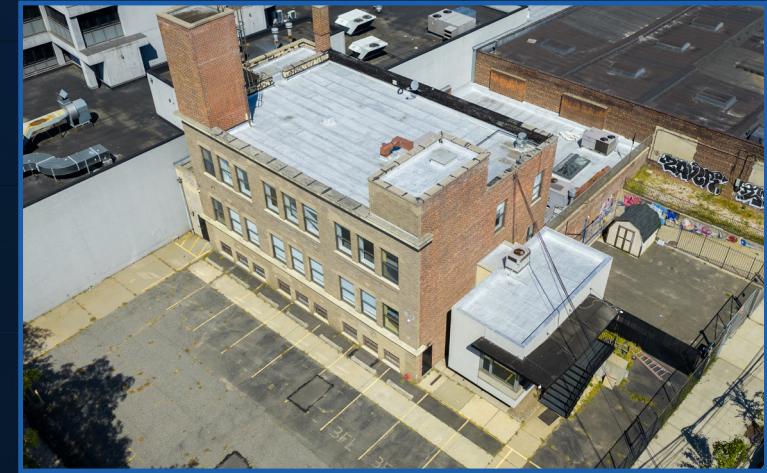
TOTAL BUILDING SIZE:	+/- 10,500 SF (three levels)
PARKING LOT:	+/- 7,000 SF
LOT DIMENSIONS:	+/- 103' X 140'
GROUND FLOOR:	+/- 2,750 SF
SECOND FLOOR:	+/- 2,750 SF
LOWER LEVEL:	+/- 5,000 SF (warehouse/storage conversion possible)
LOADING:	1 Drive-in with ramp to street level
ZONING:	M1-4 (office/flex/commercial)
RE TAXES:	\$73,922.04

HIGHLIGHTS

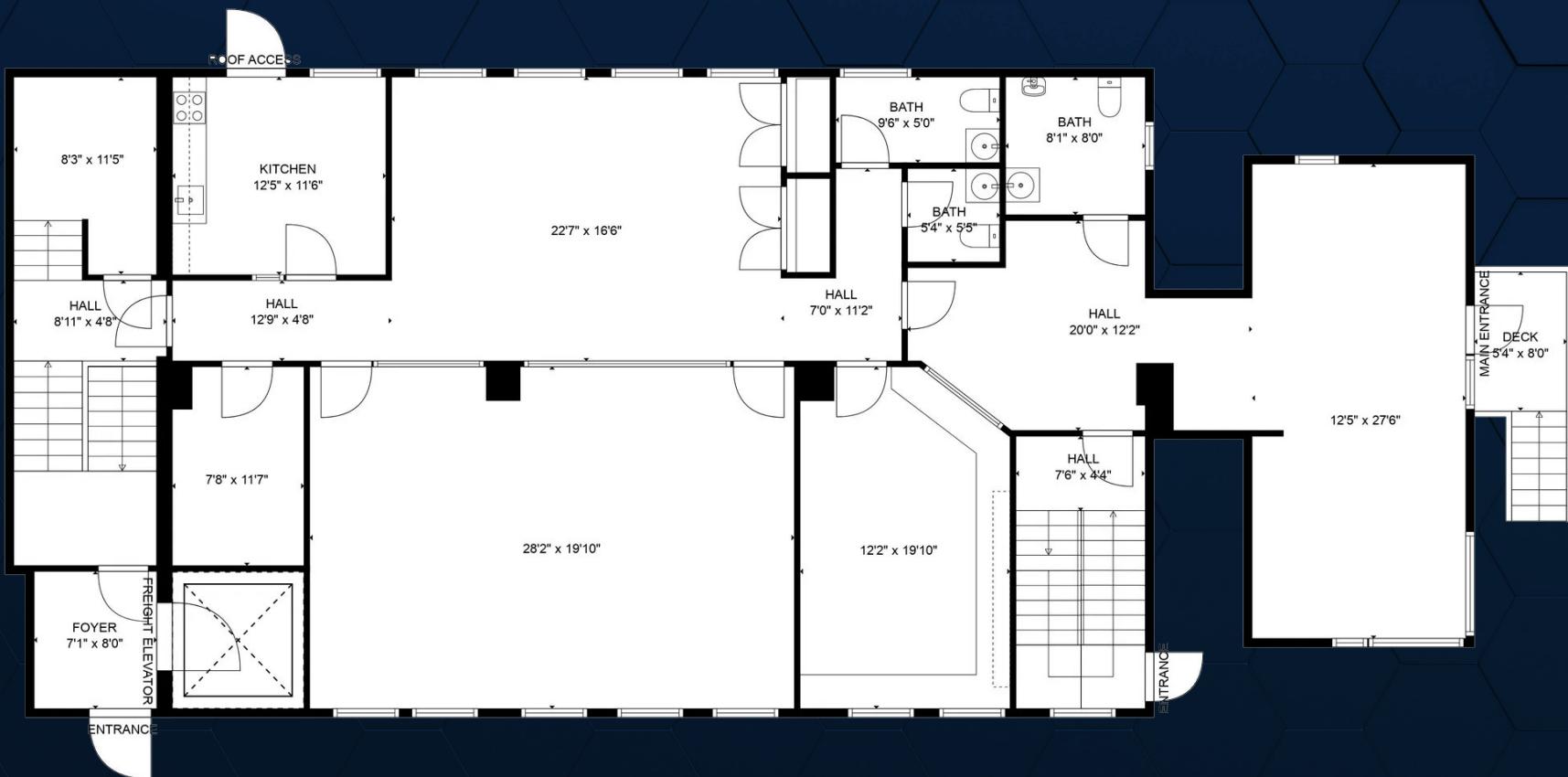
- Single tenant property with excellent corporate image
- \$2 million in recent capital improvements
- ZERO loss factor compared to nearby multi-tenant buildings with up to 30% loss factor
- Up to 5,000 SF can be converted to warehouse/storage space
- Turnkey office build-out with modern finishes, conference space, and advanced security
- Freight elevator services Ground Floor and Lower Level
- Fully air-conditioned and heated
- Rare, fenced 7,000 SF parking lot with automatic gate
- 5-minute walk to Court Square (E, M, G, 7) and Queensboro Plaza (N, W, 7) subway stations
- Nearby bus routes include Q32, Q60, Q101, and B32 connecting Queens, Manhattan, and Brooklyn
- Immediate access to the Queensboro Bridge, Midtown Tunnel, I-495, and major thoroughfares into Manhattan and Long Island
- Steps from Long Island City's dining, bars, and cultural scene, including MoMA PS1, Gantry Plaza State Park, and a growing mix of restaurants and cafes

BUILDING ASKING LEASE PRICE: **\$40.00 PSF NNN**

PARKING ASKING LEASE PRICE: **\$15.00 PSF NNN**

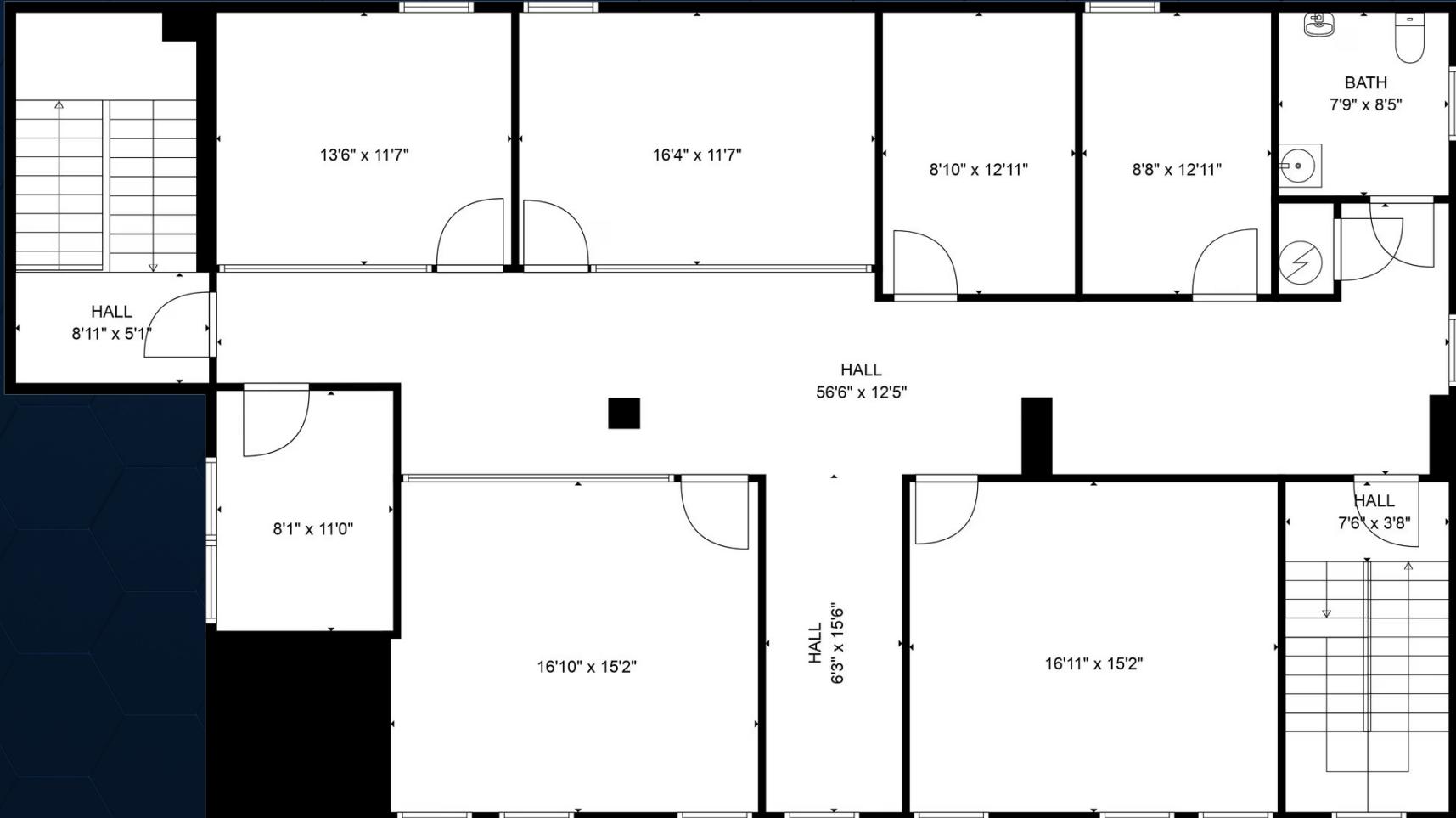


FIRST FLOOR — 2,750 SQUARE FEET



SECOND FLOOR — 2,750 SQUARE FEET

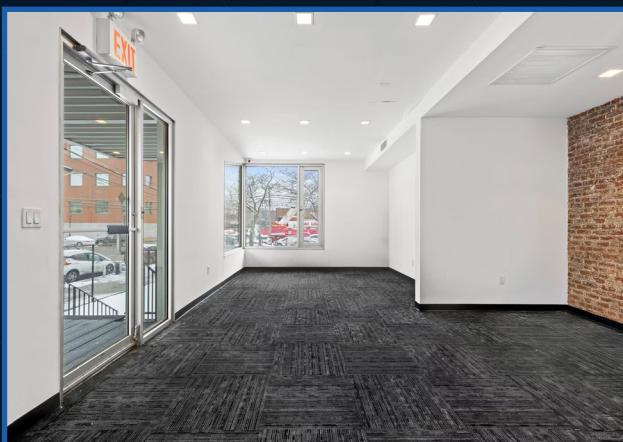
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LOWER LEVEL — 5,000 SQUARE FEET

WAREHOUSE/STORAGE CONVERSION POSSIBLE





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