



CREATIVE  
WORKSPACE

CIGAR FACTORY

LIC

9-20 35TH AVENUE, LONG ISLAND CITY, NY 11106



## BUILDING FEATURES



- Move-In Ready Suites from 1,000 RSF to 11,000 RSF
- Beautiful New Lobby
- Brand New Building Entrance with Citi Bike Station
- New Restrooms, Bike Room, and Locker/Shower Facilities
- New Freight and Passenger Elevators
- 12'+ Ceilings in Every Suite
- Private Tenant Landscaped Courtyard
- Parking Available
- Conveniently Located Near Public Transportation, Major Highways, Queensboro Bridge & Roosevelt Island Tram





## AVAILABILITIES

### FIRST FLOOR

- Suite 1B 4,540 SF
- Suite 1H 1,100 SF

### SECOND FLOOR

- Suite 2C - 1,560 SF
- Suite 2E/R - 5,821 SF
- Suite 2F - 5,495 SF
- Suite 2O - 1,037 SF
- Suite 2P - 1,176 SF

### THIRD FLOOR

- Suite 3E - 3,160 SF
- Suite 3K - 1,925 SF
- Suite 3F - 8,978 SF
- Suite 3M - 2,699 SF
- Suite 3P - 1,517 SF

### FOURTH FLOOR

- Suite 4B - 2,280 SF
- Suite 4D - 1,343 SF
- Suite 4F - 3,960 SF



# FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



## 10TH STREET

35TH AVENUE

9TH STREET

Suite 3M  
2,699 SF

Suite 3F  
8,978 SF

Suite 3K  
1,925 SF

Suite 3P  
1,517 SF

Suite 3E  
3,160 SF

OPEN TO BELOW

UP DN

W.C. W.C.

OPEN TO BELOW

OPEN TO BELOW

WINDOWS NA

WINDOWS NA

WINDOWS NA

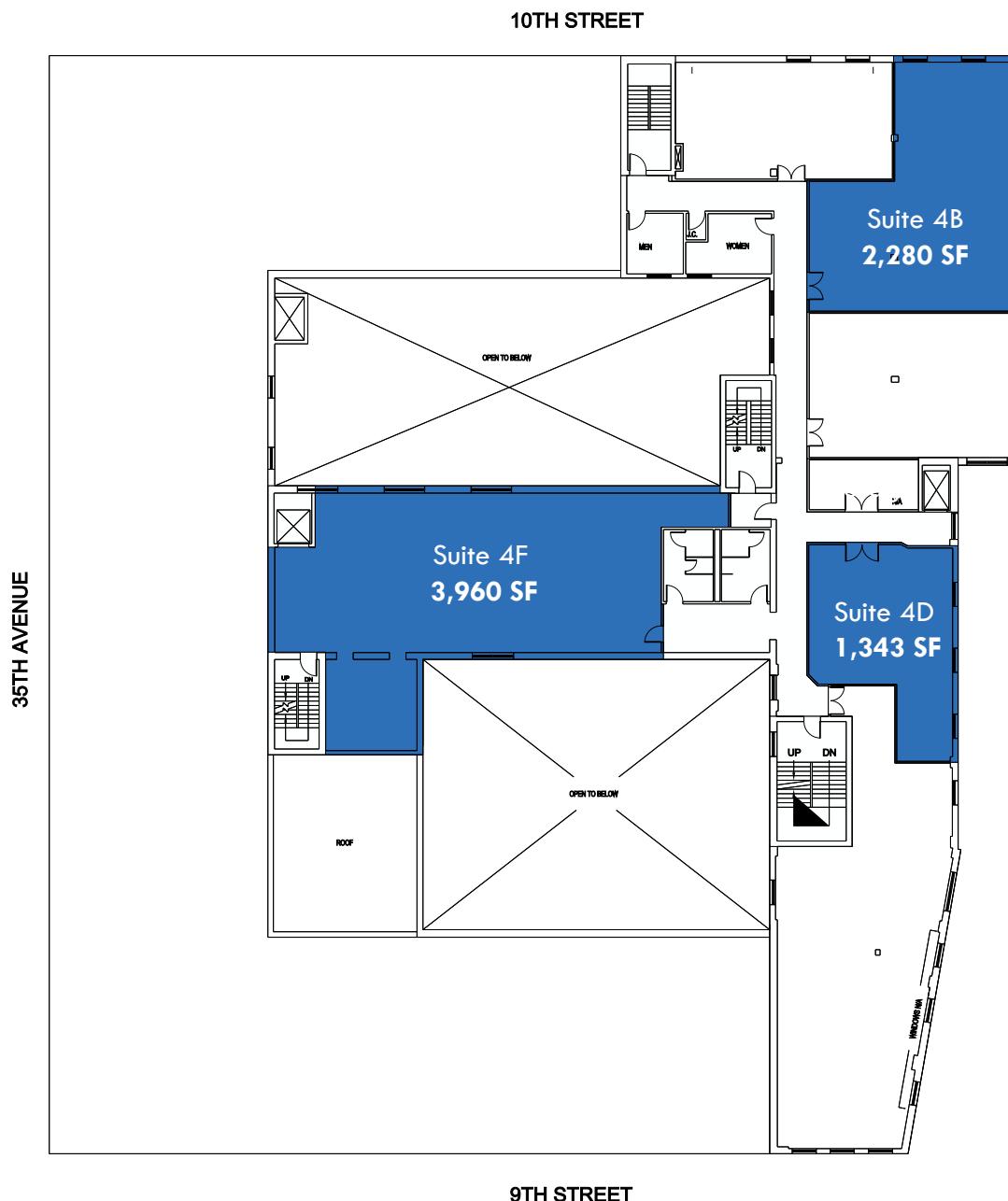
WINDOWS NA

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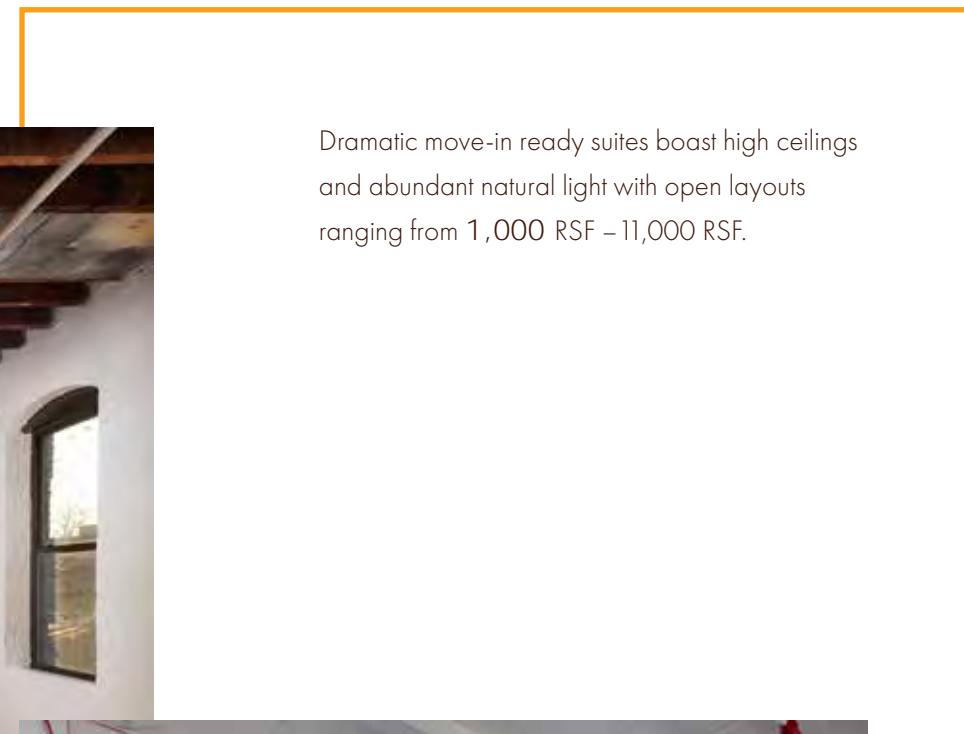
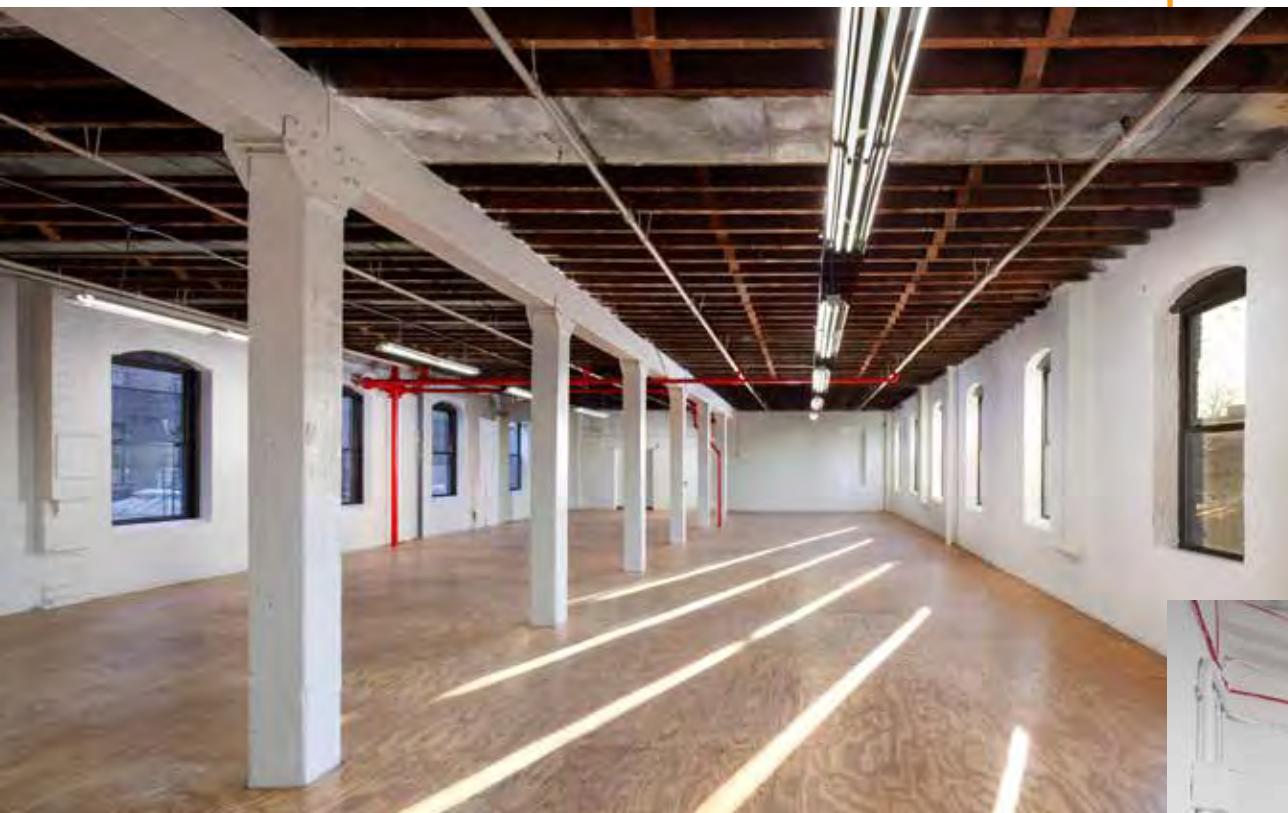


# FOURTH FLOOR

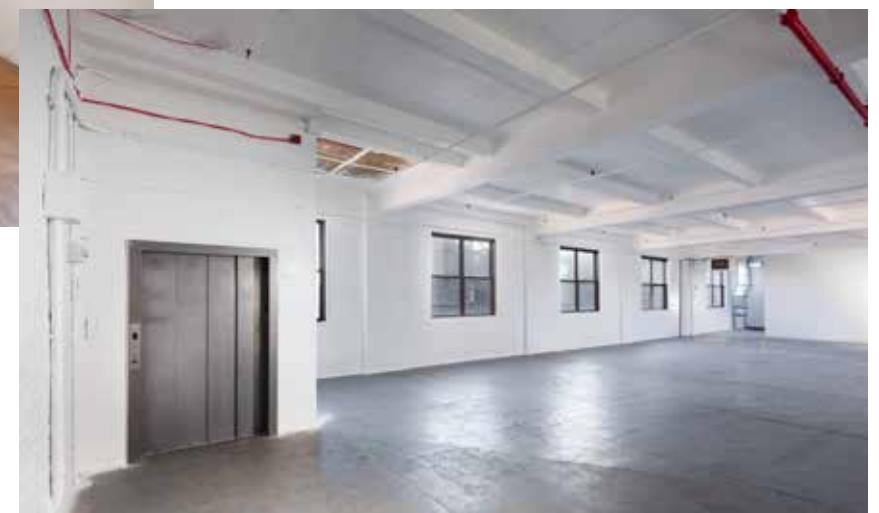




## MOVE-IN READY SUITES AVAILABLE

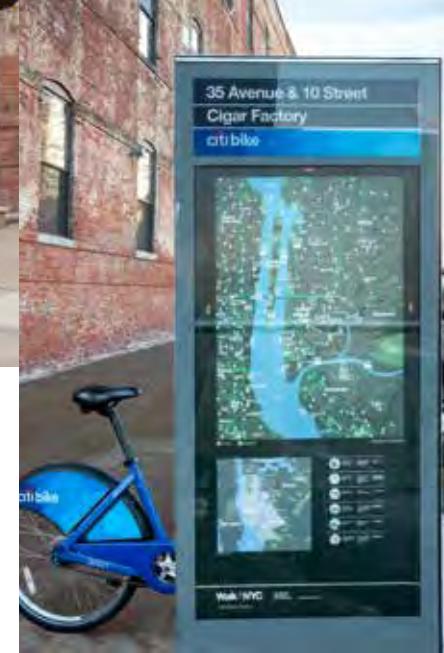
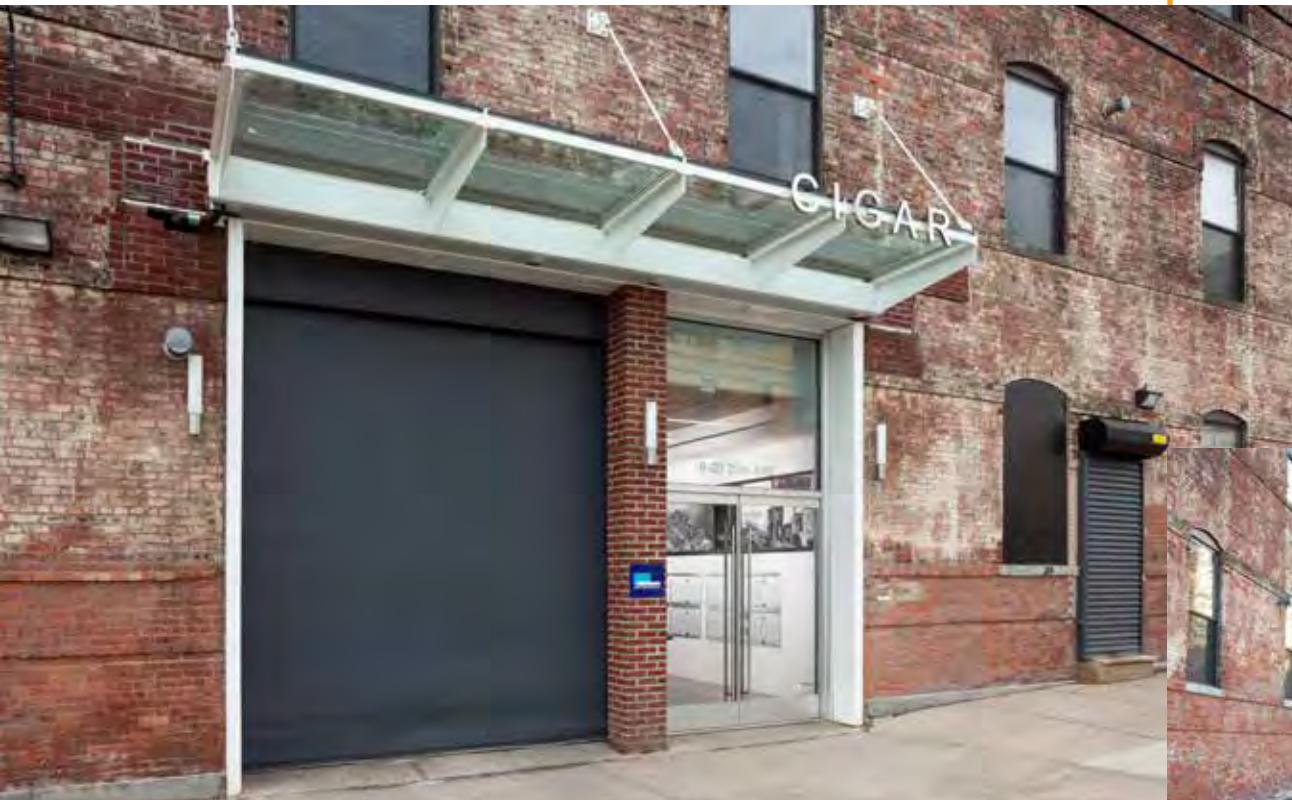


Dramatic move-in ready suites boast high ceilings and abundant natural light with open layouts ranging from 1,000 RSF – 11,000 RSF.





## BRAND NEW BUILDING ENTRANCE WITH CITIBIKE STATION



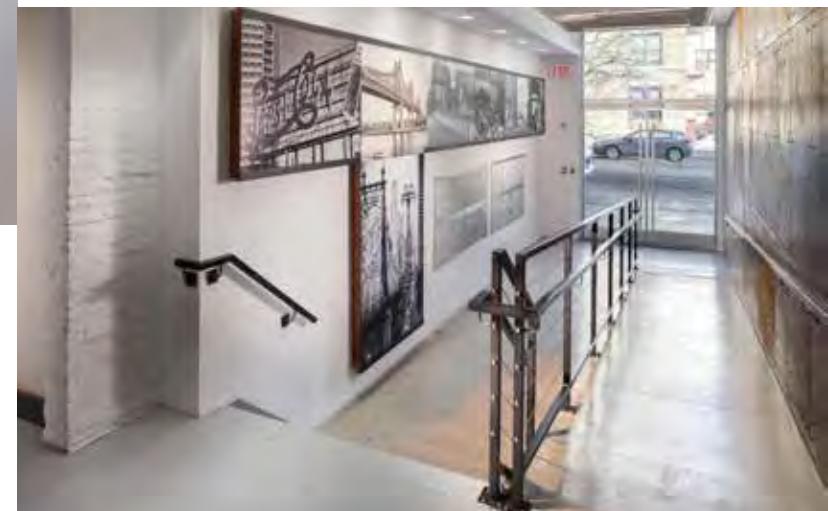
A new branded building entrance welcomes tenants and guests on 35th Avenue. There is a Citi Bike station conveniently located in front of the building.



## BEAUTIFUL NEW LOBBY



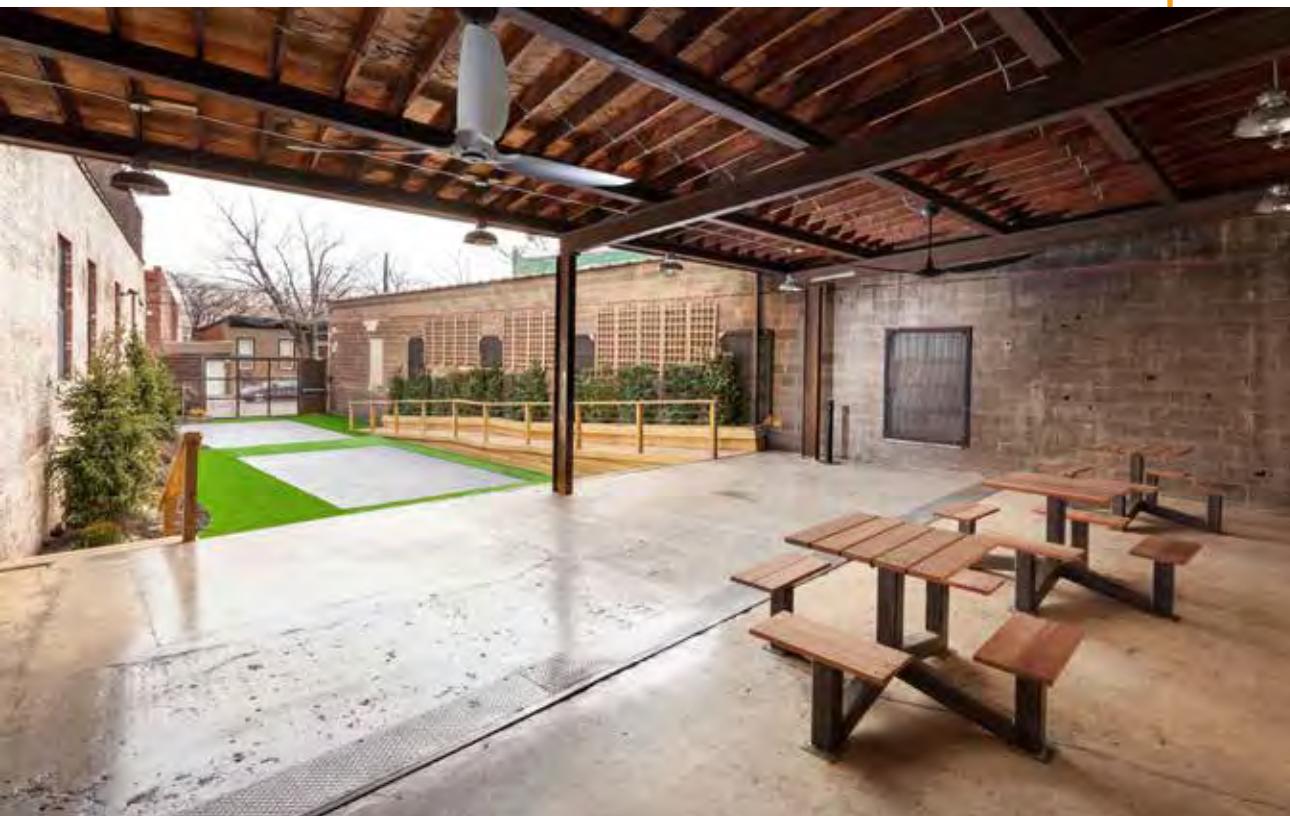
The new building lobby celebrates the history and character of the Cigar Factory and Long Island City, highlighting original architectural details and featuring historical neighborhood photos.







## PRIVATE TENANT LANDSCAPED COURTYARD

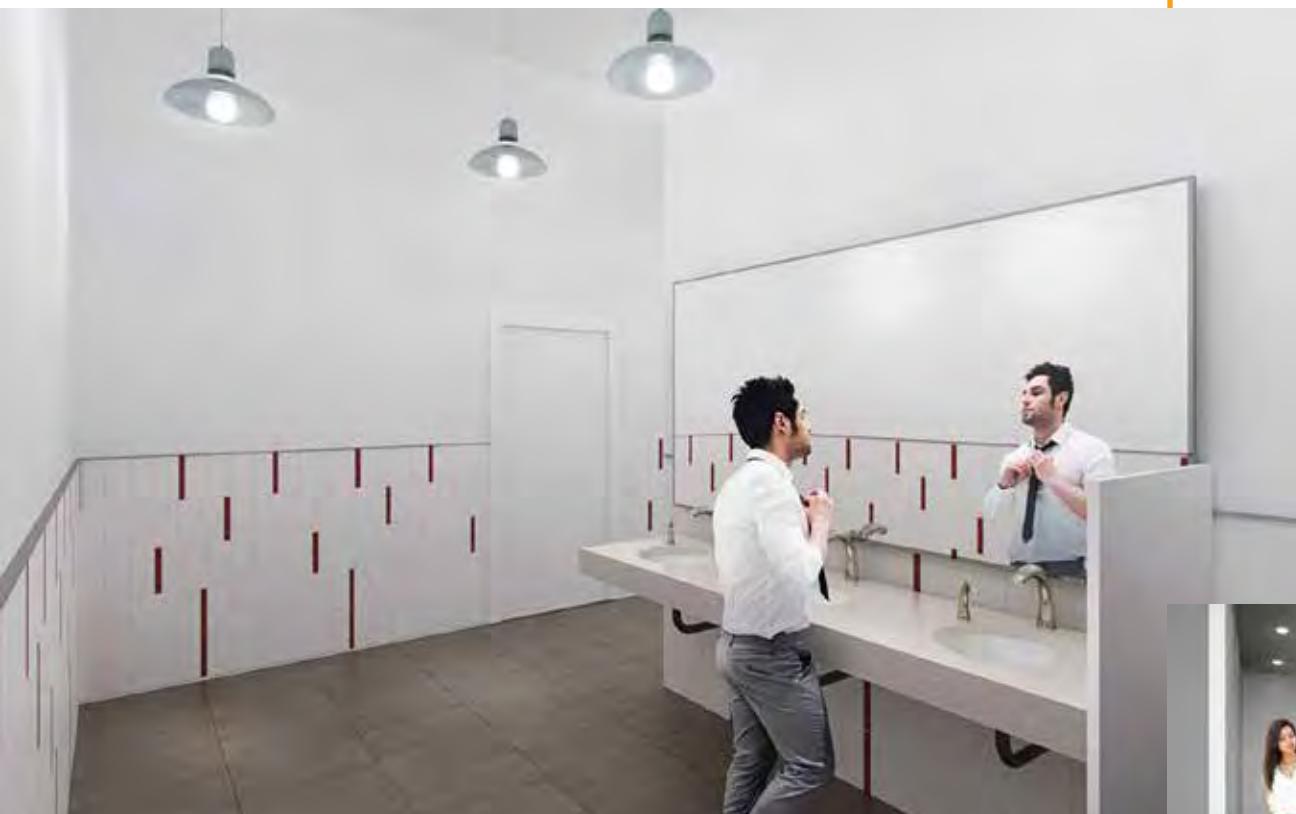


A newly completed landscaped courtyard offers tenants common outdoor space to collaborate, relax and eat lunch or hold an outdoor meeting. Tenants can also enjoy complimentary WiFi.





## NEW BUILDING AMENITIES



Building amenities include newly renovated bathrooms, locker rooms with showers, bike room and modernized freight and passenger elevators.



## LEASING INQUIRIES

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