



**EXCLUSIVE LISTING**










# PINNACLE REALTY

OF NEW YORK, LLC

44-01 21st Street  
Long Island City, NY 11101

For Lease \$84,000 per annum

**Prime Loft / Finished Offices- 2<sup>nd</sup> Floor 3,125 RSF**  
Best Long Island City Location at Queensboro Bridge & Subways

Sq. Ft.	Type	Loading	Ceiling	Zoning	Parcel ID
 3,125	 Loft	 1 Interior Loading	 13'	 M1-4	 Block 439  Lots 14



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

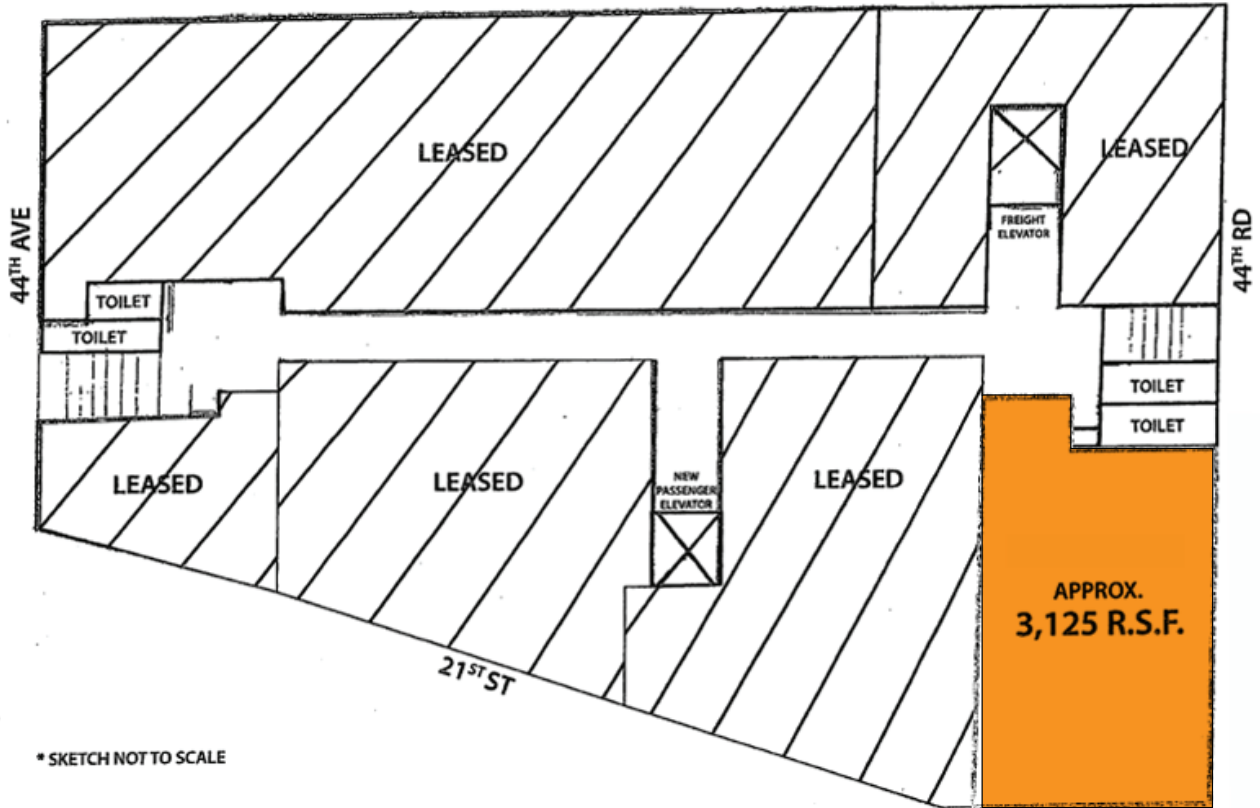
718-784-8282

pinnacle-ny.com

# INTERIOR PHOTOS | FLOOR PLAN



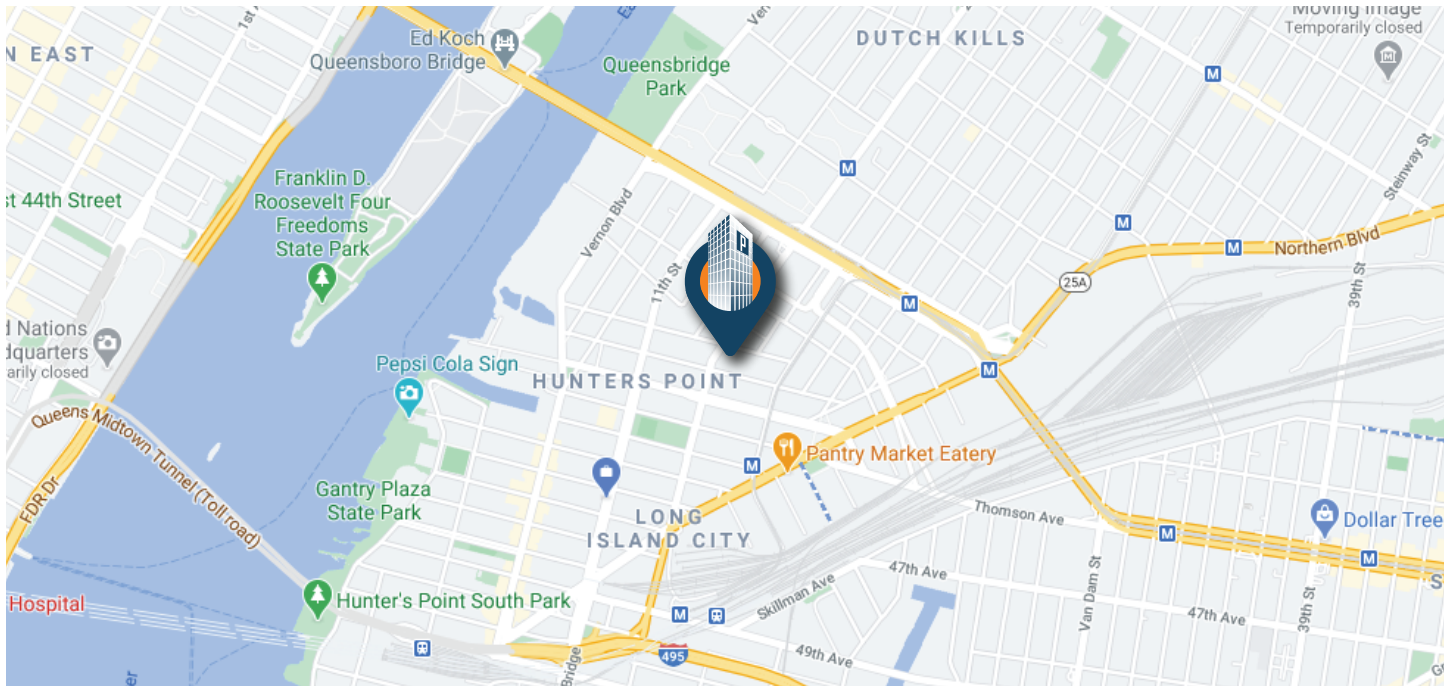
44-01 21<sup>ST</sup> STREET, LIC - 2<sup>ND</sup> FLOOR





## FEATURES

- ✓ Prominent Location
- ✓ Lobby Entrance
- ✓ Passenger Elevator
- ✓ 1 Freight Elevator
- ✓ 1 Interior Loading Dock
- ✓ Security Cameras
- ✓ Intercom System
- ✓ Fireproof Construction
- ✓ Fully Sprinklered
- ✓ 13' Ceiling Height
- ✓ Heat Supplied
- ✓ Electric Submetered



**Property Map**  
 44-01 21st Street  
 Long Island City NY 11101



## ESTIMATED TRAVEL TIMES



- 5 Minutes to Jackson Avenue
- 5 Minutes to Queensboro Bridge
- 5 Minutes to Long Island Expressway
- 10 Minutes to Queens Midtown Tunnel
- 12 Minutes to Robert F. Kennedy Bridge

## TRANSPORTATION



- Court Square Station
- Queens Plaza
- Q69: 44Dr/21st St
- LIRR: Hunterspoint Avenue

## For More Information About This Property Contact Exclusive Agents:

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