

47,000 RSF AVAILABLE RENOVATED PREMIUM LONG ISLAND CITY LOFT SPACE



OFFICE*
CREATIVE*
SHOWROOM*
WAREHOUSING*
RESEARCH & DEVELOPMENT*
MEDICAL*
MANUFACTURING*

FULL FLOOR OR DIVISIONS
WHITE-BOX DELIVERY
NATURAL LIGHT FROM 4 EXPOSURES
TENANT CONTROLLED HVAC
BRAND NEW LOBBY
HIGH CEILINGS
LARGE WINDOWS
HEAVY FLOOR LOAD CAPACITY
OVERSIZED ELEVATORS
LOADING DOCKS

LOCATED IN THE EPICENTER OF LIC & TWO F TRAIN STOPS FROM MANHATTAN FULL FLOOR AVAILABLE 20,000 RSF

PARTIAL FLOORS WITH FLEXIBLE DIVISIONS FROM 2,500 RSF

FOR TENANTS THAT QUALIFY, THE BUILDING CAN PROVIDE SEVERAL LONG ISLAND CITY INCENTIVES INCLUDING REAP, CRP AND ENERGY ASSISTANCE PROGRAM

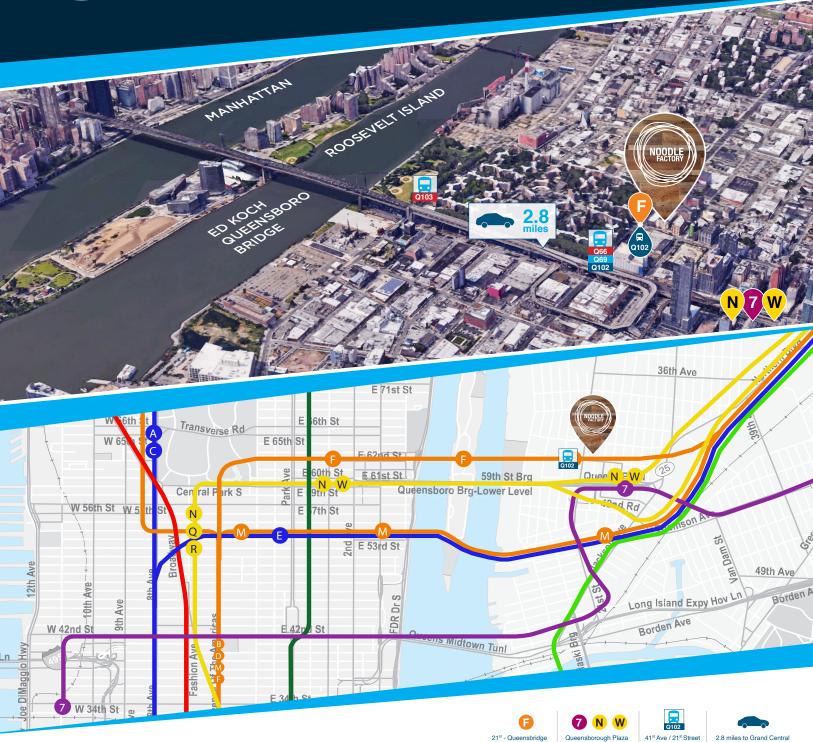
PINNACLE REALTY







EPICENTER OF LIC STEPS TO TRAIN STATION & QUEENSBORO BRIDGE 8 MINUTES FROM MANHATTAN



*20,000 RSF **FULL FLOOR IMMEDIATE AVAILABILITY**

*10,000 RSF **PARTIAL FLOORS & DIVISIONS**

*2,500 RSF FLEXIBLE SPACE PROGRAMS

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