



EXCLUSIVE LISTING



**PINNACLE REALTY**  
OF NEW YORK, LLC

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

**For Lease**  
Modified Gross Per Annum








**Prime Air-Conditioned Loft 3,060 RSF - 3rd Floor**  
**Best Long Island City Location at Queensboro Bridge & Subway**



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

718-784-8282

[pinnaclereny.com](http://pinnaclereny.com)

| Sq. Ft.  | Types  | Loading  | Ceiling  | Zoning  | Parcel ID  |
|--|--|--|--|---|--|
| <br>3,060 | <br>Office   Loft<br>Flex | <br>1 Interior Loading<br>1 Exterior Dock | <br>13' | <br>M1-4 | <div>  Block 439 </div> <hr/> <div>  Lot 14 </div> |

## FEATURES

- ✓ Prominent Location
- ✓ 1 Interior Loading Dock
- ✓ 1 Exterior Loading Dock
- ✓ 2 Freight Elevators
- ✓ Passenger Elevator
- ✓ Lobby Entrance
- ✓ Security Cameras
- ✓ Intercom System
- ✓ Fireproof Construction
- ✓ Fully Sprinklered
- ✓ 13' Ceilings
- ✓ Heat Supplied
- ✓ Electric Submetered
- ✓ Fully Air-Conditioned



## NEARBY & TRANSPORTATION



- 1 Min to Jackson Ave
- 1 Min to Queensboro Bridge
- 5 Minutes to Long Island Expy
- 5 Minutes to Queens Midtown Tunnel
- 10 Mins to Brooklyn-Queens Expy
- 15 Mins to Robert F. Kennedy Bridge



Q67 Q69. 44th Dr/23rd St



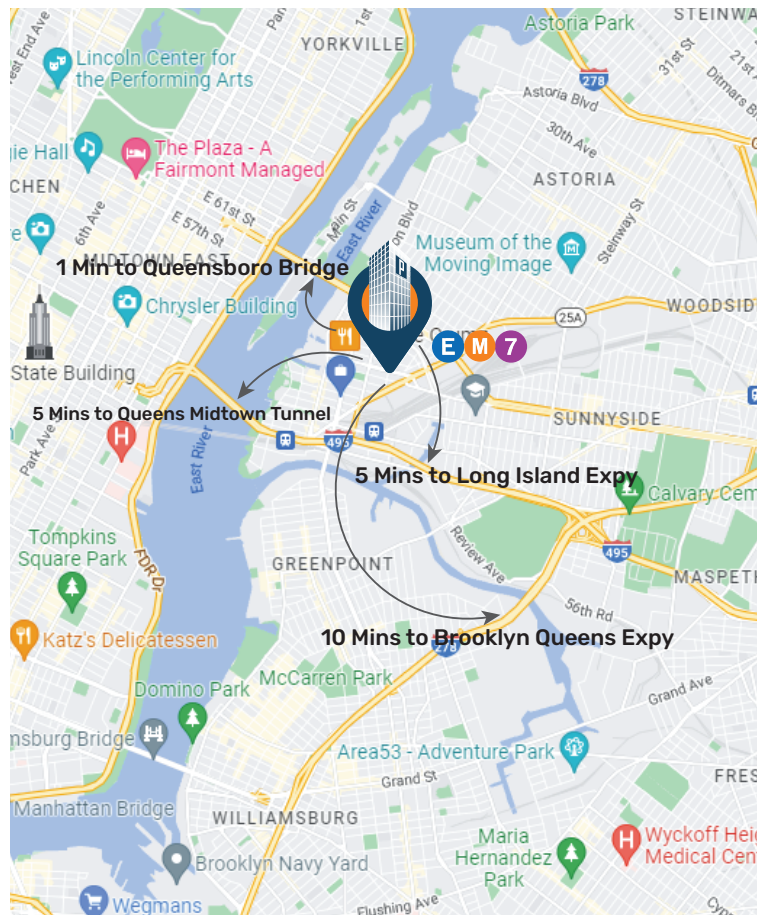
Court Square Station



Long Island City Ferry



Hunterspoint Avenue



**Property Map**  
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**For More Information About  
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