

THE ZIPPER BUILDING

@AUSTELL



47-10 AUSTELL PLACE (SKILLMAN AVE. AND AUSTELL), LONG ISLAND CITY

UP TO 11,000 SF AVAILABLE

AVAILABILITY

3RD FLOOR

Divisible units from
573 – 8,126 RSF

2ND FLOOR

2,473 RSF

PROPERTY HIGHLIGHTS

- Completely modernized lobby
- New state-of-the-art elevators and mechanical systems
- Refinished interiors
- Refreshed façade with new windows on every floor
- Abundance of natural light and open space
- Amenities including community conference space, pantry areas and Wired Certification providing tenants with state-of-the-art internet connectivity
- Ceiling Heights
 - 3rd Floor: 13'6"
 - 2nd Floor: 13'6"

For more information, please contact:

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)





NEWLY MODERNIZED LOBBY



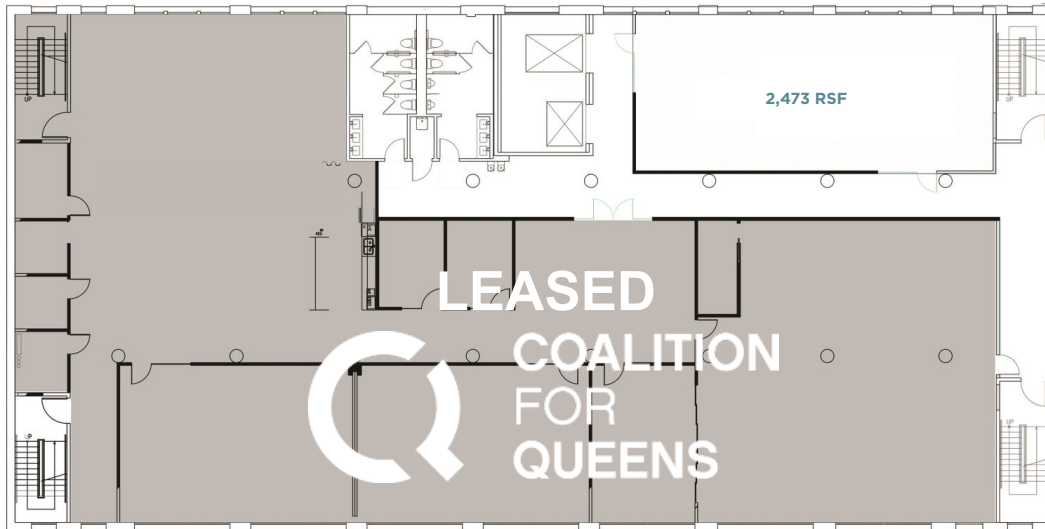
GREAT NATURAL LIGHT



CLEAN WHITE-BOX CONDITION

2ND FLOOR

2,473 RSF



3RD FLOOR

DIVISIBLE UNITS FROM **573-8,126 RSF**
WITH SHARED CONFERENCE ROOM & PANTRY

