

NEW LOFT-OFFICE COMING SOON

10-15 46TH AVENUE, LONG ISLAND CITY

www.46thave.com

PRIVATE OUTDOOR
SPACE AVAILABLE
FOR EACH FLOOR



ARTIST RENDERING

- **2nd Floor - 14,568 RSF | 3rd & 4th Floors - 11,789 RSF** (divisions considered) | **Ceiling Heights: 12' to 14'**
- Landlord will provide a **new tenant installation**
- **Renovations underway include all NEW:** lobby, bathrooms and kitchenettes on each floor, windows/glazing, ceilings, passenger elevator, HVAC, electrical, plumbing, and life-safety systems
- Newly updated façade, virtual doorman, bike room, plus **oversized windows**
- Steps away from **Vernon Blvd retail** and new **Center Blvd residential community**
- **Minutes to Midtown Manhattan:** 5-minute walk to the **7**, **G**, **E**, and **M** trains, 2 blocks to LIC Ferry
- Many **great restaurants & bars at your doorstep** (Communita, Fifth Hammer Brewing, Sweet Chick, Mina's, LIC Bar, Cyclo, Manducatis Rustica, John Brown Smokehouse, Madera), **cultural attractions** (MOMA PS1), **fitness & healthy lifestyle** (The Yoga Room, Pranavah Yoga), The Gutter, The Cliff's at LIC & Hunter's Point South Park

Please contact these exclusive leasing agents for more information:

Kenneth Salzman, SIOR | Executive Managing Director & Principal | 212.776.1227 | ksalzman@lee-associates.com

Corey Horowitz | Executive Managing Director & Principal | 212.776.1238 | chorowitz@lee-associates.com

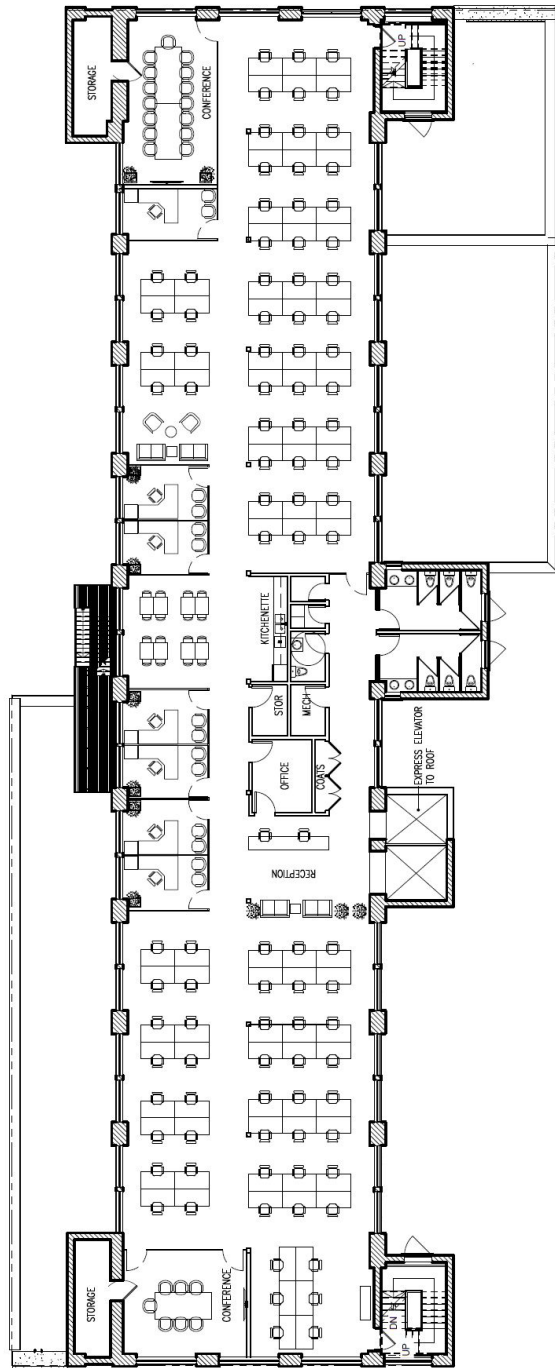
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POTENTIAL HIGH DENSITY INSTALLATION



- Landlord will provide a **new tenant installation**
- Potential high density installation can accommodate **100+ seats**
- REAP and other benefits at this density can **reduce occupancy costs** by \$25+/RSF



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